



Meander Valley Council
Working Together

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 9 July 2019

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.



Meander Valley Council
Working Together

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 9 July 2019 at 4.00pm.**

Dino De Paoli
ACTING GENERAL MANAGER

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Evacuation and Safety:

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

- Evacuation details and information are located on the wall to his 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 9 July 2019 at 4.00pm.

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

Councillor xx moved and Councillor xx seconded, ***“that the minutes of the Ordinary Meeting of Council held on Tuesday 11 June 2019, be received and confirmed.”***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Date	Items discussed:
9 July 2019	<ul style="list-style-type: none"> • Westbury Recreation Ground On-Site Visit • Petition – Trees, Cheltenham Way, Prospect Vale • Community Forum – Westbury • Tourism Northern Tasmania – New Funding Agreement • Westbury Town Common Management Plan • Meander Valley Council Play Spaces Strategy – Hadspen, Prospect Vale & Blackstone Heights • Proposed Sport & Recreation Plan • Property Ownership – Aged Care Deloraine • Property Ownership – State Government • Draft Meander Valley Local Provisions Schedule – Hearing and Directions of the Tasmanian Planning Commission

ANNOUNCEMENTS BY THE MAYOR:

13 June 2019

Carrick Community Forum

ANNOUNCEMENTS BY COUNCILLORS:

Councillor Susie Bower

- Carrick Hall Committee Meeting
- Community Forum – Carrick
- Bracknell Hal Redevelopment Sub-Committee Meeting
- Deloraine Collective Ed – 100 Day Challenge

Councillor Tanya King

- Community Forum – Carrick
- Sustainability Expo – Deloraine High School

DECLARATIONS OF INTEREST:

TABLING AND ACTION ON PETITIONS:

A conforming petition was received from 43 residents of Cheltenham Way, Prospect Vale, requesting the removal of all street trees in Cheltenham Way.

The petition was tabled at the June 2019 Council Meeting and discussed with Council officers following the conclusion of the meeting.

It is recommended that Council:

- a) Formally receives the petition
- b) Advises petitioners and other property owners in Cheltenham Way that the street trees will not be removed
- c) Increases street cleaning operations during the autumn period to minimise leaf litter in the road reserve

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. PUBLIC QUESTIONS TAKEN ON NOTICE – JUNE 2019

Nil

2. PUBLIC QUESTIONS WITH NOTICE – JULY 2019

Nil

3. PUBLIC QUESTIONS WITHOUT NOTICE – JULY 2019

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – JUNE 2019

Nil

2. COUNCILLOR QUESTIONS WITH NOTICE – JULY 2019

2.1 Cr Tanya King

In November 2018 the Supreme Court of Tasmania found that Independent Living Units owned by charitable organisations are classified as exempt from rates under Section 87 of the Local Government Act.

Could Council please be advised on the amount of annual general rates Council stands to lose from the Tasmanian Supreme Court's decision to make all independent living units owned by charities exempt from Council rates?

Response by Jonathan Harmey, Director Corporate Services

Following the Supreme Court decision Council has received applications from four charitable organisations requesting exemption status for their properties. We have assessed those applications and deemed three to be eligible for exemption under the Local Government Act (Act). The annual amount of rates and fire levies lost as a result of those applications is \$37,232. Council has one

further request where a legal opinion has been sought on the property owners eligibility for exemption.

Does the decision to deem the independent living units exempt from general rates mean the rest of the community will now pay more to cover the amount of rates that have been lost?

Response by Jonathan Harmey, Director Corporate Services

This is correct, as a result of these properties now being classified as exempt, the remaining property owners in the Meander Valley area will pay a higher proportion of general rates and fire levies to cover the lost revenue.

Is the decision to make independent living units exempt from general rates consistent with a pensioner living in a rental unit owned by a private individual?

Response by Jonathan Harmey, Director Corporate Services

The decision by the Supreme Court has deemed some properties exempt from general rates which are simply used as a private residential home. Council has held a long standing belief that the correct interpretation of Section 87(1)(d) of the Act is that in order to fulfil the requirements of the Act a property must be both owned exclusively for charitable purposes and occupied exclusively for charitable purposes. Private residences (such as independent living units) were not considered to meet the occupation requirement. Our position was upheld on a number of occasions in the Magistrates Court.

The Supreme Court's decision has raised some questions around consistency and equity amongst the sector. A resident renting an independent living unit as their family home may now pay no general rates or fire levies, where a resident renting a similar unit as their family home that is not an 'independent living' property may pay full rates and fire levies. Independent living units are, by their very definition, accommodation units designed for independent, active retirees who do not require special assistance with day-to-day living. What distinguishes them from aged-care facilities is that independent living units are used as normal and private residences, just like anyone else's home. Like all residents, owners of independent living units benefit from council roads, footpaths, walking and cycling trails, parks and reserves, but they will now not have to contribute.

It should be noted that high care, aged-care facilities (such as nursing homes) owned by charitable organisation have previously been, and continue to be exempt from general rates and fire levies.

Has the State Government been asked to better clarify their Local Government Act to make sure independent living unit owners are paying rates consistently with other private rental properties?

Response by Jonathan Harmey, Director Corporate Services

The State Government are aware that the Supreme Court's decision was contrary to Tasmanian Council's understanding of the State Government legislation. In the course of the State Government's current review of the Act, Council officers have suggested a review of the wording of Section 87 of the Act may be required to accurately reflect the intent of the properties to be exempt and exclusion of independent living units from the exemption.

Council officers are currently working with the Local Government Association of Tasmania (LGAT) to provide a coordinated position to the State Government that reflects the opinion of Tasmanian Councils. The inclusion or exclusion of the occupation of independent living units in the general rates exemption could be better clarified in the State legislation, rather than the current uncertainty that has been created from the Supreme Court's decision.

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – JULY 2019

DEPUTATIONS BY MEMBERS OF THE PUBLIC

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."



Dino De Paoli
ACTING 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."

PLANNING AUTHORITY ITEMS

For the purposes of considering the following Planning Authority items, Council is acting as a Planning Authority under the provisions of the Land Use Planning and Approvals Act 1993.

The following are applicable to all Planning Authority reports:

Strategic/Annual Plan Conformance

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

Policy Implications

Not applicable.

Legislation

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

Risk Management

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

Financial Impact

If the application is subject to an appeal to the Resource Management Planning and Appeal Tribunal, Council may be subject to the cost associated with defending its decision.

Alternative Options

Council can either approve the application with amended conditions or refuse the application.

Voting Requirements

Simple Majority

PLANNING AUTHORITY 1

Reference No. 123/2019

172 BENGEO ROAD, DUNORLAN

Planning Application: PA\19\0212

Proposal: Discretionary Use - Resource Development
(Controlled Environment Agriculture)

Author: Natasha Whiteley
Town Planner

1) Introduction

Applicant	Costa Exchange Pty Ltd
Owner	PO Brown Pty Ltd
Property	172 Bengeo Road, Dunorlan (CT: 109683/1)
Zoning	Rural Resource
Discretions	26.3.1 Uses if not a Single Dwelling 26.4.1 Building Location and Appearance E4.6.1 Use and Road or Rail Infrastructure E4.7.2 Management of Road and Accesses and Junctions E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings E8.6.1 Habitat and Vegetation Management
Existing Land Use	Resource Development – Controlled Environment Agriculture
Number of Representations	One (1)
Decision Due	10 July 2019
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

2) Recommendation

It is recommended that the application for Use and Development for Resource Development (Controlled Environment Agriculture) on land located at 172 Bengeo Road, Dunorlan (CT: 109683/1), by Costa Exchange Pty Ltd, be APPROVED, generally in accordance with the endorsed plans:

- a) ***Planning Application Material from Costa Exchange and AK Consultants; Sheets 1 – 30***
- b) ***Costa Well Grown, Authored by Rohan Kile – received by Meander Valley Council on 14 May 2019 - Additional information.***
- c) ***Aerial Photo titled Location of new accesses.***

and subject to the following conditions:

- 1. The new access to the south of the existing main access at 172 Bengoe Road is to be installed by 30 September 2019, in accordance with LGAT Standards to the satisfaction of Council's Director Infrastructure Services. Refer to Note 1.**
- 2. The existing main access at 172 Bengoe Road is to be closed by 30 September 2019 to the satisfaction of Council's Director Infrastructure Services.**
- 3. Within 3 months from completing the installation of the poly-tunnels the existing access to the south of 172 Bengoe Road is to be upgraded in accordance with LGAT Standards, to the satisfaction of Council's Director Infrastructure Services.**
- 4. All commercial and employee vehicles associated with the business are to be parked within the property boundaries.**

Note:

1. Prior to any construction being undertaken in the road reserve, separate consent is required by the Road Authority. An Application for Works in Road Reservation form is enclosed. All enquiries should be directed to Council's Infrastructure Department on 6393 5312.
2. An application for a Plumbing Permit will be required at the Building and Plumbing Permit application stage for the on-site wastewater system servicing the proposed amenities block. Please note that an on-site wastewater design report by a suitably qualified person is required to accompany the application. Please find attached a list of on-site wastewater designers and an information sheet on the application for installation.

If you have any waste water questions, please feel free to contact Council's Environment Health team on 6393 5320.

3. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment

against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au.

4. This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:

- a) Building approval
- b) Plumbing approval

All enquiries should be directed to Council's Permit Authority on 6393 5320 or Council's Plumbing Surveyor on 0419 510 770.

5. This permit takes effect after:

- a) The 14 day appeal period expires; or
- b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
- c) Any other required approvals under this or any other Act are granted.

6. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au.

7. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

8. 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.

9. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.

10. 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.

3) Background

This application proposes to extend the controlled environment activity at 172 Bengeo Road, Dunorlan. The proposal includes poly-tunnels, pump shed (no permit required), water tanks (no permit required), and two (2) new accesses to the property. Some of the poly-tunnels have already been constructed without obtaining a Planning Permit.

A Planning Permit was issued on 25 July 2017 for the construction of six (6) poly-tunnel areas. A further planning permit was issued on 25 September 2018 for water tanks and a pump shed.

Given that controlled environment agriculture is a no permit required use under the Planning Scheme, there are a lot of poly-tunnels in this proposal that comply with the Planning Scheme requirements and therefore do not require a Planning Permit. This application is therefore concerned with only the poly-tunnels that are located less than 50m from the title boundary; or on land classified as class 3 land; or within the area mapped as priority habitat. A site plan in Figure 1 below identifies the poly-tunnels applicable to this application. The full plans and details are included in the attachments.

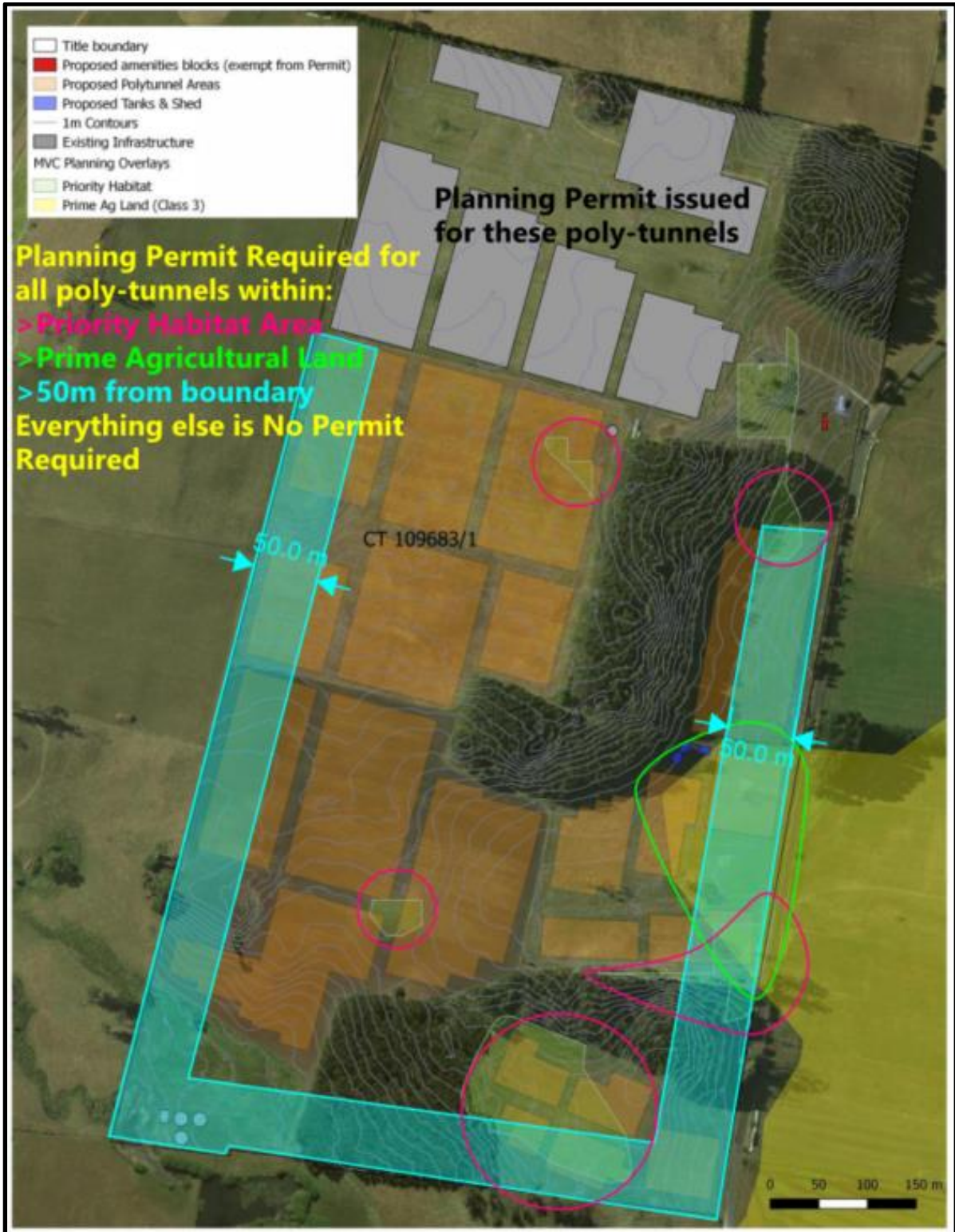


Figure 1: site plan showing the location of the proposed development outlining which areas require a planning permit, compared to those areas which are no permit required (Source: Marked up aerial from AK Consultants 2019)



Photo 1: poly-tunnels adjacent to Bengoe Road



Photo 2: location of proposed poly-tunnels adjacent to Bengoe Road with existing poly-tunnels to the right of the photo. This photo shows a plantation that is within a Private Timber Reserve



Photo 3: poly-tunnels towards the rear of the property some of which are within 50m of property boundary

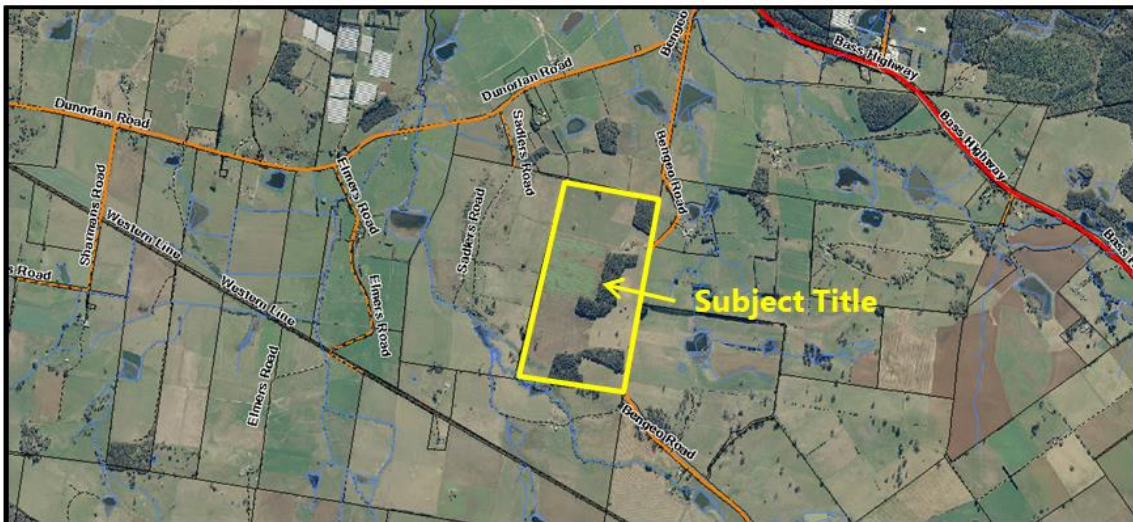


Photo 4: aerial photo of subject site and surrounding land

4) Representations

The application was advertised for the statutory 14-day period.

One (1) representation was received (attached document). A summary of the representation is as follows:

- a) Development should not be approved.
- b) Illegal Development – no prior approval from Meander Valley Council.
- c) Property once contained highly important remnant vegetation. Understood to be a Listed vegetation community under Nature Conservation Act in Tasmania. No evidence of remnant vegetation from drive by. The vegetation remnants were of old growth character dominated by *E. viminalis*. Remnant vegetation has been removed. Vegetation is shown on Council's IPS Priority Habitat overlay. Seek Council to investigate when the vegetation was removed.
- d) Can see that the areas shown on the development application as being Priority Habitat under the Meander Valley Interim Planning Scheme 2013 were present when the overlay was drafted. When we turn to the Natural Assets Overlay of the Meander Valley Local Provisions Schedule the vegetation remains present.
- e) Considers the removal of the vegetation as being recent.
- f) Offset contribution should have been obtained by way of Part 5 agreement with another landowner and compensated accordingly.
- g) Does Council agree that the approval of the development is inevitable given the poly houses are still being erected.
- h) Possibility that the Private Timber Reserve activity mandated the retention of remnant of listed and mapped Old Growth wet *viminalis* forest. Old growth wet *viminalis* forest is depleted and the general vegetation community is listed as Threatened under the State legislation and is in the process of being EPBC listed as Critically Endangered.
- i) Call Meander Valley Council to lodge a complaint over the removal of Vulnerable Land and the Listed wet *E. viminalis* community, which was in old growth condition, with the Forest Practices Authority. TEA seeks confirmation and a copy of Council's complaint please.
- j) Development breaches Private Timber Reserve (PTR). Has two (2) PTR areas. Poly-tunnels built over the PTR area.
- k) Contradiction of PTR with planning scheme. There should be no approval by Council of any of this development over the land currently under PTR.
- l) Concern with close proximity of poly-tunnels to the eucalyptus plantations in the PTR. The trees could fall on the poly-tunnels and on workers including pickers.
- m) Fire risk from poly-tunnels. Should have an emergency fire plan.

- n) Council should insist on the removal of the substandard access, not just temporary locking. The new access must be designed to standard and properly constructed to meet the traffic volume.
- o) Concerned that there is 217,351m² of buildings concentrating stormwater on 68ha. Cannot see how this has been adequately considered or remedied.

Comment:

- a) Council's Town Planner is recommending approval of the proposed development.
- b) Council issued a Planning Permit for Forestry in accordance with an approved Forest Practices Plan on 5 December 2001. This permit provided the approval for the clear felling of vegetation on the site, along with a 20ha plantation.

Two (2) Planning Permits were issued in 2017 and 2018 for the site which gave the approval to construct poly-tunnels and pump shed and water tanks.

Whilst poly-tunnels have been constructed on-site beyond the extent of the above mentioned Planning Permits, not all the poly-tunnels require a planning permit. Figure 1 above demonstrates which poly-tunnels require planning approval and these are subject to this application. Whilst some areas have had the poly-tunnels constructed, other areas remain vacant.

- c) As mentioned above a planning permit was issued for Forestry in 2001. The aerial photo from 2001, photo 5 below, shows the extent of vegetation prior to its clearance. This aerial photo includes the Priority Habitat overlay. It demonstrates that the removal of vegetation within the Priority Habitat area to the south of the site was undertaken prior to 2001. Further investigation into this clearance is not considered warranted.

Council's Meander Valley Interim Planning Scheme 2013 relies on the State Government's TasVeg3.0 datasets. Whilst this dataset demonstrates areas identified as Priority Habitat these are not accurate and in this instance, the State hasn't altered its record to reflect the vegetation removal that was approved in 2001.



Photo 5: Council's low resolution aerial photo from 2001 showing the extent of vegetation coverage on the site and the Priority Habitat overlay of the Planning Scheme

- d) Refer to comment above. The Natural Assets overlay of the Meander Valley Local Provision Schedule also relies on the TasVeg3 dataset. Again, these datasets are known to be inaccurate. It is noted that the TasVeg Live dataset has been updated and there are no features other than silviculture and agricultural land identified for the property.
- e) Refer to comments above.
- f) Not relevant.
- g) Council's Town Planner is recommending approval for the proposed application. It is noted that only some of the poly-tunnels require planning approval. A proportion of the poly-tunnels are considered to be a No Permit Required use because they comply with the requirements of the Planning Scheme.
- h) No reserves were identified through the prior forestry assessment process.
- i) Not relevant to Planning. The vegetation removal has been authorised through the Planning Permit in 2001 for Forestry.
- j) This is a matter for Private Forest Tasmania. It is not within the planning jurisdiction.

- k) Not within the planning jurisdiction and therefore not relevant.
- l) Not within the planning jurisdiction and therefore not relevant.
- m) The Bushfire Prone Areas Code does not apply to the proposed development. The application is not for subdivision or defined as a hazardous or vulnerable use. A hazardous use is where the amount of hazardous chemicals used, handled, generated or stored on a site exceeds the manifest quantity as specified in the *Work Health and Safety Regulations 2012*; or explosives are stored on a site and where classified as an explosives location as specified in the *Explosives Act 2012*. The proposed development does not involve hazardous chemicals or explosives as defined above.

The requirement for Costa Exchange Pty Ltd to implement an emergency fire plan cannot be considered by the Planning Authority.

- n) A new access to the property will be constructed in order to achieve better sight distance and safety to Bengeo Road. This will be constructed to an appropriate standard to the satisfaction of Council's Director Infrastructure Services and the existing northern access will be closed. The existing crossover to the south of the site will also be upgraded to an appropriate standard, to the satisfaction of Council's Director Infrastructure Services.
- o) Stormwater from the poly-tunnels gets captured in the 'gutter' of the poly-tunnel, which is effectively folded poly-tunnel material. This does hold some water that is captured and then spills over onto the ground along the line of the legs of the frame of the poly-tunnels. The water is falling onto grassed ground that is maintained by mowing and whipper snipping. The management of the stormwater cannot be considered by the Planning Authority.

5) Consultation with State Government and other Authorities

The application was referred to the Tasmanian Gas Pipeline and Zinfra being the management body on 15 May 2019. No response was received.

6) Officers Comments

Use Class: Resource Development (Controlled Environment Agriculture)

Applicable Standards

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

Assessment

Rural Resource Zone
26.1.1 Zone Purpose Statements
<p>26.1.1.1 <i>To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.</i></p> <p>26.1.1.2 <i>To provide for other use or development that does not constrain or conflict with resource development uses.</i></p> <p>26.1.1.3 <i>To provide for economic development that is compatible with primary industry, environmental and landscape values.</i></p> <p>26.1.1.4 <i>To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.</i></p>
Comment
<p>The proposal is consistent with the Zone Purpose. It is for the provision of a primary industry use and will not constrain or conflict with other primary industry activities in the area. Agricultural enterprises also make a substantial contribution to the local economy.</p>
26.1.2 Local Area Objectives
<p>a) <i>Primary Industries</i></p> <p><i>Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.</i></p> <p><i>The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.</i></p> <p><i>Processing and services can augment the productivity of primary industries in a</i></p>

locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.

b) Tourism

Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised.

The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.

c) Rural Communities

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

Comment

The proposal complies with the Local Area Objectives for primary industry activities. The use makes a significant contribution to the economy and adds to the diversity of primary industries occurring in the area.

26.1.3 Desired Future Character Statements

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

Comment

The proposed development will be visible from Bengo Road. There is some intermittent vegetation along the property boundary and the road that breaks the view of the poly-tunnels from the road. However, there are also long sections in which there isn't any vegetation to screen the development. The poly-tunnels will be located between 9.5m and 12m from Bengo Road, where

there is minimal vegetation along the property boundary. The poly-tunnels will be 18m from Bengo Road where there is intermittent vegetation along the property boundary.

Whilst being visible from Bengo Road and to adjoining properties, poly-tunnels are not considered to be obtrusive, as they maintain a standard height, form and colour that is consistent with the mixed pattern of the area. The visual character of the area comprises a pattern of mixed cropping and grazing, interspersed by buildings, agricultural infrastructure, remnant vegetation and plantation forestry. The mixed pattern results in a typical rural patchwork and its appearance is considered to be consistent with the diverse patchwork of land uses. It is noted that there are three (3) other poly-tunnel developments within a 3km radius of the property.

The proposal is considered consistent with the Desired Future Character Statement.



Photo 6: view from existing access looking south along Bengo Road showing some vegetation along the property boundary



Photo 7: location of proposed poly-tunnels which will be visible from Bengo Road



Photo 8: location of proposed poly-tunnels which will be visible from Bengo Road



Photo 9: location of proposed poly-tunnels which will be visible from Bengo Road

26 Rural Resource Zone	
Scheme Standard	Assessment
26.3.1 Uses if not a single dwelling	
Acceptable Solution A1	Relies on Performance Criteria P1
Acceptable Solution A2	Relies On Performance Criteria P2
Acceptable Solution A4	Relies on Performance Criteria P4
Acceptable Solution A5	Relies on Performance Criteria P5
26.3.3 Irrigation District	
Acceptable Solution A1	Complies
26.4.1 Building Location and Appearance	
Acceptable Solution A1	Complies
Acceptable Solution A2	Relies on Performance Criteria P2
E4 Road and Rail Assets Code	
E4.6.1 Use and Road or Rail Infrastructure	
Acceptable Solution A3	Relies on Performance Criteria P 3
E4.7.2 Management of Roads and Accesses and Junctions	
Acceptable Solution A2	Relies on Performance Criteria P2

E4.7.24 Sight Distance at Accesses, Junctions and Level Crossings	
Acceptable Solution A1	Relies on Performance Criteria P1
E6 Car Parking and Sustainable Transport Code	
E6.6.1 Car Parking Numbers	
Acceptable Solution A1	Complies
E6.6.3 Taxi Drop-off and Pickup	
Acceptable Solution A1	Complies
E6.6.4 Motorbike Parking Provisions	
Acceptable Solution A1	Complies
E8 Biodiversity Code	
E8.6.1 Habitat and Vegetation Management	
Acceptable Solution A1	Relies on Performance Criteria P1
Acceptable Solution A2	Relies on Performance Criteria P2

Performance Criteria

Rural Resource Zone
26.3.1 Uses if not a single dwelling
<p>Objective</p> <p>a) <i>To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.</i></p> <p>b) <i>To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.</i></p> <p>c) <i>To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.</i></p> <p>d) <i>Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.</i></p> <p>e) <i>Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.</i></p> <p>f) <i>The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.</i></p>

Performance Criteria P1

P1.1

It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and

P1.2

Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.

Comment

The proposal is for the provision of a primary industry use being controlled environment agriculture, and is consistent with the local area objectives. The use is not for Business and Professional Services or General Retail and Hire.

The proposed development meets the Objective of the standard.

Performance Criteria P2

P2.1

Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:

- (i) amount of land alienated/converted is minimised; and*
- (ii) location is reasonably required for operational efficiency; and*

P2.2

Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.

Comment

The property contains approximately one (1) 2ha area of Class 3 prime agricultural land. Approximately 1 ha of this Class 3 land will be established with poly-tunnels, whilst the other area remains vacant.

The installation of poly-tunnels is not considered to adversely impact the area of prime agricultural land. Rather prime agricultural land is sought after by berry growers given the characteristics, quality and drainage properties of the soil. The poly-tunnels are modular infrastructure designed to be easily relocated. As such, the land can be readily converted back to ground based cropping.

The use of prime agricultural land for growing berries will increase the amount of berries grown at the site enhancing operational efficiencies. This 2ha area could not be easily used with other agricultural uses given that it is alienated by the two (2) existing Private Timber Reserve Areas, and the poly-tunnels that are on the remaining sections of land.

The application content stated that *'the operations at this site are dependent upon the soil as a growth medium'* and therefore establishing a permitted rather than discretionary use. However, at the site visit with Costa Exchange Pty Ltd, it was discussed that they are moving towards substrate growing techniques with new berries being grown within pots on the ground. Given this the assessment against this performance criteria is considered relevant.

The proposed controlled environment agricultural use on approximately 1ha of Class 3 land is considered to comply with the Performance Criteria and the Objective of the standard.

Performance Criteria P4

It must demonstrated that:

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

Comment

The proposed use is unlikely to result in emissions at a level considered to constitute an environmental nuisance. The proposal does not include any activities expressly requiring attenuation under the planning scheme and the nearest dwellings are greater than 200m from the nearest tunnels.

The surrounding land uses are primarily of a similar agricultural nature.

The controlled environment agriculture also allows for greater efficiency and control in the application of agricultural chemicals and makes use of hydroponics and targeted delivery systems. This significantly reduces the use of traditional machinery and delivery systems used by traditional cropping enterprises.

The application includes an estimate of vehicle use associated with operation prepared by Costa Exchange Pty Ltd. While the proposal will increase the use of the road, it is considered that Bengo Road is of a suitable standard to accommodate this increased activity. It is noted that a new crossover will be required to be installed to improve sight distance.

The use complies with the Performance Criteria and is consistent with the objectives of the standard.

Performance Criteria P5

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

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

Comment

The proposed poly-tunnels will be visible in the landscape, especially along Bengo Road. The two (2) existing private timber reserves, reduce the impact on the skyline and Bengo Road given that the trees extend beyond the height of the tunnels. There are also sections of vegetation along the property boundary with Bengo Road that breaks-up the view of the poly-tunnels. Generally the tunnels are below the ridgeline created by the surrounding topography.

No storage of materials is proposed as part of the application.

Any associated picking equipment will constantly move on-site with berry pickers and is considered similar to crop harvesting equipment of potatoes, carrots etc.

The proposal is consistent with the Desired Future Character Statement as discussed above.

The proposal is consistent with the Objective.

26.4.1 Building Location and Appearance

Objective

To ensure that the:

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

Performance Criteria P2

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

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

Comment

Although some of the proposed poly-tunnels are setback less than 50m from the boundary, the use of these tunnels is considered to be compatible with the surrounding agricultural activities and not likely to constrain these adjoining primary industry operations.

The use of poly-tunnels to control the growing environment generally assists to mitigate many of the conflicts usually associated with agriculture, particularly reducing impacts from spray drift and improving pest management.

The topography of the area is undulating and the existing private timber reserves also aid at screening the fully extent of the poly-tunnels from surrounding properties. The closest dwelling is greater than 200m from the proposed poly-tunnels.

The reduced distance to Bengo Road will not impact potential future road upgrades, nor is the proposed use considered to generate potential traffic safety hazards.

The proposed development is consistent with the Objective and will not constrain adjoining primary industry operations.

E4 Road and Railway Assets Code

E4.6.1 Use and Road or Rail Infrastructure

Objective

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

Performance Criteria P3

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

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

Comment

Two (2) new accesses are proposed as part of the application. The existing main access to the north of the property has limited sight distance and therefore is proposed to be closed with a new access located to the south. The location of this new access will improve vehicle sight distance and the safety and efficiency of road users.

There is a gravel access further to the south of the property which is being rectified as part of this application. This access has adequate sight distance however requires upgrading to provide an adequate level of safety and efficiency for all road uses.

It is noted that the harvesting of berries commences in November. Therefore, it is recommended that the new crossover should be installed and the existing

crossover closed by 30 September in preparation of the harvest which will result in increased vehicle movements to the site.

Recommended Conditions:

- The new access to the south of the existing main access at 172 Bengo Road is to be installed by 30 September 2019, in accordance with Local Government Association of Tasmania (LGAT) Standards to the satisfaction of Council's Director Infrastructure Services. Refer to Note 1.
- The existing main access at 172 Bengo Road is to be closed by 30 September 2019 to the satisfaction of Council's Director Infrastructure Services.
- Within 3 months from completing the installation of the poly-tunnels the existing access to the south of 172 Bengo Road is to be upgraded in accordance with LGAT Standards, to the satisfaction of Council's Director Infrastructure Services.

Note1: Prior to any construction being undertaken in the road reserve, separate consent is required by the Road Authority. An Application for Works in Road Reservation form is enclosed. All enquiries should be directed to Council's Infrastructure Department on 6393 5312.

In consideration of the recommended conditions, the proposal is consistent with the performance criteria and objective.

E4.7.2 Management of Road and Accesses and Junctions

Objective

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

Performance Criteria P2

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

- a) *access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and*
- b) *any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational*

attributes and an alternate site or access to a category 4 or 5 road is not practicable; and

- c) can access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.*

Comment

Refer to comments above.

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

Objective

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

Performance Criteria P1

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

Comment

Council's Director Infrastructure Services provided the following comments:

Further to inspection on site and discussion with representatives from Costa Exchange Pty Ltd, the relocation of the existing northern access on Bengeo Road south to a point at the crest will clearly improve vehicle sight distance and safety.

I consider that there is adequate sight distance from the proposed new access, and the existing southern access, so that traffic coming to and from the property would not adversely impact on the safety or efficiency of the road network.

The proposed accesses are consistent with the performance criteria and objective.

E8 Biodiversity Code

E8.6.1 Habitat and Vegetation Management

Objective

To ensure that:

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

Performance Criteria P1

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

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

Comment

Vegetation removal was undertaken in accordance with an approved Forest Practices Plan that received a Planning Permit in 2001. Some scattered paddock trees were left as a result of the clear felling that was undertaken in accordance with the permit.

AK Consultants has assessed the vegetation removal in priority habitat areas and identified that the priority habitat areas are '*unvegetated and currently cultivated and /or previously used for pasture*'.

The priority habitat layer which is established from the TasVeg 3.0 State

Government dataset represents the area previously mapped as the threatened vegetation community *Eucalyptus viminalis* wet forest. These areas are no longer vegetated and this is reflected in the updated LISTMap TASVEG mapping (TASVEG Live). It is noted that the Forest Practices officer in 2001 did not require the retention of the *Eucalyptus viminalis* trees identified on-site.

The only vegetation identified within the priority habitat area is a dead tree. This is proposed to be cleared for the installation of poly-tunnels. The report by AK Consultants stated *this particular tree has lost many of its branches and two areas examined which may have been hollows in the past have split to form open cavities which would provide limited shelter and security. Additionally, there was no evidence of previous use such as marking, dropping or visible nesting material within these cavities.* The removal of this tree and establishment of poly-tunnels over the areas mapped as priority habitat *is considered to be a low level disturbance due to the existing land use and low habitat suitability and not considered to unduly compromise the representation of species or vegetation communities of significance.*

Based upon the assessment by AK Consultants the proposal complied with the performance criteria and objective.

Performance Criteria P2.1

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

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

Comment

Refer to comments above.

A few standing paddock trees remain on an otherwise cleared site that has been used for various agricultural activities. The removal of these single standing trees is not considered to unduly compromise the representation of species or vegetation communities of significance in the bioregion. The property has been heavily disturbed since the majority of vegetation was removed in accordance with the Planning Permit in 2001. Three (3) areas were planted with plantation forestry whilst the remaining land has been used for agricultural activities including grazing, cropping and recently the conversion to controlled environment agricultural.

The proposal is considered to comply with the Performance Criteria and the Objective of the standard.

Conclusion

It is considered that the application for Use and Development for Resource Development - Controlled Environment Agriculture is an acceptable development in the Rural Resource Zone and should be approved.

DECISION:

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Cover Letter

Planning Department
Meander Valley Council
PO BOX 102
WESTBURY TAS 7303

5th April 2019

Dear Sir/Madam,

Bengeo Road Development (CT 109683/1)

Costa Exchange as proponent, propose the construction of a pump shed, two water tanks and 21 polytunnel areas at Bengeo Road, Dunorlan (CT 109683/1) to enable expansion of Costa Group's berry growing enterprise within the region. The property is leased by Costa Exchange from landowner P.O. Brown Pty Ltd who endorses the proposed development.

The proposed buildings comprise of a 13mx9m pump shed and two 14.09m diameter x 2.27m high water tanks. Details of the pump shed and tanks are provided in Appendix 2.

The proposed polytunnel installation comprises of 21 separate polytunnel areas comprising of a total area of 21.7ha of tunnels of varying lengths (see site plan, Appendix 1).

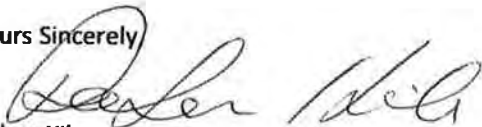
The polytunnels are 'Haygrove tunnels' and are semi-permanent structures which only require the legs to be drilled into the ground, resulting in easy assembly and removal. The plastic covering over the steel frames is removable and will only be fitted for approximately six months of each year. A design plan of the tunnels is provided in Appendix 3.

The proposed development is considered as "Resource Development", according to the Use Class definitions in Table 8.2 of the *Meander Valley Interim Planning Scheme 2013* and is a "No Permit Required" use in the Rural Resource Zone. However, as some of the proposed infrastructure is to be located within 50m of the title boundaries and within areas mapped as Prime Agricultural Land and within the Priority Habitat overlay, this application is discretionary and therefore a Planning Permit is required.

The following pages address the relevant requirements under the *Meander Valley Interim Planning Scheme 2013*, including the relevant supporting documentation as attached/provided in the appendices;

- Maps (including site plan) and photos
- Design drawings
- Certificate of title
- Letter addressing Biodiversity Code (AK Consultants)

Yours Sincerely



Rohan Kile
Horticultural Manager - Berry Exchange
Costa Exchange
Email: Rohan.Kile@costagroup.com.au, Mbl: 0455 057 999

Planning Permit Application, Bengeo Road, Dunorlan (CT 109683/1)

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Planning Scheme Assessment

The property is located at Bengeo Road, Dunorlan (CT 109683/1) and is within the Rural Resource Zone of the *Meander Valley Interim Planning Scheme 2013* (Appendix 1, Figure 1).

Zone

26.0 Rural Resource Zone

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

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

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

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

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

26.1.5 Local Area Objectives

a) Primary Industries:

Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.

The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.

Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.

b) Tourism

Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised.

The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.

c) Rural Communities

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

26.1.6 Desired Future Character Statements

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

26.2 Use Table

“Resource Development is Permitted if not for:

- a) Plantation forestry on prime agricultural land; or
- b) Controlled environment agriculture on prime agricultural land; unless dependant upon the soil as a growth medium; or
- c) Intensive animal husbandry on prime agricultural land.

The proposal is not for qualifications (a-c) and is therefore assessed as a **Permitted** use. Note, there is a section of Class 3 (Prime agricultural land) on the eastern portion of the property. This is within the area proposed for polytunnels however meets (b) as operations at this site are dependant upon the soil as a growth medium.

26.3 Use Standards

26.3.1 Uses if not a single dwelling

Objective	
<ul style="list-style-type: none"> a) To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts. b) To protect the long-term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated. c) To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes. d) Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses. e) Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure. f) The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape. 	
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	<p>P1.1 It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and</p> <p>P1.2 Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.</p>
Assessment: Permitted use, therefore meets Acceptable Solutions.	
A2 If for permitted or no permit required uses.	P2.1 Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:

	<p>i) amount of land alienated/converted is minimised; and</p> <p>ii) location is reasonably required for operational efficiency; and</p> <p>P2.2</p> <p>Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.</p>
Assessment: Permitted use, therefore meets Acceptable Solutions.	
<p>A3</p> <p>If for permitted or no permit required uses.</p>	<p>P3</p> <p>The conversion of non-prime agricultural to non-agricultural use must demonstrate that:</p> <p>a) the amount of land converted is minimised having regard to:</p> <p>i) existing use and development on the land; and</p> <p>ii) surrounding use and development; and</p> <p>iii) topographical constraints; or</p> <p>b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as:</p> <p>i) limitations created by any existing use and/or development surrounding the site; and</p> <p>ii) topographical features; and</p> <p>iii) poor capability of the land for primary industry; or</p> <p>c) the location of the use on the site is reasonably required for operational efficiency.</p>
Assessment: Permitted use, therefore meets Acceptable Solutions.	
<p>A4</p> <p>If for permitted or no permit required uses.</p>	<p>P4</p> <p>It must demonstrated that:</p> <p>a) emissions are not likely to cause an environmental nuisance; and</p> <p>b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and</p> <p>c) the capacity of the local road network can accommodate the traffic generated by the use.</p>
Assessment: Permitted use, therefore meets Acceptable Solutions.	
<p>A5</p> <p>The use must:</p> <p>a) be permitted or no permit required; or</p> <p>b) be located in an existing building.</p>	<p>P5</p> <p>It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:</p> <p>a) the impacts on skylines and ridgelines; and</p> <p>b) visibility from public roads; and</p> <p>c) the visual impacts of storage of materials or equipment; and</p>

	d) the visual impacts of vegetation clearance or retention; and e) the desired future character statements.
Assessment: Permitted use, therefore meets Acceptable Solutions.	

26.3.2 Dwellings

Not Applicable to this proposal.

26.3.3 Irrigation Districts

Objective	
To ensure that land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 is not converted to uses that will compromise the utilisation of water resources.	
Acceptable Solutions	Performance Criteria
A1 Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the Water Management Act 1999.	P1 Non-agricultural uses within an irrigation district proclaimed under Part 9 of the Water Management Act 1999 must demonstrate that the current and future irrigation potential of the land is not unreasonably reduced having regard to: a) the location and amount of land to be used; and b) the operational practicalities of irrigation systems as they relate to the land; and c) any management or conservation plans for the land.
Assessment: Within Greater Meander Valley Irrigation District, however proposal is agricultural use therefore meets Acceptable Solutions.	

26.4 Development Standards

26.4.1 Building Location and Appearance

Objective	
To ensure that: a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and b) development of buildings is unobtrusive and complements the character of the landscape.	
Acceptable Solutions	Performance Criteria
A1 Building height must not exceed: a) 8m for dwellings; or b) 12m for other purposes.	P1 Building height must: a) be unobtrusive and complement the character of the surrounding landscape; and b) protect the amenity of adjoining uses from adverse impacts as a result of the proposal.
Assessment: Height of proposed polytunnels is 4.38m (see design drawing Appendix 3). Height of proposed shed is 4.2m and height of tanks are 3.5m (see design drawing Appendix 3). Therefore, all proposed buildings meet Acceptable Solutions.	

<p>A2.1 Buildings must be set back a minimum of: a) 50m where a non sensitive use or extension to existing sensitive use buildings is proposed; or b) 200m where a sensitive use is proposed; or c) the same as existing for replacement of an existing dwelling.</p>	<p>P2 Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to: a) the topography of the land; and b) buffers created by natural or other features; and c) the location of development on adjoining lots; and d) the nature of existing and potential adjoining uses; and e) the ability to accommodate a lesser setback to the road having regard to: i) the design of the development and landscaping; and ii) the potential for future upgrading of the road; and iii) potential traffic safety hazards; and iv) appropriate noise attenuation.</p>
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Assessment: The proposed developments have varying setbacks from the property boundaries (see Figure 2, Appendix 1), the nearest extent of polytunnel area being located 9m from the southern title boundary. A total of 10 polytunnel areas are located within 50m of title boundaries and therefore do not meet Acceptable Solutions under this Scheme.

All title boundaries directly adjacent the proposed polytunnel areas border additional agricultural land, also within the Rural Resource Zone. There is a single row of vegetation on the northern boundary which provides some screening from the proposed development from the north. Additionally, existing plantation areas on the property screen portions of the proposed development from the north east, east and south east.

Existing buildings and agricultural infrastructure and operations on other titles in the vicinity are also within very close proximity of property boundaries and roads. The polytunnel development is therefore not expected to impose a visual impact which is uncharacteristic to the property or the area in general.

This site has been selected as the optimum site on this portion of the property including appropriate setbacks for access and maintenance to existing fence lines and the proposed polytunnels. Greater screening or setbacks would impinge on the length of tunnels and optimum layout.

In conclusion, the proposed setbacks are appropriate given consideration of the existing land use and buildings on the title and the productive agricultural characteristics of the area.

26.4.2 Subdivision Not applicable to this proposal.

Codes

E1. Bushfire Hazards Code

Not Applicable

E2. Potentially Contaminated Land Code

Not Applicable

E3. Landslip Code

Not Applicable

E4.0 Road and Railways Assets Code

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective:	
To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.
Assessment: Existing access points to site are not onto a Category 1 or 2 Road. Additionally, the proposed development will not increase the amount of vehicle movement at the site by more than 10%. Therefore meets acceptable solutions.	
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
Assessment: Speed limit of all roads adjoining existing access points are >60km/hr. Not applicable.	
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a Road and Rail Assets Code Page E4-3 significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
Assessment: The proposed development will not increase the amount of vehicle movement at the site by more than 10%. Therefore meets acceptable solutions.	

E4.7 Development Standards

E4.7.1 Development on and adjacent to existing and future arterial roads and railways

Development is not adjacent Category 1 or 2 roads or the rail network, therefore not applicable.

E4.7.2 Management of road accesses and junctions – No creation of new accesses or junctions proposed, therefore not applicable.

E4.7.3 Management of rail level crossings – No level crossings proposed, therefore not applicable.

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings - No creation of new accesses or junctions proposed, therefore not applicable.

E5.0 Flood Prone Areas Code

Not applicable

E6.0 Car Parking and Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective	
To ensure that an appropriate level of car parking is provided to service use.	
Acceptable Solutions	Performance Criteria
A1 A1 The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	P1 The number of car parking spaces provided must have regard to: a) the provisions of any relevant location specific car parking plan; and b) the availability of public car parking spaces within reasonable walking distance; and c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and d) the availability and frequency of public transport within reasonable walking distance of the site; and e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and g) an empirical assessment of the car parking demand; and h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and i) the recommendations of a traffic impact assessment prepared for the proposal; and j) any heritage values of the site; and

	<p>k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:</p> <p>i) the size of the dwelling and the number of bedrooms; and</p> <p>ii) the pattern of parking in the locality; and</p> <p>iii) any existing structure on the land.</p>
<p>Assessment: Requirements for Resource Development ‘other’; no requirement for vehicle parking (Table E6.1). Meets acceptable solutions.</p>	

E6.6.3 Taxi Drop-off and Pickup – Resource Development has no requirement for vehicle parking, therefore not applicable.

E6.6.4 Motorbike Parking Provisions– Resource Development has no requirement for vehicle parking, therefore not applicable.

E6.7 Development Standards - Use Standards do not require provision of parking, therefore Development Standards do not apply.

E6.8 Provisions for Sustainable Transport

Use Standards do not require provision of parking, therefore Development Standards do not apply.

E7.0 Scenic Management Code

Not applicable

E8 Biodiversity Code

E8.6 Development Standards

E8.6.1 Habitat and Vegetation Management

<p>Objective</p> <p>To ensure that:</p> <p>a) vegetation identified as having conservation value as habitat has priority for protection and is appropriately managed to protect those values; and</p> <p>b) the representation and connectivity of vegetation communities is given appropriate protection when considering the impacts of use and development.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1.1 Clearance or disturbance of priority habitat is in accordance with a certified Forest Practices Plan or;</p> <p>A1.2 Development does not clear or disturb native vegetation within areas identified as priority habitat.</p>	<p>P1 Clearance or disturbance of native vegetation within priority habitat may be allowed where a flora and fauna report prepared by a suitably qualified person demonstrates that development does not unduly compromise the representation of species or vegetation communities in the bioregion having regard to the:</p> <p>a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and</p>

	<ul style="list-style-type: none"> b) means of removal; and c) value of riparian vegetation in protecting habitat values; and d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and e) need for and adequacy of proposed vegetation or habitat management; and f) conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and Environment.
<p>A2 Clearance or disturbance of native vegetation is in accordance with a certified Forest Practices Plan.</p>	<p>P2.1 Clearance or disturbance of native vegetation must be consistent with the purpose of this Code and not unduly compromise the representation of species or vegetation communities of significance in the bioregion having regard to the:</p> <ul style="list-style-type: none"> a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and b) means of removal; and c) value of riparian vegetation in protecting habitat values; and d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and e) need for and adequacy of proposed vegetation or habitat management; and f) conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and Environment.
<p>Assessment: Areas proposed for polytunnels are already unvegetated and currently used for cultivation and/or pasture. However, some of these areas as mapped under the Scheme overlay as 'Priority Habitat'. This is addressed in the AK Consultants Biodiversity Code letter (Appendix 5).</p>	

E9.0 Water Quality Code

Not applicable. Use for agriculture exempt.

E10 Open Space and Recreation Code

Not Applicable

E11 Environmental Impacts and Attenuation Code

Not Applicable

E12 Airports Impact Management Code

Not Applicable

E13 Heritage Code

Not Applicable

E14 Signage Code

Not Applicable

E15 Karst Management Code

Not Applicable

E16 Urban Salinity Code

Not Applicable

F Specific Area Plans

Not applicable to this subject title.

Summary

Code		Summary	Supporting Documents
E1	Bushfire Hazard Code	Not Applicable	
E2	Potentially Contaminated Land Code	Not Applicable	
E3	Landslip Code	Not Applicable	
E4	Road and Railway Assets Code	Acceptable Solution	
E5	Flood Prone Areas Code	Not Applicable	
E6	Car Parking and Sustainable Transport Code	Acceptable Solution	
E7	Scenic Management Code	Not Applicable	
E8	Biodiversity Code	Performance Criteria addressed	AK Consultants, Biodiversity Assessment Letter (Appendix 4)
E9	Water Quality Code	Not Applicable	
E10	Open Space and Recreation Code	Not Applicable	
E11	Environmental Impacts and Attenuation Code	Not Applicable	
E12	Airport Impact Management Code	Not Applicable	
E13	Heritage Code	Not Applicable	
E14	Signage Code	Not Applicable	
E15	Karst Management Code	Not Applicable	
E16	Urban Salinity	Not Applicable	

Conclusion

The proposal complies with the relevant provisions of the *Meander Valley Interim Planning Scheme 2013*.

Appendix 1. Maps



Map Name: Site Plan with MVC Overlay
 Project: Bengoe Road, 2019 Developments
 Client: Costa Group
 Date: 08/04/2019

BaseMap image by LIST Ortho
 Cadastre from LIST
 State Planning Overlay from LIST (C) State of Tas



Figure 1. Site plan showing location of proposed and existing infrastructure and Planning Scheme overlays on the property (CT 109683/1).



Map Name: Site Plan with Distance to Boundary (East and South)
 Project: Bengoe Road, 2019 Developments
 Client: Costa Group
 Date: 08/04/2019

BaseMap image by LIST Ortho
 Cadastre from LIST
 State Planning Overlay from LIST (C) State of Tas



Figure 2. Location of proposed infrastructure showing layout detail and distances from eastern and southern property boundaries (CT 109683/1).



Map Name: Site Plan with Distance to Boundary (West)
 Project: Bengoe Road, 2019 Developments
 Client: Costa Group
 Date: 08/04/2019

BaseMap image by LIST Ortho
 Cadastre from LIST
 State Planning Overlay from LIST (C) State of Tas



Figure 3. Location of proposed infrastructure showing layout detail and distances from western property boundary (CT 109683/1).

Appendix 2. Photos



Plate 1. Proposed shed and tank location looking east towards Bengo Road.

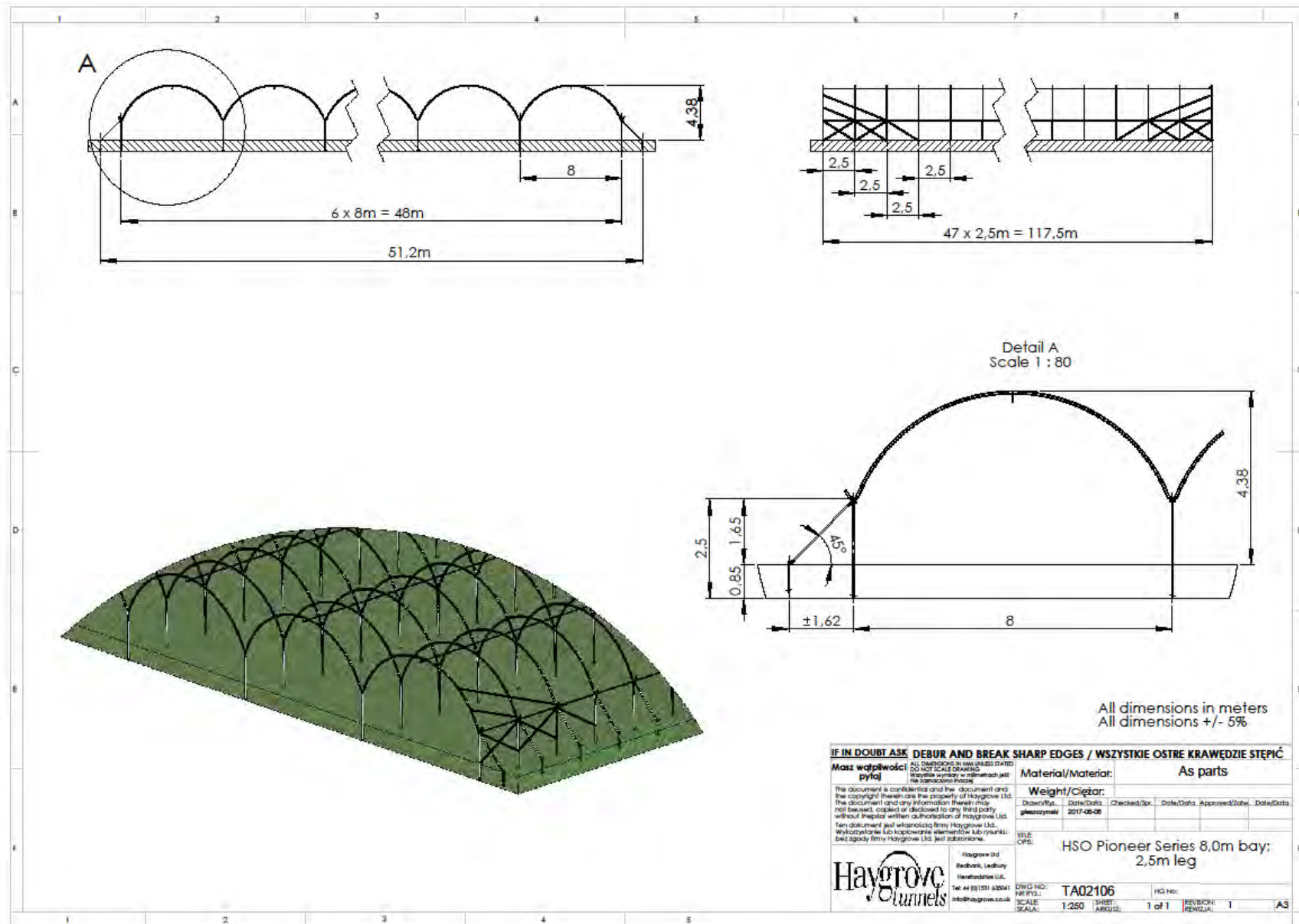


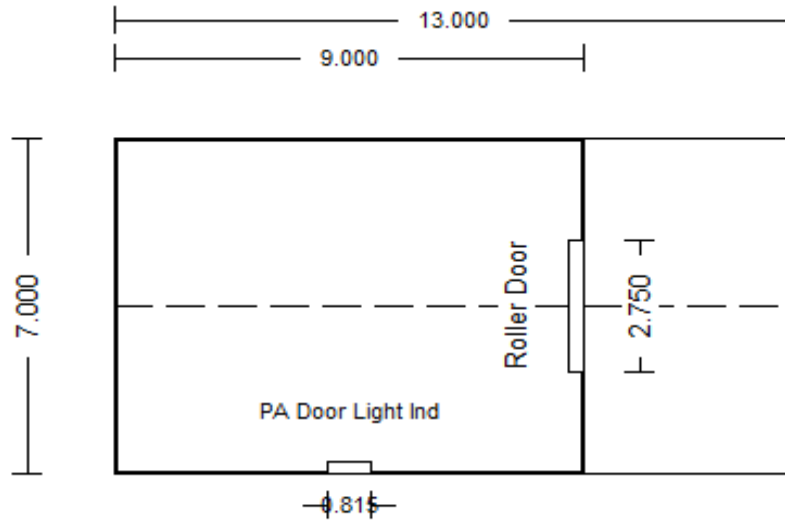
Plate 2. Eastern area proposed for polytunnels facing south, Bengo Road on RHS.



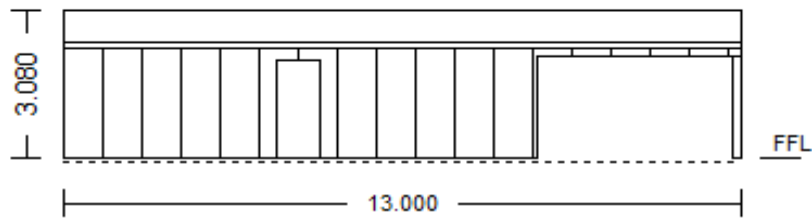
Plate 3. Southern area proposed for polytunnels looking east towards Bengoe Road.

Appendix 3. Design Drawings

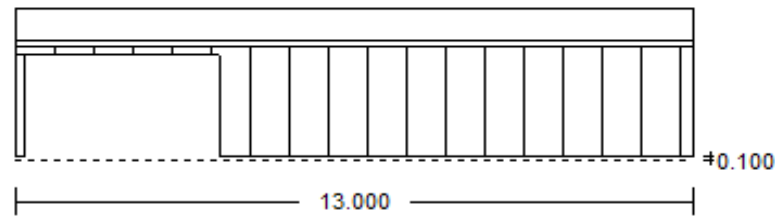




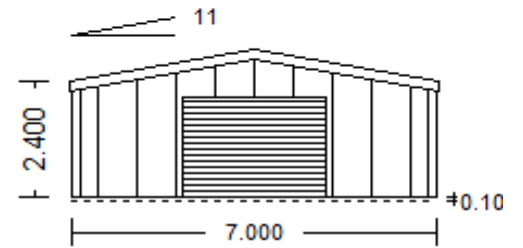
PLAN



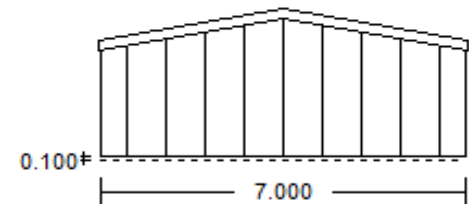
LEFT ELEVATION



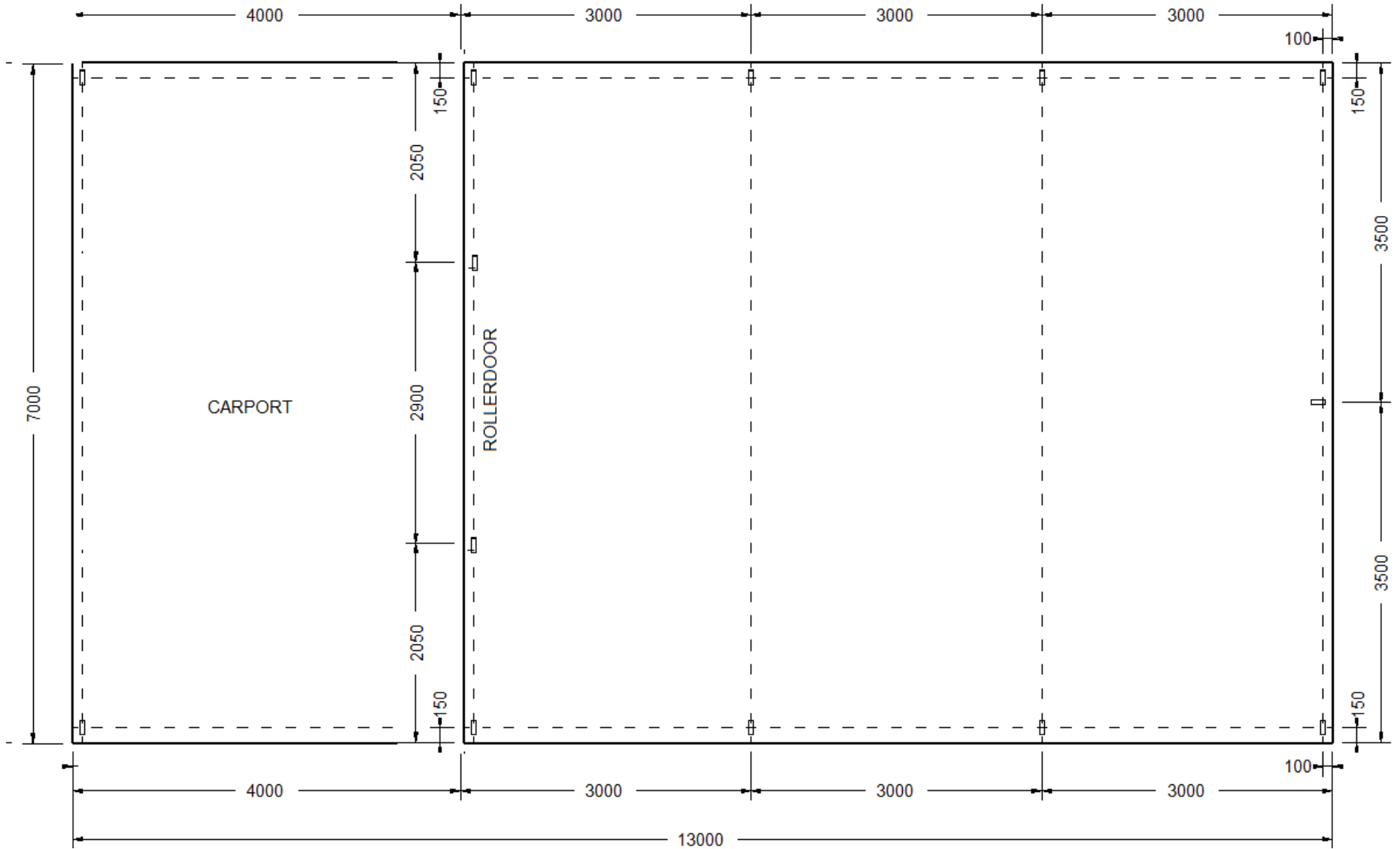
RIGHT ELEVATION

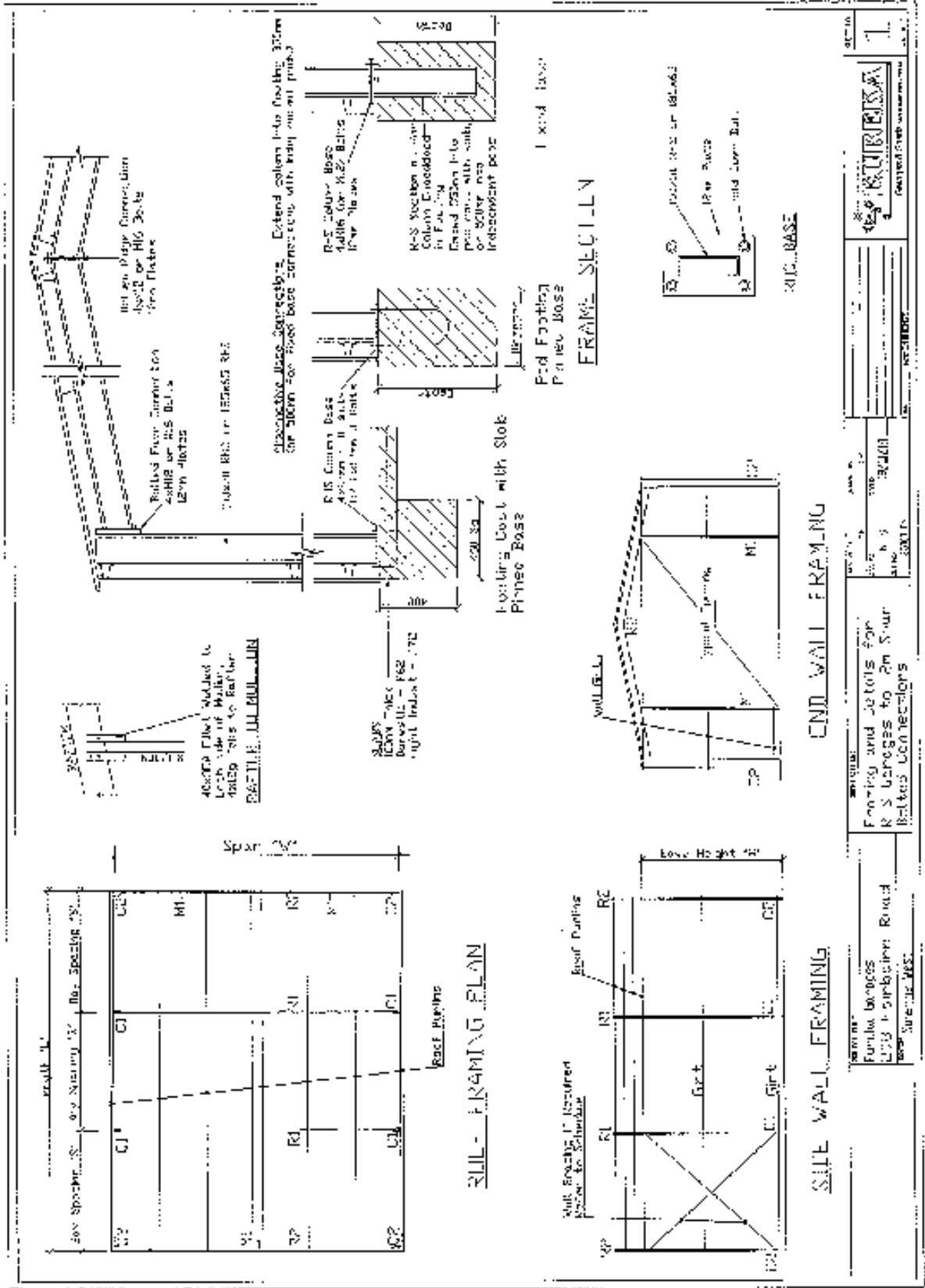


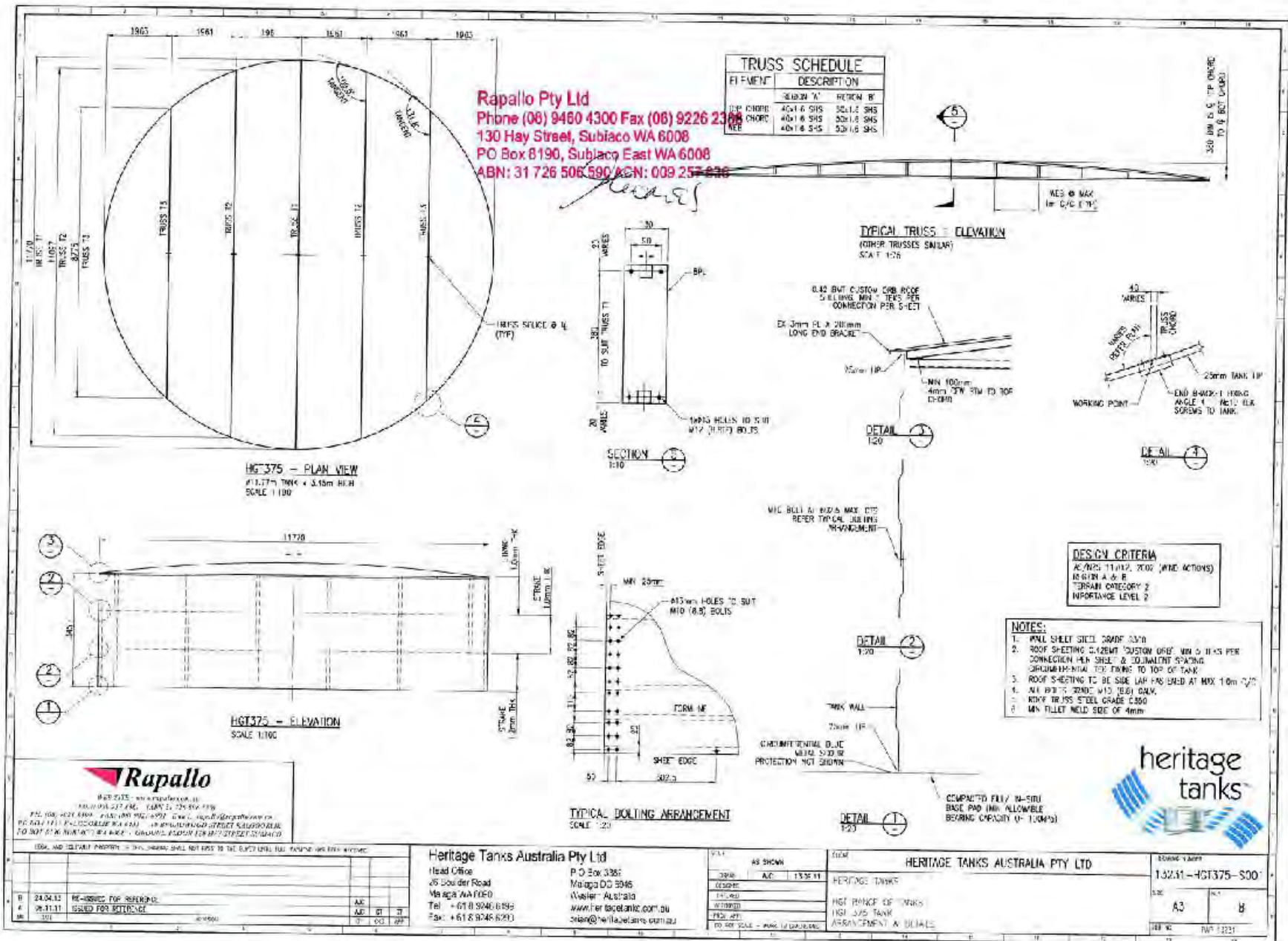
FRONT ELEVATION



REAR ELEVATION







Appendix 4. Certificate of Title



FOLIO PLAN

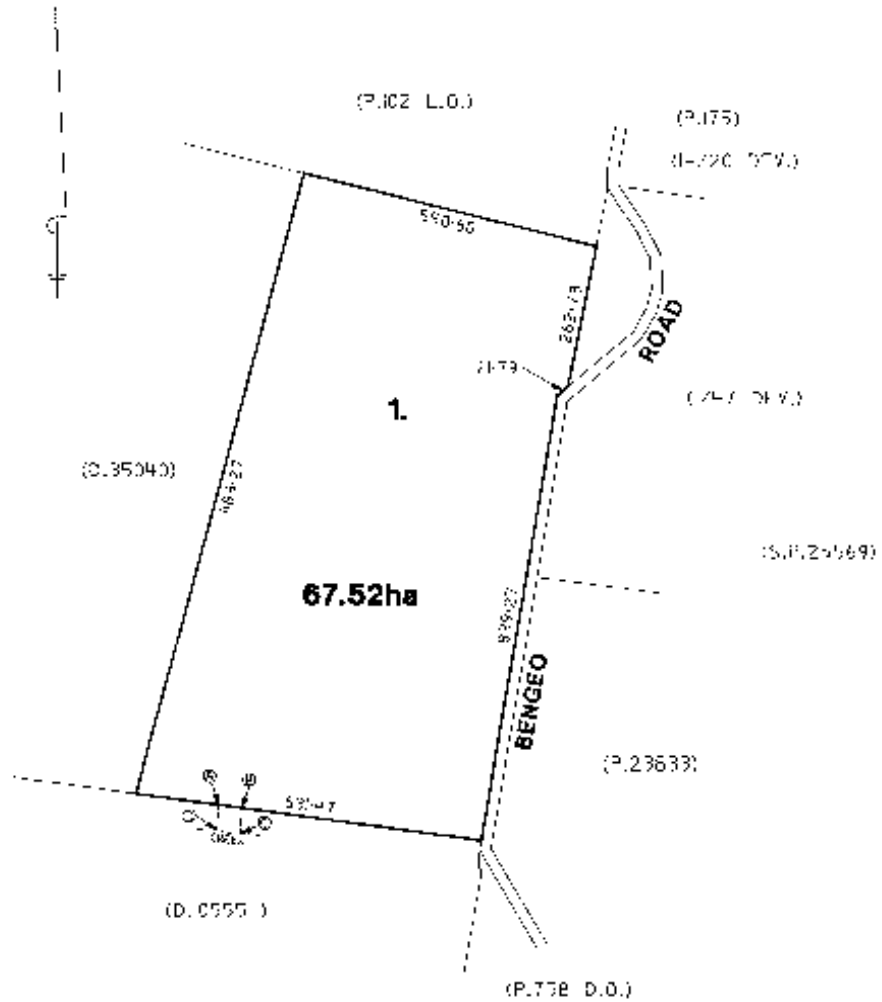
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Title No. A. 2702 GRADE PART OF 2560 ACRES BTD TO WILLIAM HOSKING		CONVERSION PLAN LOCATION DEVON MIDHURST CONVERTED FROM 55/1805 1:1 TO SCALE LENGTHS IN METRES		D.109683 APPROVED 29 JAN 2009 <i>Michael Collins</i> REGISTRAR
TASSAL PLAN No. 115	AST PLAN No. 1507	ALL FURTHER SURVEY DETAILS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN BY D.L.D.

SKETCH BY WAY OF ILLUSTRATION ONLY
EXCEPTED LANDS



SEARCH OF TORRENS TITLE

VOLUME 109683	FOLIO 1
EDITION 5	DATE OF ISSUE 26-May-2016

SEARCH DATE : 06-Jun-2017
SEARCH TIME : 11.03 AM

DESCRIPTION OF LAND

Parish of MIDHURST, Land District of DEVON
Lot 1 on Diagram 109683
Being the land described in Conveyance No. 36/1895
Derivation : Part of 2560 Acres Gtd. to W Moriarty
Derived from A12702

SCHEDULE 1

E52023 TRANSFER to P.O. BROWN PTY LTD Registered
26-May-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

26/4089 CONVEYANCE Benefiting Easement: Right of access to water for cattle over the land shown marked ABCD on Diagram No. 109683

C441351 SUBJECT to the Gas Pipeline right set forth in Memorandum of Provisions No. M260 acquired by the Crown in accordance with the Land Acquisition Act 1993 freed and discharged from all estates, statutory reservations and dedications in so far as they affect the said Gas Pipeline right over the land marked "Gas Supply Easement" shown on Plan No. 137021 as passing through the said land within described. Registered 30-Nov-2004 at noon

D4401 Transfer of the "Gas Pipeline Right" created by Instrument C441351 in favour of Tasmanian Gas Pipeline Pty Ltd Registered 02-May-2012 at noon

C286343 NOTICE of Notified Corridor under Section 15 of the Major Infrastructure Development Approvals Act 1999 affecting the land therein described Registered 14-Mar-2001 at noon

C601559 Notice of Permit Corridor under Section 15 of the Major Infrastructure Development Approvals Act 1999 affecting the said land within described. Registered 15-Nov-2004 at noon

C797481 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of

Appendix 5. Biodiversity Code Assessment

Planning Department
Meander Valley Council
PO BOX 102
WESTBURY TAS 7303

30th March 2019

Dear Sir/Madam,



**Bengeo Road Development (CT 109683/1) –
Assessment of 'Priority Habitat' and Biodiversity Code**

Background

AK Consultants have been engaged to undertake an assessment of the Biodiversity Code in relation to proposed developments at Bengeo Road, Dunorlan (CT 109683/1).

The development of a number of polytunnel areas overlay areas mapped as 'Priority Habitat' under the *Meander Valley Interim Planning Scheme 2013*.

Under the *Meander Valley Interim Planning Scheme 2013*, clearing of vegetation within areas mapped as 'Priority Habitat' within the Rural Resource Zone needs to be assessed under E8 Biodiversity Code;

E8.6 Development Standards

E8.6.1 Habitat and Vegetation Management

To meet acceptable solutions (A1.1); Clearance or disturbance of priority habitat is in accordance with a certified Forest Practices Plan or;
(A1.2) Development does not clear or disturb native vegetation within areas identified as priority habitat.

Where acceptable solutions cannot be met, the following performance criteria (P1) apply;
Clearance or disturbance of native vegetation must be consistent with the purpose of this Code and not unduly compromise the representation of species or vegetation communities of significance in the bioregion having regard to the:

- a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and
- b) means of removal; and
- c) value of riparian vegetation in protecting habitat values; and
- d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and

- e) need for and adequacy of proposed vegetation or habitat management; and
- f) conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and Environment.

Assessment

AK Consultants undertook a site visit on the 21st of January and assessed the areas mapped under the 'Priority Habitat' overlay, including a tree proposed for removal.

The areas mapped as 'Priority Habitat' are unvegetated and currently cultivated and/or previously used for pasture (see Photos).

It appears that the 'Priority Habitat' overlay conforms with areas previously mapped as the threatened vegetation community '*Eucalyptus viminalis* wet forest' (TASVEG 3.0 Code WVI). These areas are no longer vegetated and this is reflected in the updated LISTMap TASVEG mapping (TASVEG Live).

A single dead tree is present within the 'Priority Habitat' area to the east (see Maps) and is the only vegetation which will require clearing within the overlay area. While highly senescent trees can have high potential for hollows providing habitat for a number of species, this particular tree has lost many of its branches and two areas examined which may have been hollows in the past have split to form open cavities which would provide limited shelter and security. Additionally, there was no evidence of previous use such as marking, droppings or visible nesting material within these cavities.

Comments

The removal of the single tree and proposed development (as shown in Figure 1), although mapped as 'Priority Habitat' is considered to be a low level disturbance due to the existing land use and low habitat suitability and not considered to unduly compromise the representation of species or vegetation communities of significance and therefore adequately addresses the performance criteria of the E8 Biodiversity Code of the *Meander Valley Interim Planning Scheme 2013*.

Additionally, it is considered unlikely that the proposed development will have an adverse effect on the value of the habitat for species managed under the *Threatened Species Protection Act 1995*, the *Natural Conservation Act 2002* or the commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC).

Regards,



Samantha Gadsby

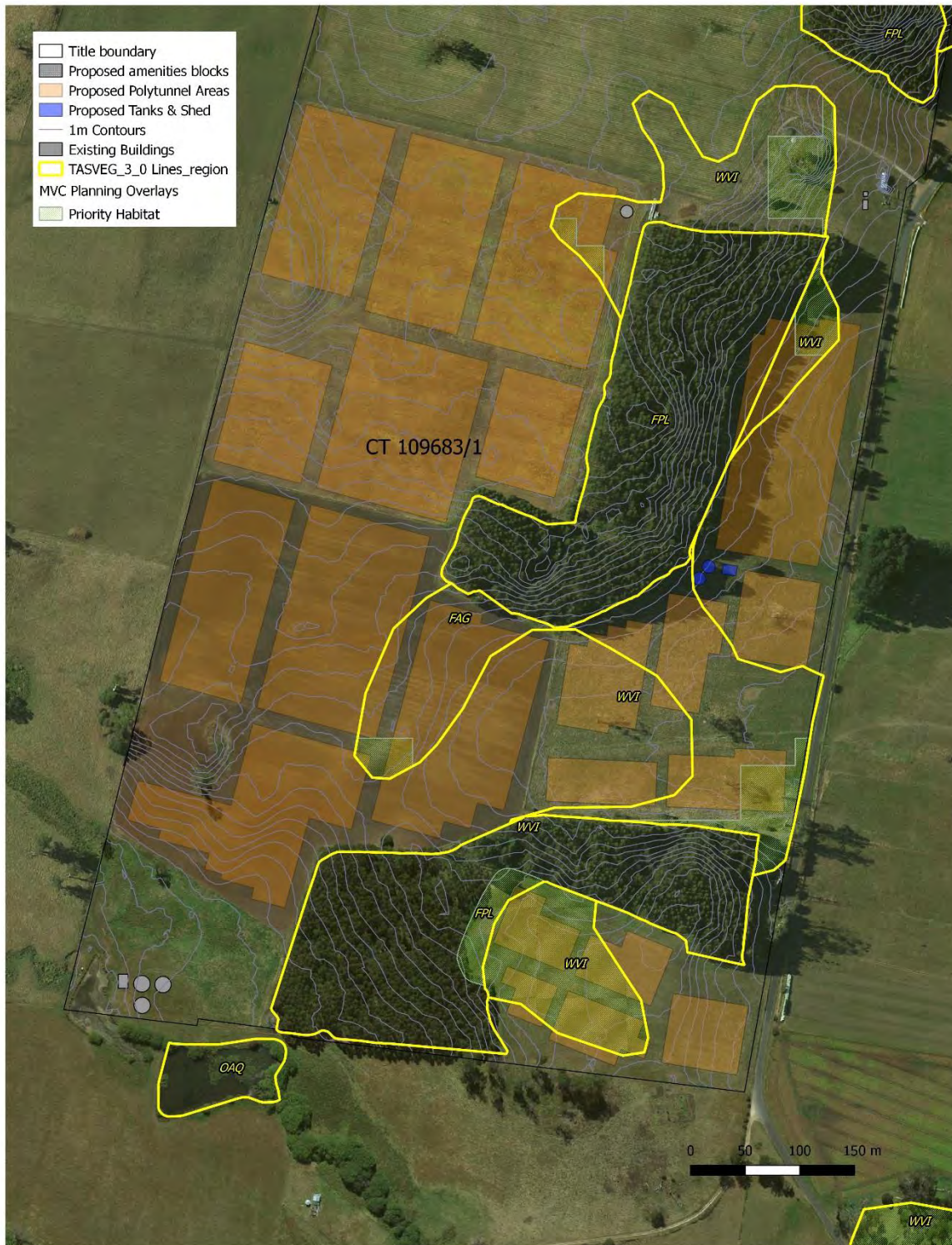
Natural Resources Management Consultant

samantha@akconsultants.com.au

Ph: 6334 1033 Mob: 0400 143 772

Web: www.akconsultants.com.au

Maps



Map Name: Site Plan with MVC Overlay
 Project: Bengo Road, 2019 Developments
 Client: Costa Group
 Date: 08/04/2019

BaseMap image by LIST Ortho
 Cadastre from LIST
 State Planning Overlay from LIST (C) State of
 Tas



Map 1. Site plan of development proposal showing 'Priority Habitat' overlay.

Photos



Plate 1. Area mapped as 'Priority Habitat' on south east corner of property, currently cultivated.



*Plate 2. Area mapped as 'Priority Habitat' on eastern boundary with *Eucalyptus* proposed for removal showing high level of senescence and assessed for potential habitat hollows.*

Index No. 16446			
Doc No.			
RCV'D	14 MAY 2019		MVC
Action Officer	NW	Dept.	CDS
EO		OD	



Mender Valley Council
PO Box 102
Westbury Tas 7303.

Attention Natasha Whiteley

Dear Natasha

Land Use Planning and Approvals Act 1993 – Section 54 Request for Additional Information – 172 Bengo Rd, Dunorlan – Resource Development (Controlled Environment Agriculture)

Thanks you for your letter dated 24th April 2019.

In regard to your specific queries the following;

1. Vehicle movements to and from the property on a daily basis both prior to, and following the development detailed below.

Daily Entry/Exit - Bengio Rd	Harvest (November - May)	Non Harvest (June - October)
Staff Entry/Exit	20	20
Maintenance Utilities	8	8
Management	10	10
Visitors	4	4
Pickers	100	
Harvest associated Deliveries	6	
Harvest Trucks	20	
Total Daily Entries/Exits	168	42

The above figures are the anticipated maximum number of vehicles to manage and harvest the site once development is complete.

2. The second (Southern) access is to be use during the development stage of this project for minor access and once development is complete this access will be locked and only used for minor and infrequent use. Once development is complete all access to and from site will be vis the main (Northern) access.

Relocation of the main access

Following consultation with Dino De Paoli we are investigating the possibility to relocate the current access approximately seventy meters south of its current location. This relocation will alleviate the issue of runoff from the current access onto Bengio Rd and will improve line of site in both directions.

It is hoped that the relocation of the main access and limited use of the second access following completion of the development is sufficient to satisfy any concerns regarding this development. If you have any queries regarding this development project, please do not hesitate to call me on 0455 057 999.

Yours Sincerely

Rohan Kile
Operations Manager

211 Brooke Street, East Devonport TAS 7310, Australia

p | +61 3 6422 6900 w | www.costagroup.com.au abn | 41 002 687 961

Meander Valley Council Ordinary Agenda 9 July 2019

PLANNING AUTHORITY NO. 1

Location of new accesses.



Natasha Whiteley

From: Dino De Paoli
Sent: Wednesday, 15 May 2019 2:05 PM
To: Natasha Whiteley
Cc: Duncan Mayne
Subject: 172 Bengo Road, Weegen - PA\19\0212 Poly tunels and new accesses - Traffic Assessment

Natasha

Further to inspections on site and discussions with representatives from Costa, the relocation of the existing northern access on Bengo Road south to a point at the crest will clearly improve vehicle sight distance and safety.

I consider that there is adequate sight distance from the proposed new access, and the existing southern access, so that traffic coming to and from the property would not adversely impact on the safety or efficiency of the road network.

Kind regards

Dino De Paoli | Director Infrastructure Services

Meander Valley Council

working together

T: 03 6393 5340 | **F:** 03 6393 1474 | **M:** 0409 547 797 | **E:** Dino.DePaoli@mvc.tas.gov.au | **W:** www.meander.tas.gov.au
26 Lyall Street (PO Box 102), Westbury, TAS 7303



Please consider the environment before printing this email.

APPLICATION FORM



Meander Valley Council

PLANNING

- Application form & details MUST be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

Property No: <input type="text"/>	OFFICE USE ONLY
Assessment No: <input type="text"/> - <input type="text"/> - <input type="text"/>	
DA\ <input type="text"/>	PA\ <input type="text"/>

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address: <input type="text" value="Bengeo Road"/>	Certificate of Title: <input type="text" value="109683"/>
Suburb: <input type="text" value="Dunorlan"/> <input type="text" value="7304"/>	Lot No: <input type="text" value="1"/>
Land area: <input type="text" value="68ha"/> m ² / ha	
Present use of land/building: <input type="text" value="Rural"/>	<small>(vacant, residential, rural, industrial, commercial or forestry)</small>

Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No

Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- Building work
 - Change of use
 - Subdivision
 - Forestry
 - Demolition
 - Other

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: **New building height:**

Materials:

External walls: **Colour:**

Roof cladding: **Colour:**

PO Box 261 Deloraine Tasmania 7304

Email Tea@antmail.com.au.

2nd June 2019

Martin Gill,
General Manager,
Meander Valley Council:
PO Box 102,
Westbury 7303;
By email to: planning@meander.tas.gov.au
[And Martin Gill: Martin.Gill@mvc.tas.gov.au](mailto:Martin.Gill@mvc.tas.gov.au)

Representation Against PA\19\0212, Applicant: Costa Exchange Pty Ltd

Address: 172 Bengeo Road Red Hills 7304, Property: CT 109683/1

Dear Mr Gill,

We are writing to lodge our representation and, to be clear, an objection to the Controlled Climate Agriculture development which is ostensibly proposed and which is a Discretionary Use. Our representation is that the development PA\19\0212, by the applicant: Costa Exchange Pty Ltd, at the address of 172 Bengeo Road Red Hills 7304, should not be approved. We are lodging this representation within the public exhibition and comment period, which Council has stated ends on 3 June 2019.

The development, the subject of PA\19\0212, by the applicant Costa Exchange Pty Ltd, appears in fact to be an illegal development, which has largely been implemented already, prior to any proper approval by Meander Valley Council. We set out below the various problems and the unsustainable nature of the illegal development.

Council would appear to be having considerable difficulty administering its 2013 Interim Planning Scheme. This is an observation, rather than part of the objection.

The property at 172 Bengeo Road, Red Hills, that is CT 109683/1, once had highly important remnant vegetation, which we understand is a Listed vegetation community, under the Nature Conservation Act in Tasmania. Last week an officer of our Association inspected the property CT 109683/1, from Bengeo Road and could find no remnant vegetation. Our recollection is that the vegetation remnants were of an old growth character, dominated by *E. viminalis* and performing a critically useful habitat function, in what otherwise appears to be a farming property and landscape. We will come to that aspect shortly.

It is obvious the remnant vegetation has been removed. The vegetation is shown on Council's IPS Scheme Priority Habitat overlay. At present we are unsure, exactly when the vegetation was removed, but we seek that Council investigate this matter and advise us please.

We can see that the areas shown on the development application as being Priority Habitat under the Meander Valley Interim Planning Scheme 2013 were present when the overlay was drafted. When we turn to the Natural Assets Overlay of the Meander Valley Local

Provisions Schedule under the TPS dated 18/10/2017 and titled Natural Assets Overlay Priority Vegetation, that the vegetation remains present at that time.

So the removal of the vegetation is relatively recent and seemingly subsequent to the last ownership change. The AK Consultant report included with the application states they visited the property on the 21st January (presumably in 2019):

“It appears that the ‘Priority Habitat’ overlay conforms with areas previously mapped as the threatened vegetation community ‘Eucalyptus viminalis wet forest’ (TASVEG 3.0 Code WVI). These areas are no longer vegetated and this is reflected in the updated LISTMap TASVEG mapping (TASVEG Live).”

To qualify for listing as ‘Threatened’ the vegetation must be over 90% Depleted since 1750, i.e. prior to European occupation. *Eucalyptus viminalis wet forest* is over 90% depleted, as at the time of the Regional Forest Agreement’s Comprehensive Regional Assessment back in 1996.

It is our view that in such circumstances of the illegal development, which pertains to PA\19\0212 and concerning high conservation remnants, especially of Listed vegetation such as *Eucalyptus viminalis wet forest* a requirement for an offset contribution is obviously needed. The normal ratio of offset is in the range of 4:1 to 5:1 based on the area extent of the high conservation values concerned being subject to destruction; that is an amount of land with similar old growth (in this case) remnant values of the same vegetation type needs to be found within the bioregion, preferably nearby. A cooperative solution should be found with another landowner, a price set and paid, a Part 5 Agreement drafted and the current developer advised. The whole of the said offset should be resolved before the illegal development which has destroyed Listed vegetation is normalised. In such circumstances the developer, Costa Exchange or the landowner, who probably illegally removed the *Eucalyptus viminalis wet forest* would pay for all parts and aspects of the Part 5 covenant, being established on somebody else’s land, whichever either party was the instigator of the land clearance.

Of course the third-party owner, would have to be of voluntary disposition to the Part 5 Agreement arrangement and would obviously set his or her own sum, as compensation for the set aside and protection of appropriate natural areas of that land. It must be said that such Part 5 agreements where they occur in a sea of farmland, inevitably result in a requirement to fence and inevitably that fencing would be included as an additional cost to the Part 5 Agreement itself and any land value compensation. Council should bear this aspect in mind.

It can be seen from the roadside inspection of CT 109683/1, that the poly houses which now proliferate across the landscape at this property are seemingly still being erected. It would seem that the applicant considers therefore the approval of this development to be inevitable, a mere formality. Does Council agree?

In such circumstances, we expect Council to administer its scheme and the requirement to not liquidate Priority Habitat in a diligent manner. In this regard our expectations regularly lead to significant disappointment with Council but nonetheless we are lodging an objection in this case. In other words we regard Council as a failure in terms of seeking to achieve any genuine sustainable development outcome.

This sort of vegetation removal, associated no doubt with Private Timber Reserve activities, including the establishment of *Eucalyptus* plantations, where quite possibly, the prescription of the Forest Practices Officer and the Forest Practices Authority mandated the retention of the remnant of Listed and mapped Old Growth wet *viminalis* forest.

The remnant nature of the forest, is not as important as its Old Growth character. Old Growth wet viminalis forest is depleted and the general vegetation community is listed as Threatened under the State legislation and is in the process of being EPBC listed as Critically Endangered.

It is for these circumstances and reason that TEA regularly reminds decision-makers that Tasmania is simply the land of the thylacine killers. The processes of extinction are 'alive and well' and are being implemented across Tasmania in and unabated fashion. We provide through this objection our substantial disdain and derision for the process of Extinction and the liquidation of nature which is continues to occur unabated.

TEA has little doubt that Private Forests Tasmania would have advised the landowner, according to thylacine killing principles. We call upon Meander Valley Council to lodge a complaint over the removal of Vulnerable Land and the Listed wet E. viminalis community, which was in old growth condition, with the Forest Practices Authority. TEA seeks confirmation and a copy of Council's complaint please.

The second issue of consequence, is that the illegality extends to a breach of the Private Timber Reserve (PTR) Gazettal. The property CT 109683/1, has a couple of PTR areas showing on TheList, as of 31 May 2019. It would appear that those PTR areas extend generously across the property. TEA has not attempted to correlate the Gazettal Private Timber Reserves with the existing Eucalyptus plantations. TEA has however satisfied itself that the poly tunnels, complete with Raspberry plants, have been and would appear to continuing to be erected in close proximity to the Eucalyptus plantation areas which have been established on the property and possibly then changed to PTRs.

There is a number of poly tunnels which have been erected over the area which is under Private Timber Reserve Gazettal. The statutory purpose of a Private Timber Reserve Gazettal is for the permanent growing and harvesting of trees.

It is clear from the roadside inspection, that areas within the Private Timber Reserve Gazettal are growing Raspberry plants in poly tunnels, not trees. Did Costa fail to do his homework?

What about Meander Valley Council? Should it not be sufficiently diligent, to ensure that the Meander Valley Council Interim Planning Scheme, is not being contraindicated by way of prior Private Timber Reserve Gazettal?

In any case it is our view that because Raspberry plants are not trees and because eucalyptus trees, are too high for poly tunnels, the use of the land has obviously changed. There should be no approval by Council of any of this development over the land currently under PTR.

We wish to make a comment about plonking Raspberry poly tunnels hard up against Eucalyptus plantation in a PTR. The general management of the environment across the Meander Valley is significantly under regulated resulting in a trashing of the environment. The last two decades has seen an average increase in wind speed of 9.4%. The removal of the Old Growth remnants will have exacerbated local wind speeds. Plantation trees, in close proximity to the Raspberry poly tunnels, may fall on the poly tunnels, and fall on workers – or the general; public - trying to pick Raspberries within the tunnels. We consider the property planning here to not only be illegal but unwise as well. We cannot understand the reasoning behind the close proximity of the poly tunnels to the trees.

Previously, I have raised personally, the issue of fire risk from acres of poly tunnels on other developments. That concern remains here, although it may be of somewhat lesser risk than at Cassidy's Road.

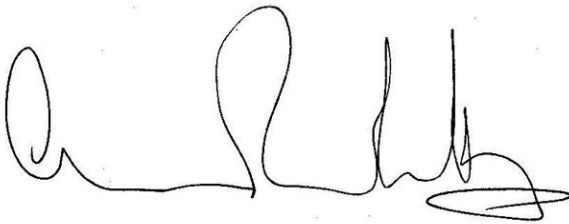
TEA is also of the opinion that an emergency fire plan should be mandated and that Costa's duty of care, is to create such a plan and implement it without delay. The floor area of polyethylene tunnels and other buildings perhaps, is stated to be 217,351 square metres on a 68 ha property. This area dominated by flammable buildings is a public interest safety concern.

Regarding the access onto Bengoe Road which is claimed by Council to be substandard, Council should insist on its removal in this planning application process not just a temporary locking. TEA can see no ability for Council to deal with this issue at some other stage otherwise, that is we consider locking the access to not solve the problem. TEA seeks that the new access, both meets standards and is properly constructed for the significant volume of traffic which is indicated in the application.

TEA is concerned that there is a vast 217,351 square metres of buildings which concentrate stormwater on a 68 ha property. We cannot see this issue has been adequately considered and remedied.

As Meander Valley Council can see there are some complex issues of concern. We would welcome a discussion with Council over the matters we have raised.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andrew Ricketts', with a stylized flourish at the end.

Andrew Ricketts
Convenor

PLANNING AUTHORITY 2

Reference No 124/2019

WILLIAM AND FRANKLIN STREETS, WESTBURY

Planning Application: PA\19\0053

Proposal: Subdivision (13 lots)

Author: Leanne Rabjohns
Town Planner

1) Introduction

Applicant	William Franklin P/L
Owner	William Franklin P/L
Property	William Street & Franklin Street, Westbury CT 150259/1
Zoning	General Residential Zone
Discretions	10.4.15.1 General Suitability E4.6.1 Use and road or rail infrastructure E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways E9.6.1 Development and Construction Practices and Riparian Vegetation E9.6.2 Water Quality Management
Existing Land Use	Vacant land
Number of Representations	Two (2)
Decision Due	14/07/19
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

2) Recommendation

It is recommended that the application for Use and Development for Subdivision (13 lots) on land located at William Street & Franklin Street, Westbury CT 150259/1 by William Franklin P/L, be APPROVED, generally in accordance with the endorsed plans:

- a) **Cohen & Associates P/L – Plan of Subdivision – Ref: 27-76 (7692);**
- b) **D1 Consulting Engineers – Soil and Water Management Plan – Job Number: 10219;**
- c) **Rebecca Green & Associates – Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan – dated 30 May 2019;**
- d) **D1 Consulting Engineers P/L – Flood Risk Assessment Report – dated 9 May 2019;**
- e) **Environmental Dynamics – Reissued Noise Impact Assessment – dated 12 February 2019.**

and subject to the following conditions:

1. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2019/00220-MVC attached).
2. A Section 71 Agreement must be executed, that provides the following:
 - a) A future dwelling on Lot 10 will be subject to an application for a planning permit under the *Land Use Planning and Approval Act 1993* and must demonstrate compliance with *AS/NZS 2107:2016 Acoustic – Recommended Design Sound Levels and Reverberation Times for Building Interiors* through the inclusion of building components to attenuate train noise. Noise Impact Assessment prepared by Environmental Dynamics is attached.
 - b) A portion of Lot 10 is within a flood prone area. A Flood Risk Assessment will be required for any development within the identified area. The Flood Risk Assessment Report prepared by D1 Consulting Engineers P/L is attached.
 - c) The location of any future dwelling on Lots 8, 9 & 11, within fifty (50) metres of the rear boundary, will be subject to an application for a planning permit under the *Land Use Planning and Approval Act 1993* and must demonstrate compliance with *AS/NZS 2107:2016 Acoustic – Recommended Design Sound Levels and Reverberation Times for Building Interiors* through the inclusion of building components to attenuate train noise. Noise Impact Assessment prepared by Environmental Dynamics is attached.

Once executed, the agreement must be lodged and registered in accordance with Section 78 of the Land Use Planning and Approvals Act 1993.

All costs associated with preparing and registering the Agreement must be borne by the applicant.

3. Prior to commencement of works the following is to be submitted to Council:
 - a) Detailed engineering designs are required to the satisfaction of Council's Director Infrastructure Services. Detailed engineering documentation must be prepared by a suitably qualified civil engineer or other person approved by the Director Infrastructure Services. The designs must incorporate the following:
 - i. Construction of turning head and crossovers in Franklin Street, and widening of the existing section of Franklin Street north of Alison Court to LGAT standards;
 - ii. Piping of the open drain on the western side of Franklin Street as shown on planning drawings;
 - iii. Construction of crossovers in William Street to LGAT standard including installation of stormwater drains;
 - iv. Construction of earth embankment on the southern side of the existing open drain in accordance with the Flood Risk Assessment Report including removal of Willow trees and existing vehicle crossings.
4. A 2.0m wide drainage easement is to be created over piped stormwater infrastructure within new allotments and a 4.0m wide easement over the existing open drain through Lot 10, in favour of Council.
5. 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 must be completed as shown in the application documents and endorsed plans or as modified by the approval of the detailed engineering drawings and specifications, to the satisfaction of Council's Director Infrastructure Services (see Note 1).
 - b) Provision of as-constructed documentation for completed stormwater infrastructure work, to the satisfaction of Council's Director Infrastructure Services.
 - c) The developer must pay a Public Open Space contribution to 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) Section 71 Agreement executed, as per Condition 2 above.
- e) Easements shown, as per Condition 4 above.

Note:

1. Prior to the construction of the any works within William and/or Franklin Streets separate consent is required by the Road Authority. The Application for Works in the Road Reservation form is enclosed. All enquiries should be directed to Council's Technical Officer on 6393 5312.
2. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au.
3. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au.
5. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
6. 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.
7. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.

8. 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.

3) Background

The application proposes to create 13 residential lots at William and Franklin Streets in Westbury. The land has frontage to William and Franklin Streets. To the north is Tasrail's Western Line. To the east, south and west, the land is used for a range of residential purposes.

The vacant land is 2.325ha in size. There are three (3) existing easements on the title. The proposed subdivision layout and details are shown in Figure 1 and Table 1, while full plans and documentation are included in the attachments.

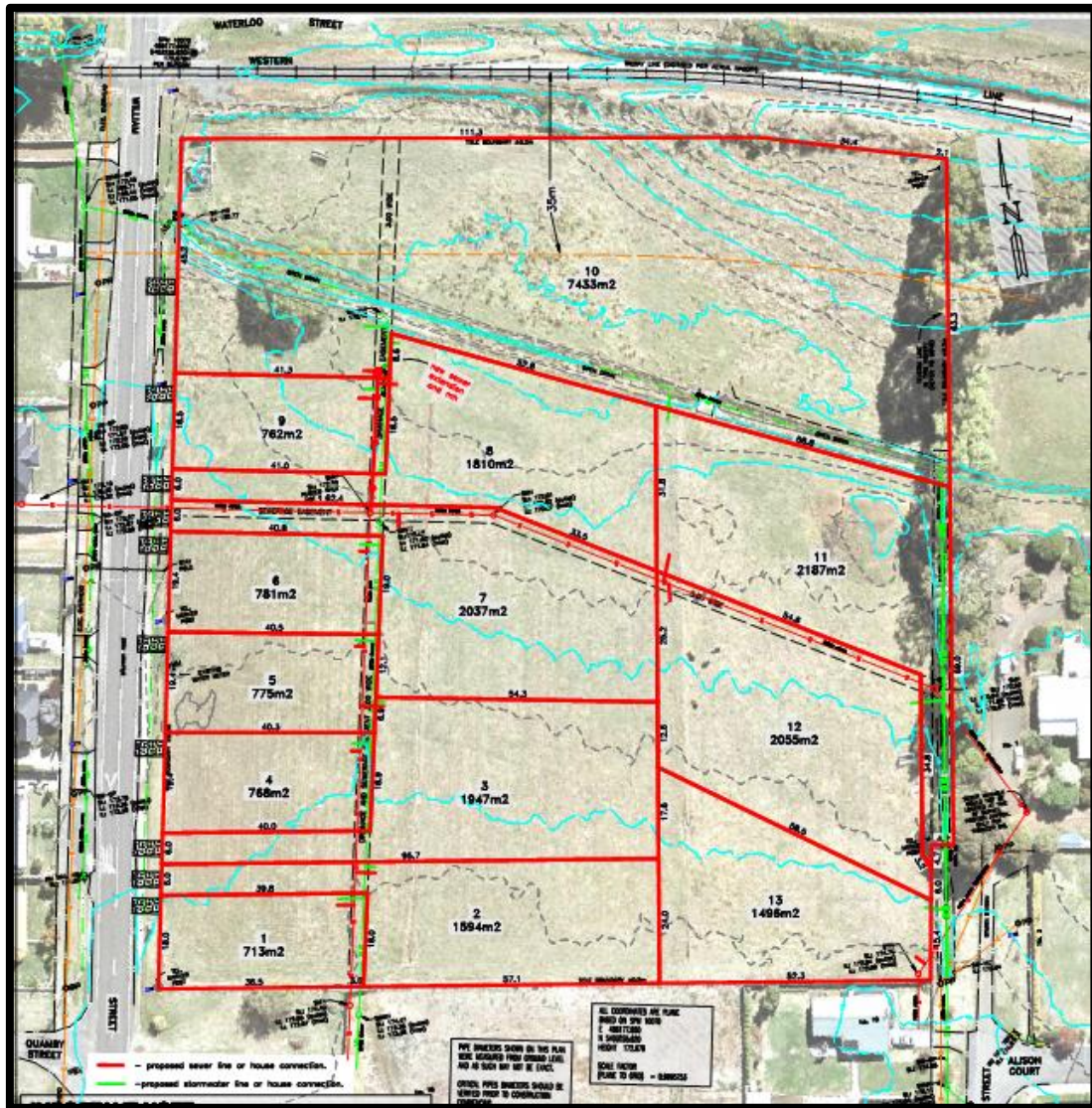


Figure 1: plan of subdivision

Lot	Area (m ²)	Frontage (m)	Feature
1	713	18	
2	1594	6	Internal lot
3	1947	6	Internal lot
4	768	19.4	
5	775	19.4	
6	781	19.4	
7	2037	6	Internal lot
8	1810	6	Internal lot
9	762	18.5	
10	7433	45.2	Abuts rail corridor, open drain
11	2187	8.4	Internal lot
12	2055	6	Internal lot
13	1496	15.4	

Table 1: lot features

4) Representations

The application was advertised for the statutory 14-day period.

Two (2) representations were received (attached documents). A summary of the representations is as follows:

- a) To ensure only single, single level domestic (no commercial) dwellings are situated on the lots with no further subdivision
- b) Driveway locations from Franklin Street.

Comment:

The land is zoned General Residential. In this zone, a dwelling up to 8.5m in height could be constructed without the requirement for a planning permit (except for Lot 10). Applications for subdivision, multiple dwellings (units) and specific businesses can be applied for on these lots. Council does not have the ability to restrict development that is provided for in the planning scheme.

NOTE: as Lot 10 is wholly within 50m from the railway corridor, a future dwelling on this lot will always require a planning permit.

The applicant has provided detail on the proposed driveway locations and this has been forwarded on to the person who lodged the representation. The representor indicated that he was satisfied with the information provided.

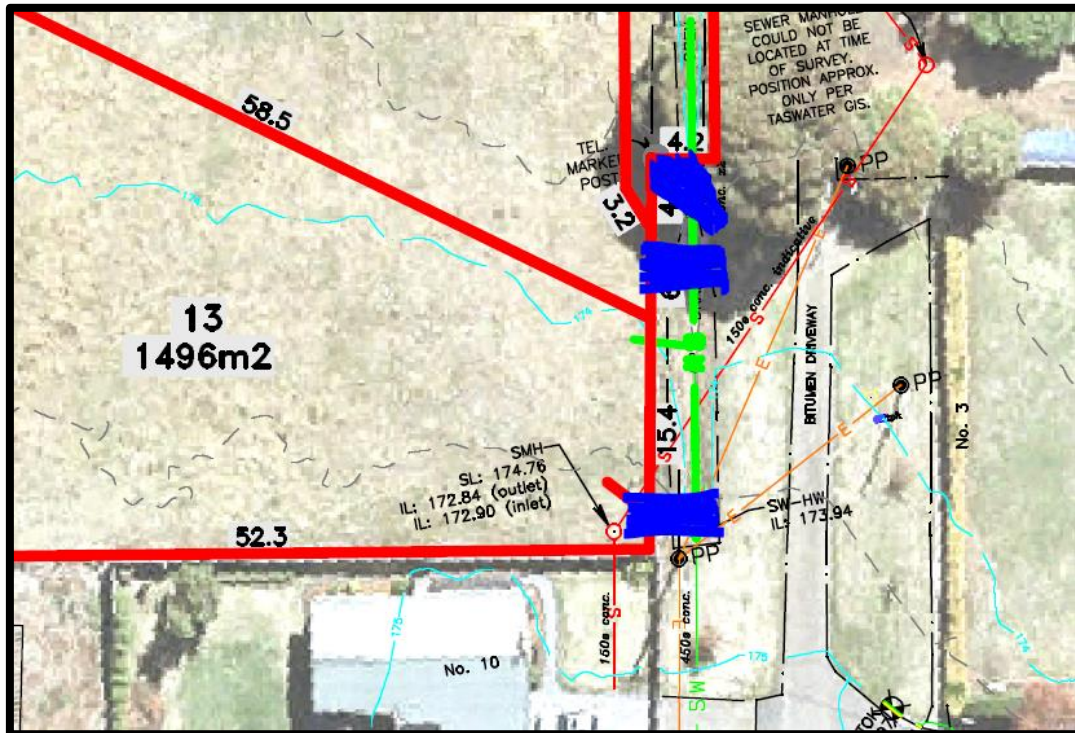


Figure 2: blue areas indicate proposed crossovers to Franklin Street

5) Consultation with State Government and other Authorities

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2019/00220-MVC) was received on 4/06/19 (attached document).

Advice from Tasrail was received on 6 June 2019 (attached document). Further correspondence dated 25 June 2019, stated that the Track Engineer noted the topography and that lower areas on Lot 10 may be impacted on by natural water runoff.

6) Officers Comments

Use Class: Residential

Applicable Standards

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

General Residential Zone	
Scheme Standard	Assessment
10.4.15.1 General Suitability	
Acceptable solution 1	Relies on Performance Criteria
10.4.15.2 Lot Area, Building Envelopes and Frontage	
Acceptable solution 1	Complies
10.4.15.3 Provision of Services	
Acceptable solution 1	Complies
Acceptable solution 2	Complies
10.4.15.4 Solar Orientation of Lots	
Acceptable solution 1	Complies
10.4.15.5 Interaction, Safety and Security	
Acceptable solution 1	Relies on Performance Criteria
10.4.15.6 Integration Urban Landscape	
Acceptable solution 1	Complies
10.4.15.7 Walking and Cycling Networks	
Acceptable solution 1	Complies
10.4.15.8 Neighbourhood Road Network	
Acceptable solution 1	Complies

E1 Bushfire-Prone Areas Code	
Scheme Standard	Assessment
E1.6.1 Subdivision: Provision of hazard management areas	
Acceptable solution A1(b)	Complies
E1.6.2 Subdivision: Public and fire fighting Access	
Acceptable solution A1(b)	Complies
E1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
Acceptable solution A1(b)	Complies
Acceptable solution A2(b)	Complies

E4 Road and Railway Assets Code	
Scheme Standard	Assessment
E4.6.1 Use and road or rail infrastructure	
Acceptable solution 1	Relies on Performance Criteria
E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways	
Acceptable solution 1	Relies on Performance Criteria
Acceptable solution 2	Complies

E6 Car Parking and Sustainable Transport Code	
Scheme Standard	Assessment
E6.6.1 Car Parking Numbers	
Acceptable solution 1	Complies

E9 Water Quality Code	
Scheme Standard	Assessment
E9.6.1 Development and Construction Practices and Riparian Vegetation	
Acceptable solution 3	Relies on Performance Criteria
E9.6.2 Water Quality Management	
Acceptable solution 1	Relies on Performance Criteria
Acceptable solution 2	Relies on Performance Criteria
E9.6.5 Sediment and Erosion Control	
Acceptable solution 1	Complies

E10 Recreation and Open Space Code	
Scheme Standard	Assessment
E10.6.1 Provision of Public Open Space	
Acceptable solution 1	Complies

Performance Criteria

General Residential Zone
10.4.15.1 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 General Residential Zone.</i></p>
<p>Performance Criteria</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> <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>

Response

As the Zone Purpose has been directly incorporated into the Performance Criteria, the Zone Purpose becomes a standard that the proposed development must satisfy.

The Zone Purpose states:

- 10.1 *Zone Purpose*

- 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.*

- 10.1.2 *Local Area Objectives*
- Westbury *a) Westbury will be supported as a growth centre servicing the rural district and also to support the business activity centre;*
b) Varying housing types and aged care will be supported as an important factor in retaining population;
c) Areas of underutilised, internal land will be promoted for infill development.
a) Subdivision design is to consider the relationship and connectivity between future urban growth areas, support services and open space assets.

- 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.

The proposal is to create 13 residential lots. The proposed lots range in size and shape, providing for a range of dwelling types. All lots are serviced by sewer, water and stormwater infrastructure.

Surrounding properties range in area from 600m² to 2.27ha. The proposed lots fall within this range. There are other internal lots in close proximity to the subject land. As such, the proposed lot layout is in keeping with the character of the surrounding area.

The subject land is in close proximity to the local business centre of Westbury. The Recreation Ground/Sports Centre, Village Green, The Common, public transport and the Showground are all within easy walking distance from the land.

The land is currently vacant land and is surrounded by residential uses to the east, south and west. The proposal is considered infill development.

The land is zoned General Residential, and a single dwelling has a No Permit Required use status. All lots are large enough to ensure a dwelling could meet the boundary setback standards of the zone.

The land is generally sloping towards the watercourse/open drain that dissects the property, flowing from 1 Franklin Street to William Street. The application included a Flood Risk Assessment Report prepared by D1 Consulting Engineers P/L dated 09 May 2019. The report states that *partial flooding results from urban catchment flow path which enters via Meander Valley Road upstream to the proposed development and that flooding would be mainly limited to the north side of the un-named creek north of the Meander Valley Road, with the depth of flooding typically 0.8m to 1.5m for the 1% AEP or 1 in 100 year event.*

The report provides the following recommendations:

1. *No Building Zone to be mapped. Refer to Appendix A [see Figure 3 below];*
2. *Installation of 1:4 earth stabilized embankment above the 1 in 100 year event with a minimum freeboard of 400mm. Refer to Appendix A [see Figure 4 below];*
3. *Maintenance of the natural creek flow path;*
4. *Removal of the existing vehicle crossings;*
5. *Installation of an inlet headwall from LGAT Standard Drawings TSD-SW21.*

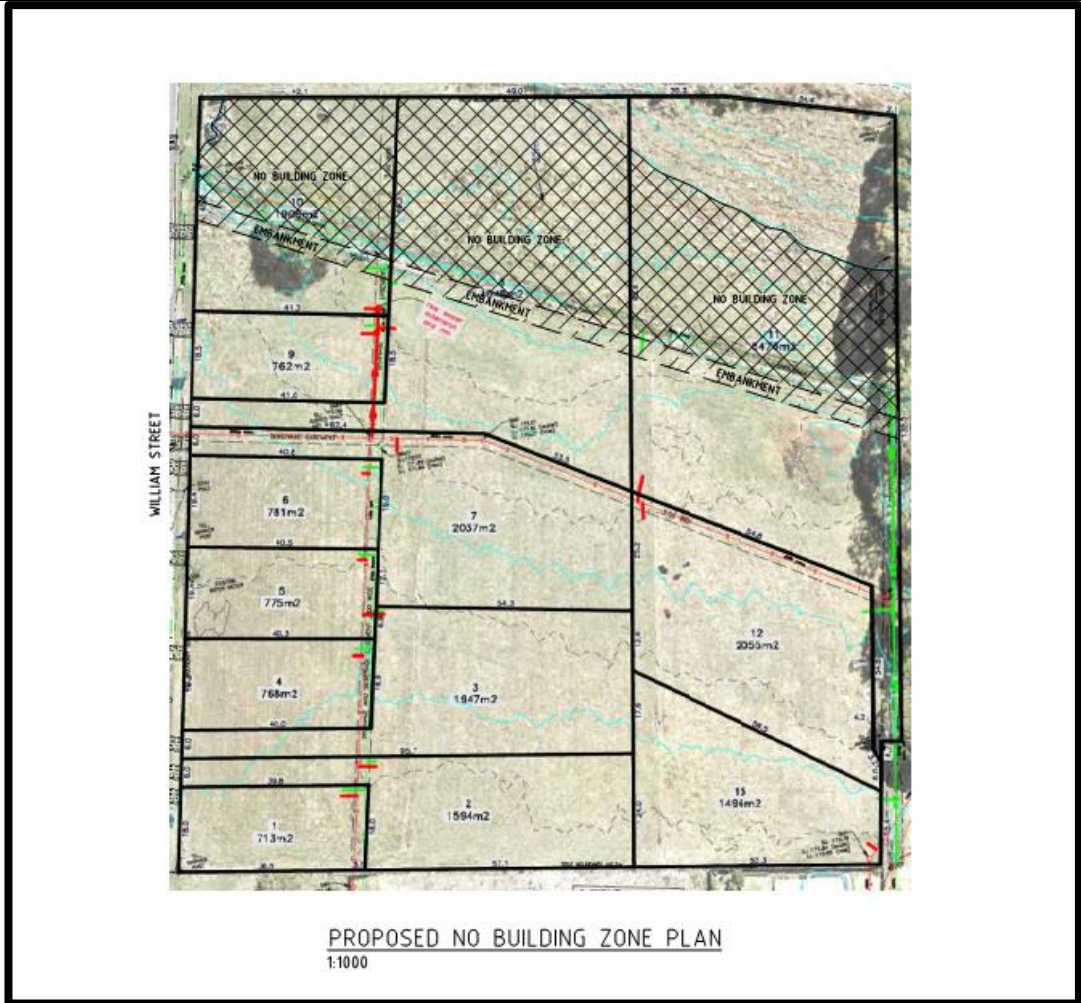


Figure 3: proposed No Building Zone and location of proposed embankment

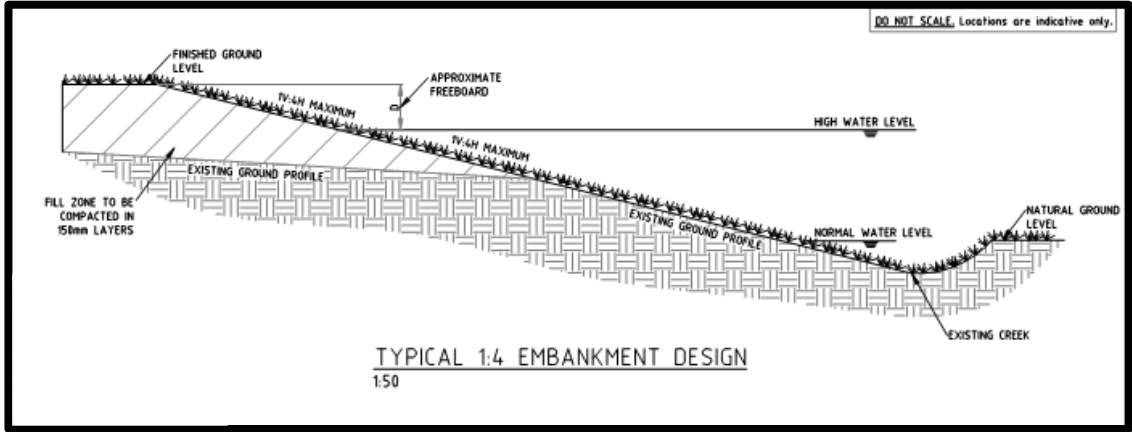


Figure 4: proposed embankment design

All works associated with the embankment design are wholly within Lot 10. As this will form part of Council’s stormwater network, these works will be incorporated in to the engineering design drawings. It is recommended that a drainage easement be created over these works.

The planning scheme provides the ability for development to occur within a flood-prone area. Council does not have the ability to restrict development that is provided for in the planning scheme.

Recommended Conditions:

- A 4.0m wide easement to be created over the existing open drain through Lot 10, in favour of Council.
- Detailed engineering designs are required to the satisfaction of Council's Director Infrastructure Services. Detailed engineering documentation must be prepared by a suitably qualified civil engineer or other person approved by the Director Infrastructure Services. The designs must incorporate the following:
 - Construction of earth embankment on the southern side of the existing open drain in accordance with the Flood Risk Assessment Report including removal of willow trees and existing vehicle crossings.
- A Section 71 Agreement must be executed, that provides the following:
 - A portion of Lot 10 is within a flood prone area. A Flood Risk Assessment will be required for any development within the identified area. The Flood Risk Assessment Report prepared by D1 Consulting Engineers P/L is attached.

Council's Director Infrastructure Services has assessed the Flood Risk Assessment Report and provided the following comment:

The flood risk assessment process has been thoroughly reviewed by Council's consultants and the final report submitted by the applicant demonstrates that flood risk has been adequately addressed and mitigated.

All lots have frontage to either William Street or Franklin Street. The proposal includes the widening of Franklin Street to cater for the three (3) additional driveway crossovers.

The land is not heritage listed, and not mapped as landslip or karst.

The proposed development is considered consistent with the Objective and Performance Criteria.

General Residential Zone**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.

Performance Criteria

P1

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

Response

Lots 2, 3, 7, 8, 11 & 12 are all internal lots. There are other internal lots in close proximity to the subject land.

The lot layout provides opportunities for visibility and surveillance of the internal lots from other residential lots and the surrounding road network.

The proposed development is considered consistent with the Objective and Performance Criteria.

E4 Road and Railway Assets Code**E4.6.1 Use and road or rail infrastructure****Objective**

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

Performance Criteria

P1

Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.

Response

The driveway crossover for Lot 10 is located within 50m of the railway corridor.

Council's Director Infrastructure Services has assessed the location of Lot 10's crossover and considers the location safe and efficient; and that it would not make a material difference to the safe and efficient operation of the rail crossing.

The proposed development is considered consistent with the Objective and Performance Criteria.

E4 Road and Railway Assets Code

E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways

Objective

To ensure that development on or adjacent to class 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to:

- a) ensure the safe and efficient operation of roads and railways; and*
- b) allow for future road and rail widening, realignment and upgrading; and*
- c) avoid undesirable interaction between roads and railways and other use or development.*

Performance Criteria

P1

Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to:

- a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and*
- b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and*
- c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and*
- d) ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.*

Response

Lot 10 is located wholly within 50m of the railway corridor. Lots 8 & 9 are partially within 50m of the railway corridor; however there are potential building sites on these lots located greater than 50m from the railway corridor (see Figure 5 below).

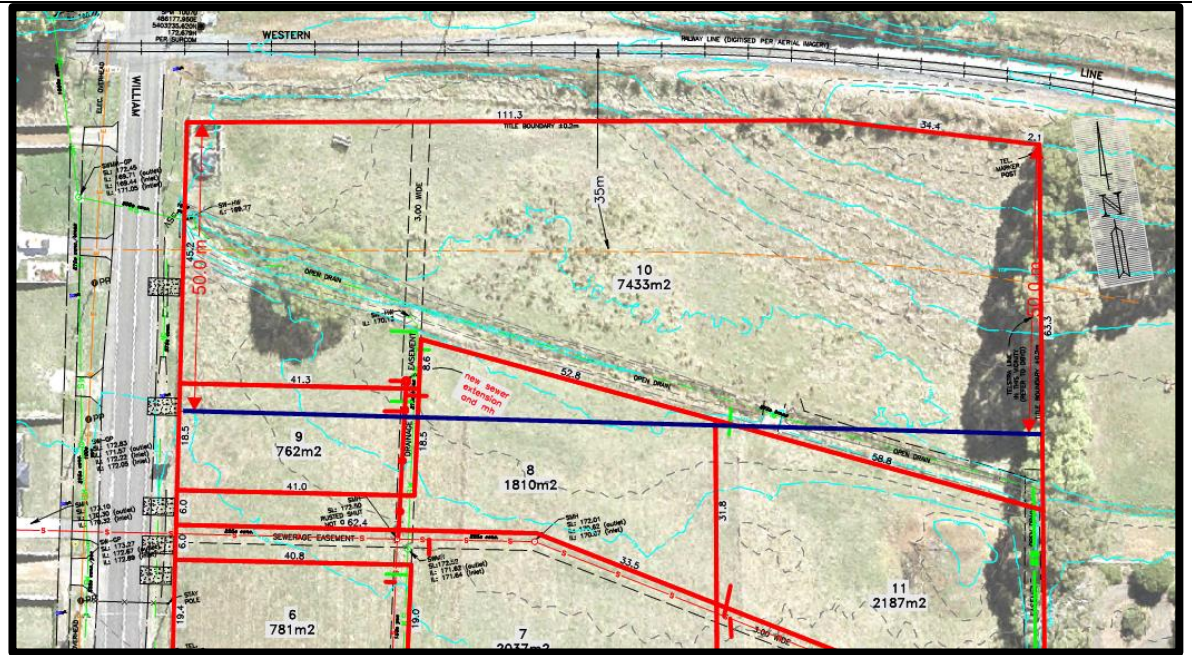


Figure 5: the dark blue line indicates a 50m setback from the Railway Corridor

The application included a Noise Impact Assessment prepared by Environmental Dynamics dated 12 February 2019. This report makes the following recommendations (pages 9 & 10):

- I. Residences should have a setback of at least 35m from the north property boundary. The setback to the railway line will then be 40m, and the set back to the bedrooms will be more (see v below).
- II. Residences should have a setback of at least 15m from the road. The set back can be relaxed if noise mitigation measures are implemented that ensure achieving acceptable day time noise levels inside living areas of a residence.
- III. The proximity of the Western railway to the proposed subdivision is obvious, but the attention of prospective buyers of residences in the subdivision should be drawn to this first, perhaps through an advisory note in Section 337 of the property title.
- IV. The attention of perspective buyers of any residence with a set back of less than 50m should be drawn to the fact the residence is closer than the 50m setback recommended by the Road and Rail Assets Code.
- V. Bedrooms should be located on the south side of residences, and attention paid to the bedroom envelope. I recommend the use of glass that is able to significantly better noise reduction than normal glass, such as Virifian's Hush Glass.

If approved, the Noise Impact Assessment would be endorsed as part of the permit, and then available to future land buyers through the 337 certificate process.

The recommended minimum setback of 35m provides limited space for a future dwelling on Lot 10 (see Figure 6). A small dwelling (10m x 9m) could be built to the southern side boundary. However a dwelling with a wall length greater than 9m built within 1.5m of the side boundary would require a Discretionary planning application. As such, a larger floor area could be constructed, though the dwelling would need to be carefully designed to ensure compliance with the Acceptable Solution.

A future dwelling within 1.5m of the side boundary would require overshadowing and visual impacts assessments. No further detail has been provided to make an assessment of likely impacts to Lot 9.

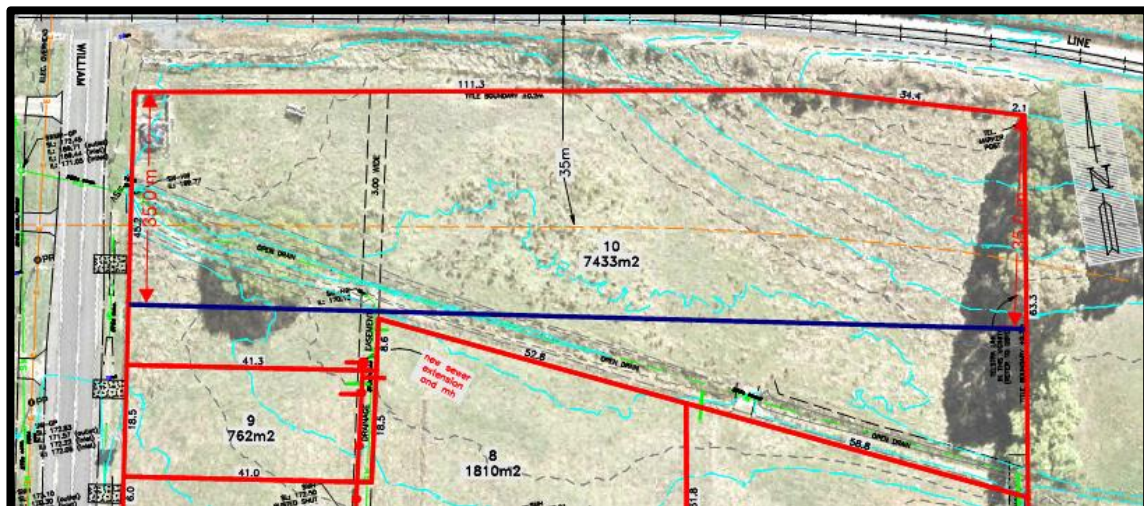


Figure 6: the dark blue line indicates a 35m setback from the Railway Corridor

TasRail's advice on the 6 June 2019 raised concerns regarding future landowners not being aware of the close proximity of a railway line. As stated above, if this application is approved, the Noise Assessment Report will be endorsed as part of the permit. The permit (with the report) would then be available to future land purchasers through the 337 certificate process. With a Section 71 Agreement, potential purchasers have the ability to become informed prior to purchase.

Recommended Condition:

Prior to this permit becoming effective, a Section 71 agreement must be executed, that provides the following:

A Section 71 agreement must be executed, that provides the following:

- a) A future dwelling on Lot 10 will be subject to an application for a planning permit under the *Land Use Planning and Approval Act 2016* and must demonstrate compliance with AS/NZS 2107:2016 Acoustic – Recommended Design Sound Levels and Reverberation Times for Building interiors through the inclusion of building components to attenuate train noise. Noise Impact Assessment prepared by Environmental Dynamics is attached.
- b) The location of any future dwelling on Lots 8 and 9, within fifty (50) metres of the rear boundary, will be subject to an application for a planning permit under the *Land Use Planning and Approval Act 2016* and must demonstrate compliance with AS/NZS 2107:2016 Acoustic – Recommended Design Sound Levels and Reverberation Times for Building interiors through the inclusion of building components to attenuate train noise. Noise Impact Assessment prepared by Environmental Dynamics is attached.

It is noted that William and Franklin Streets are not Class 1 or 2 roads. The subject land is located over 50m from the Bass Highway (class 1 road) and Birralea Road (class 2 road).

The proposed development is considered consistent with the Objective and Performance Criteria.

E9 Water Quality Code

E9.6.1 Development and Construction Practices and Riparian Vegetation

Objective

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

Performance Criteria

P3

A watercourse may be filled, piped, or channelled:

- a) within an urban environment for the extension of an existing reticulated stormwater network; or*
- b) for the construction of a new road where retention of the watercourse is not feasible.*

Response

The un-named watercourse forms part of Council's established stormwater

network.

The proposed development is considered consistent with the Objective and Performance Criteria.

E9 Water Quality Code

E9.6.2 Water Quality Management

Objective

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

Performance Criteria

P2.1

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

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

P2.2

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

Response

Though mapped as a watercourse, the open drain forms part of Council's established stormwater network.

The majority of stormwater that is entering the system will be roof runoff, which is a quality suitable for discharge into the drain.

Other stormwater may be from hardened surfaces, with the management governed by a Plumbing Permit.

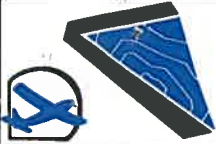
The design of the piped stormwater network will include pits with sumps, upstream of outlets to the creek, to reduce coarse and fine particulates from entering the open drain.

The proposed development is considered consistent with the Objective and Performance Criteria.

Conclusion

It is considered that the application for Use and Development for a Subdivision (13 lots) is acceptable in the General Residential Zone and is recommended for approval.

DECISION:



COHEN & ASSOCIATES P/L

LAND & AERIAL SURVEYORS
ABN 70 689 298 535

103 CAMERON STREET
PO BOX 990 LAUNCESTON 7250 TAS
TELEPHONE : 03 6331 4633

www.surveyingtas.com.au
EMAIL : admin@surveyingtas.com.au

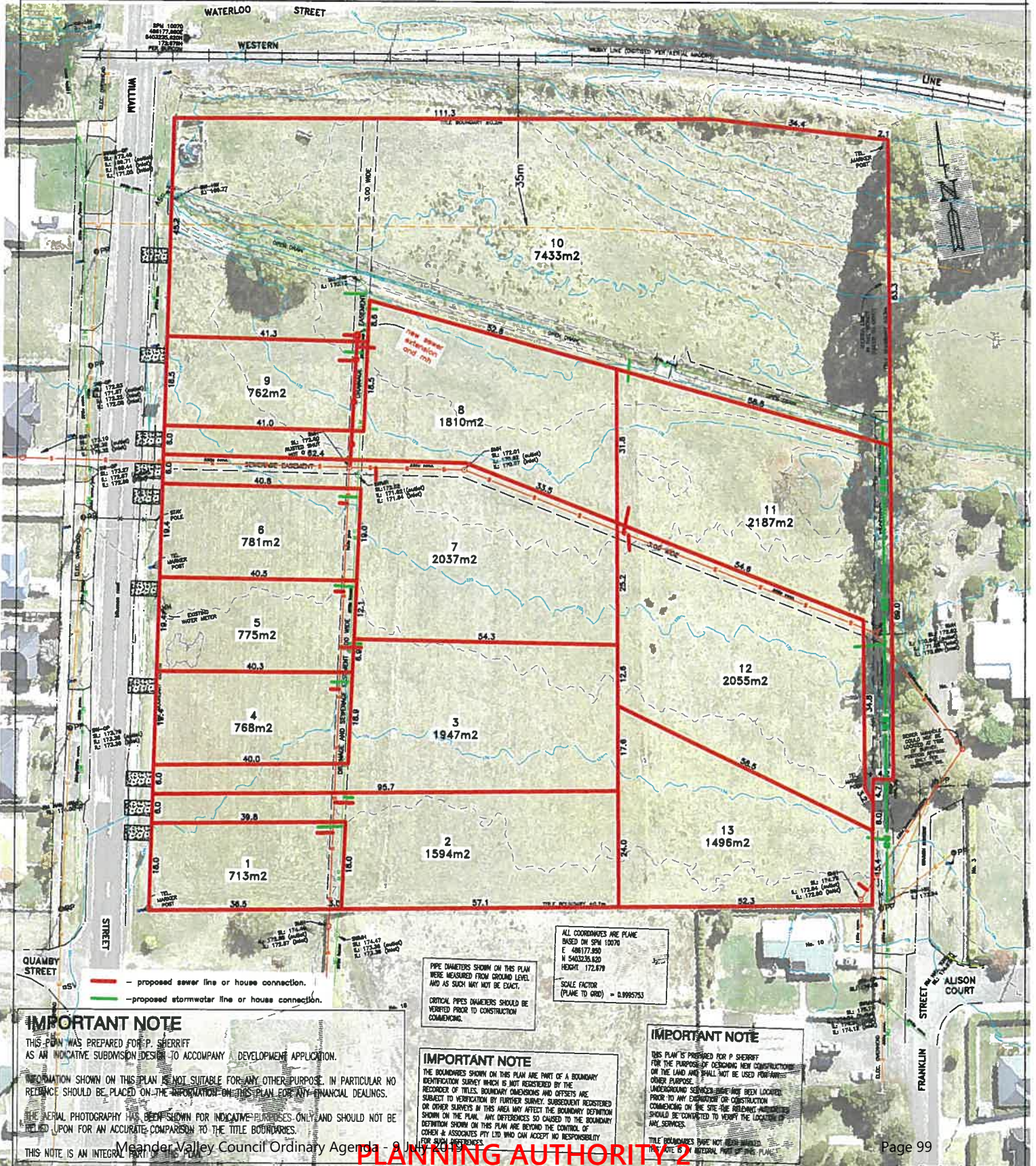
PLAN OF SUBDIVISION SHEET 1 OF 1

REF: 27-76
(7692)

Municipality: MEANDER VALLEY
Site Address: Lot 1 WILLIAM ST WESTBURY
Scale: 1 : 750 @ A3

Owners: WILLIAM FRANKLIN PTY LTD
Title Refs: 150259-1
Dates: Rev 9: 29-5-2019

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements may not be shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.



IMPORTANT NOTE
THIS PLAN WAS PREPARED FOR P. SHERRIFF AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.
INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO REFERENCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS.
THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES.
Meander Valley Council Ordinary Agenda - 8 June 2019

PIPE DIAMETERS SHOWN ON THIS PLAN WERE MEASURED FROM GROUND LEVEL AND AS SUCH MAY NOT BE EXACT.
CRITICAL PIPE DIAMETERS SHOULD BE NOTIFIED PRIOR TO CONSTRUCTION COMMENCING.

ALL COORDINATES ARE PLANE BASED ON SP4 19070
E 486177.899
N 5403236.820
HEIGHT 172.879
SCALE FACTOR (PLANE TO GRID) = 0.9995753

IMPORTANT NOTE
THE BOUNDARIES SHOWN ON THIS PLAN ARE PART OF A BOUNDARY IDENTIFICATION SURVEY WHICH IS NOT REGISTERED BY THE REORDER OF TITLES. BOUNDARY DIMENSIONS AND OFFSETS ARE SUBJECT TO VERIFICATION BY FURTHER SURVEY. SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THIS PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF COHEN & ASSOCIATES PTY LTD WHO CAN ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES.

IMPORTANT NOTE
THIS PLAN IS PREPARED FOR P. SHERRIFF FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTION ON THE LAND AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
UNDERGROUND SERVICES HAVE NOT BEEN LOCATED PRIOR TO ANY EXCAVATION OR CONSTRUCTION COMMENCING ON THE SITE. THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO VERIFY THE LOCATION OF ANY SERVICES.
TITLE BOUNDARIES HAVE NOT BEEN VERIFIED. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

Submission to Planning Authority Notice

Council Planning Permit No.	PA/19/ 0053	Council notice date	19/02/2019
TasWater details			
TasWater Reference No.	TWDA 2019/00220-MVC	Date of response	4 June 2019
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	WILLIAM ST, WESTBURY	Property ID (PID)	2779257
Description of development	13 Lot Subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Cohen & Assoc	Plan of Subdivision	9	29-5-2019
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"> 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. Prior to commencing construction of the subdivision, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>ASSET CREATION & INFRASTRUCTURE WORKS</p> <ol style="list-style-type: none"> 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. Plans submitted with the application for Engineering Design Approval must show the maximum extent that the proposed sewerage connections for lots 2, 3, 9, 10, 13 control the lot for a gravity connection. The developer must apply for approval to title endorsement under Clause 17 (that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater's sewerage system) in respect of those lots wherein sanitary drains cannot fully comply with TasWater requirements to discharge via gravity. <p>Advice: <i>TasWater expects that new lots fully drain by gravity.</i></p> <ol style="list-style-type: none"> 6. Prior to applying for a Permit to Construct 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 suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction. 			

7. 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.
8. 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.
9. 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 Plan of Subdivision, are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
10. 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.
11. 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.
12. 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.
13. 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.
14. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
15. 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

16. Consent to Register a Legal Document in respect of Lot 1 must not be requested/issued unless and

until a pipeline easement has been created to TasWater's satisfaction over proposed infrastructure on title CT 162062/2 (18 Franklin Street, Westbury) and be in accordance with TasWater's standard pipeline easement conditions.

17. In the event that the property sewer connection for affected lots cannot control the lot for a gravity connection, the Plan of Subdivision Council Endorsement Page for those affected lots is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater's sewerage system.

Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point

18. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.

Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.

19. 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

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

- a. \$675.71 for development assessment; and
- b. \$149.20 for Consent to Register a Legal Document

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

21. 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, as approved by Council.

Advice

General

For information on TasWater development standards, please visit

<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list

of companies

- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

Authorised by



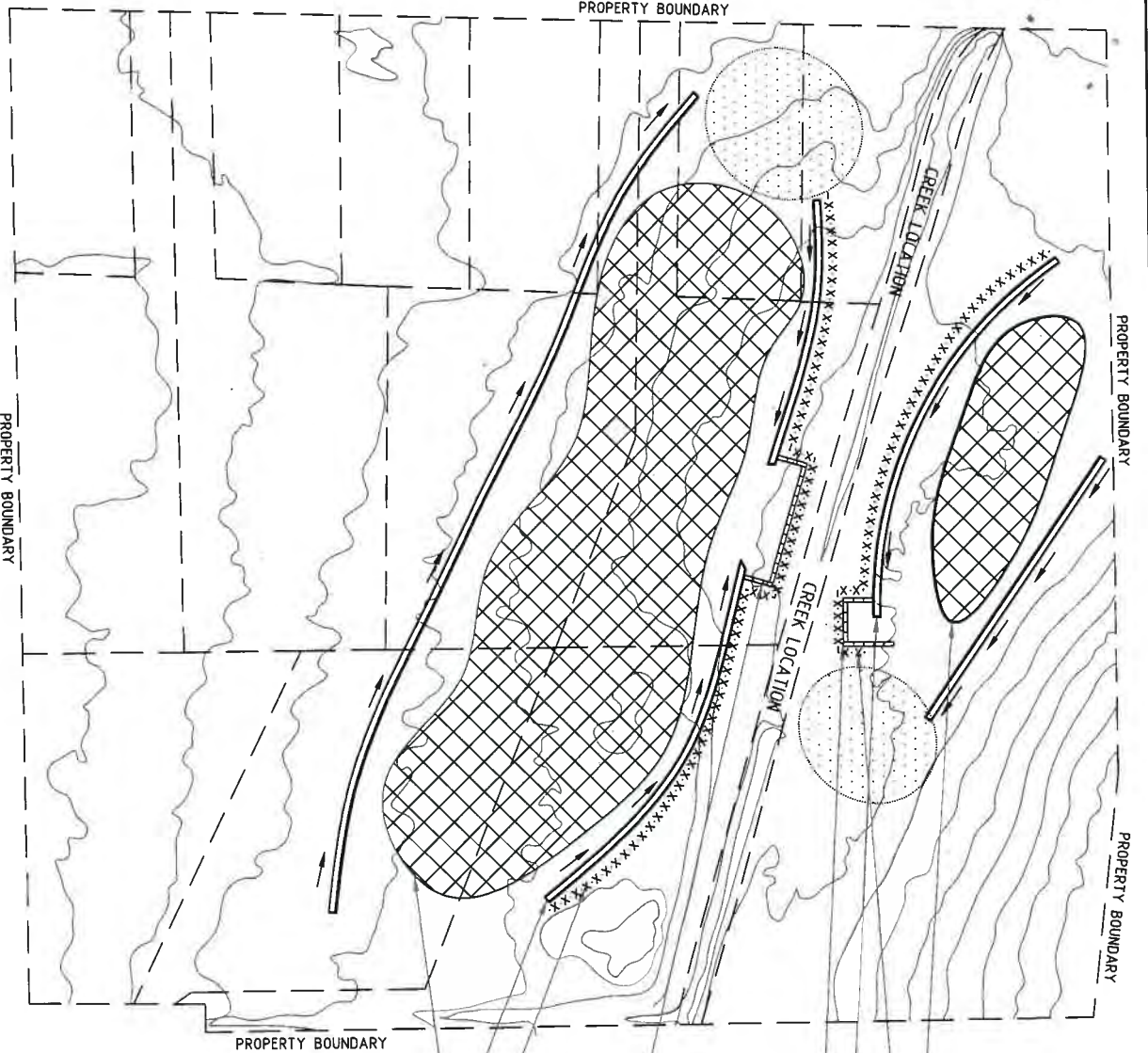
Jason Taylor

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

SOIL AND WATER MANAGEMENT PLAN
1:750



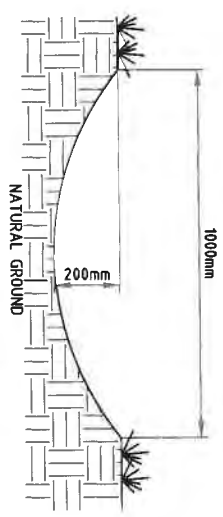
SOIL STOCKPILE 1
SEDIMENT FENCING LOCATION
1000mm WIDE DIVERSION CHANNEL
SEDIMENT CATCHMENT POINTS AND LOAD SPREADER AT END OF CHANNELS. CONSTRUCTED FROM SQUARE HAY BALES SECURED WITH 2 STAR PICKETS MINIMUM EMBEDMENT 750MM INTO THE GROUND. (7M X 5M)

SEDIMENT CATCHMENT POINTS AND LOAD SPREADER AT END OF CHANNELS. CONSTRUCTED FROM SQUARE HAY BALES SECURED WITH 2 STAR PICKETS MINIMUM EMBEDMENT 750MM INTO THE GROUND. (20M X 5M)

SEDIMENT FENCING LOCATION
1000mm WIDE DIVERSION CHANNEL
SOIL STOCKPILE 2

NOTES:
DO NOT SCALE. Locations are indicative only.

1. ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.
2. ALL VEGETATION OUTSIDE THE BUILDING ENVELOPE WILL BE RETAINED.
3. EXISTING SITE GRASSSED AREAS AND VEGETATION TO REMAIN AS IS TO HELP REDUCE ANY SOIL EROSION AND POLLUTION TO NATURAL WATER COURSE.



DIVERSION CHANNEL SECTION
N.T.S.

LEGEND	
---	PROPERTY BOUNDARY LINES
- X X X -	SEDIMENT FENCE
---	DIVERSION CHANNEL
XXXXXX	STOCKPILE
---	CONTOUR LINE
□	HAY BALE
□	BUFFER ZONE (GRASSSED AREA)

REV No.	DESCRIPTION	ISSUED BY	DATE
0	FOR PLANNING		31.05.19

D1 CONSULTING ENGINEERS Pty Ltd

D1 Consulting Engineers
10 Jackson Street, Nowra, TAS 7248
Phone 0400 347 100 or 0418 5711 734
Email: Chris.andeandice@gmail.com
Marcus.Salomondice@gmail.com

SCALE	1:750	JOB No.	MS
DATE	MAY 2019		
DRAWN	M.S.	10219	CHECKED
WILLIAM FRANKLIN PTY LTD			REV
LOT 1 WILLIAM STREET,			DWG. No
WESTBURY			
SOIL AND WATER MANAGEMENT PLAN		0	P03

Soil & Water Management on Large Building & Construction Sites



What is this?

Sediment and erosion control measures are typically required for subdivisions and larger sites. The construction of subdivisions involves breaking land into smaller lots and installation of related services (roads, water, sewerage, power etc.). Due to the scale of land clearance and excavation, subdivision construction activities can cause excessive erosion and sediment loads in runoff, compared with the disturbance of building single house lots.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will minimise erosion and control sediment run-off from your site, meet your legal requirements and help protect our waterways.

Fact Sheet 1

WHAT DO I NEED TO DO?

All works undertaken during subdivision construction are normally 'controlled' through the principle contractor and site manager. This means the risks of erosion can be readily managed through appropriate guidance and supervision. Compared with the allotment building phase where there are different building contractors and subcontractors present on any given allotment it is easier to manage erosion and prevent sediment runoff at the subdivision construction phase.

Submit a Soil and Water Management Plan:

Subdivisions or activities that create greater than 250 m² of ground disturbance may need to submit a drawn Soil and Water Management Plan (SWMP) to council as a requirement of their planning permit (see Fact Sheet 3).

On the SWMP clearly define and document who is responsible for maintaining the sediment and erosion control measures (installed during the subdivision phase) that will be used in the allotment building phase.

When designing subdivision works:

- 1) Ensure that the subdivision conforms to the natural limitations presented by the topography and the soil so as to reduce the potential for soil erosion.
- 2) Make sure that land clearing is only being undertaken in conjunction with the development of each stage.
- 3) Develop the site in increments of workable size such that adequate sediment and erosion control measures can be provided as the subdivision progresses. The smallest practical area of land should be exposed at any one period of time.
- 4) Coordinate the sediment and erosion control measures with the different subdivision construction phases.
- 5) Limit soil exposure to the shortest feasible period of time.
- 6) Keep removed topsoil for respreading over the developed area.
- 7) Retain and protect natural vegetation wherever practical.
- 8) Install larger sediment controls i.e. sediment basins if site conditions are suitable.
- 9) Manage wind-borne erosion.

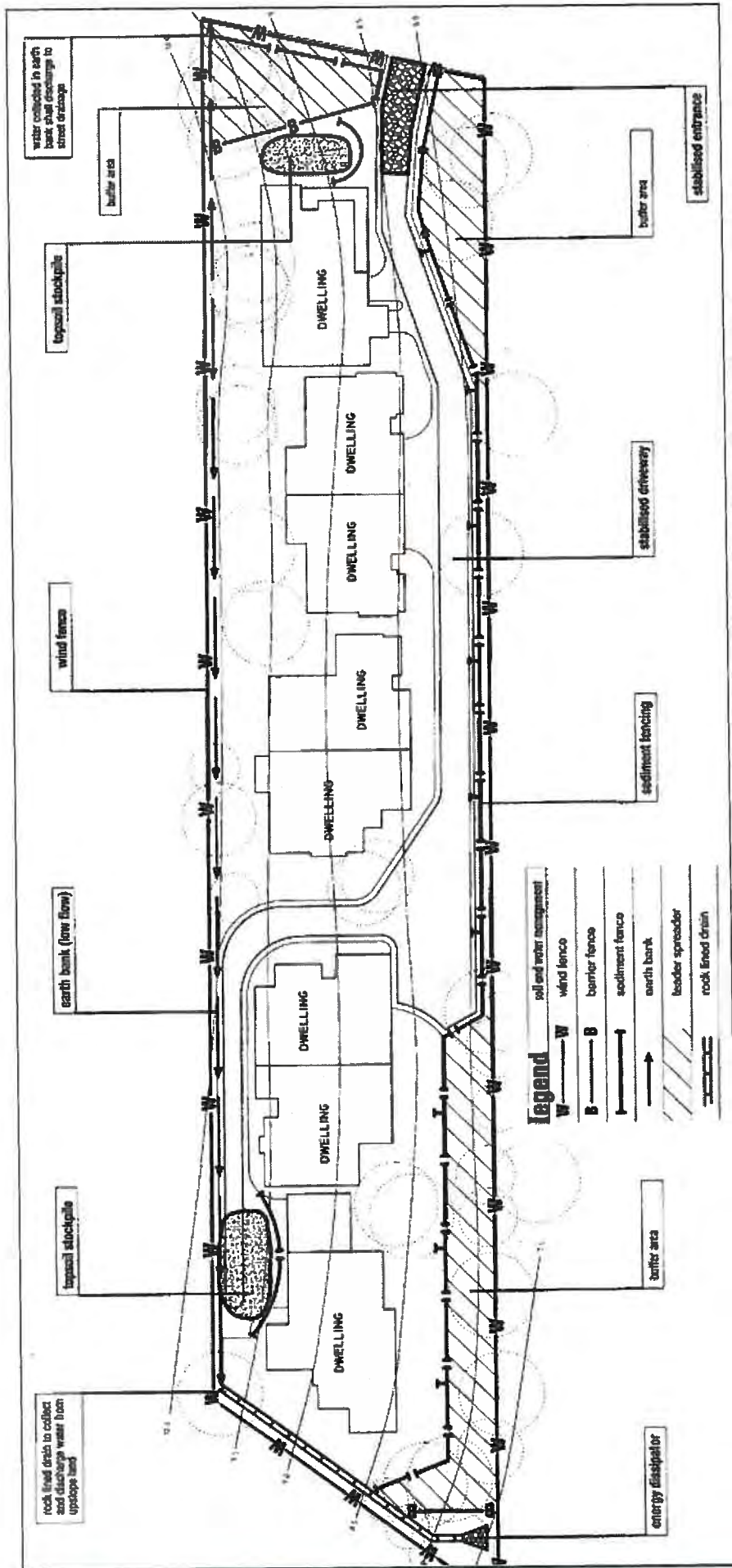


Figure 1A: SWMP for a subdivision.

List of fact sheets

1. Soil & Water Management on Large Building & Construction Sites
2. Soil & Water Management on Standard Building & Construction Sites
3. Soil & Water Management Plans
4. Dispersive Soils – High Risk of Tunnel Erosion
5. Minimise Soil Disturbance
6. Preserve Vegetation
7. Divert Up-slope Water
8. Erosion Control Mats & Blankets
9. Protect Service Trenches & Stockpiles
10. Early Roof Drainage Connection
11. Scour Protection – Stormwater Pipe Outfalls & Check Dams
12. Stabilised Site Access
13. Wheel Wash
14. Sediment Fences & Fibre Rolls
15. Protection of Stormwater Pits
16. Manage Concrete, Brick & Tile Cutting
17. Sediment Basins
18. Dust Control
19. Site Revegetation

Remember:

Everyone working on building and construction sites has a responsibility to prevent pollution. If you do have an accident and pollution occurs you are required by law to notify the site supervisor. If the site supervisor cannot be contacted, workers should immediately notify the local council so they can work with you to minimise any harm to the environment.

Acknowledgement:

Figure 1A after Landcom 2004 "Soils & Construction Volume I Managing Urban Stormwater (4th edition)". Some of the text in this brochure has been obtained and modified from the Brisbane City Council 2008 "Subdivision and Development Guidelines".

Date of Issue: December 2008

Soil & Water Management on Standard Building & Construction Sites



What is this?

A general overview of sediment and erosion control measures that are typically required for single residential building lots including when certain control measures should be installed. Useful for planning and for determining what practices might be suitable for your site. For further details about each of the control measures mentioned go to the relevant fact sheet in the series.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will minimise erosion and control sediment run-off from your site, meet your legal requirements and help protect our waterways.

Fact Sheet 2

WHAT DO I NEED TO DO?

The timing of works and installation of control measures has a major influence on how effective soil and water management is in reducing on-site erosion and the amount of sediment that is carried off-site.

Before starting site works plan to:

- 1) Schedule earthworks in phases throughout the project so that the ground is disturbed for the shortest time possible (see Fact Sheet 5).
- 2) Avoid stripping and excavating until all necessary permits, licences and approvals have been obtained and you are ready to start work.
- 3) Install erosion and sediment control measures in accordance with an approved Soil and Water Management Plan (if required) (see Fact Sheet 3).

Install erosion and sediment control measures in sequence:

- 1) Choose a single, stabilised site access point (see Fact Sheet 12).
- 2) Install sediment fences or fibre rolls at the low end of the site to trap sediment (see Fact Sheet 14).
- 3) Divert up-slope catchment runoff around the site by installing a diversion drain and level spreader (see Fact Sheet 7).
- 4) Keep as much vegetation as possible to minimise soil erosion and reduce rainwater running across the site (see Fact Sheet 6).
- 5) Designate a location where topsoil and other excavation material will be stockpiled during building and construction. Provide suitable controls to prevent erosion (see Fact Sheet 9).
- 6) Stabilise areas of exposed soil with vegetation or erosion control blankets and mats (see Fact Sheet 8).
- 7) Protect the nearby stormwater system including any stormwater pits on and below the site from blocking up with sediment (see Fact Sheet 15).
- 8) Designate an appropriate location within the site where sediment-generating activities can be managed (e.g. wheel wash, brick cutting) (see Fact Sheet 16).

Once site works have commenced:

- 1) Monitor sediment and erosion control measures at least once a week and after each rainfall event.
- 2) Construct service trenches away from where water is likely to concentrate. Try not to have service trenches open any longer than necessary (see Fact Sheet 9).
- 3) Prevent clean rainwater running across the site by connecting downpipes to the stormwater system as soon as the roof is on the building frame (see Fact Sheet 10).

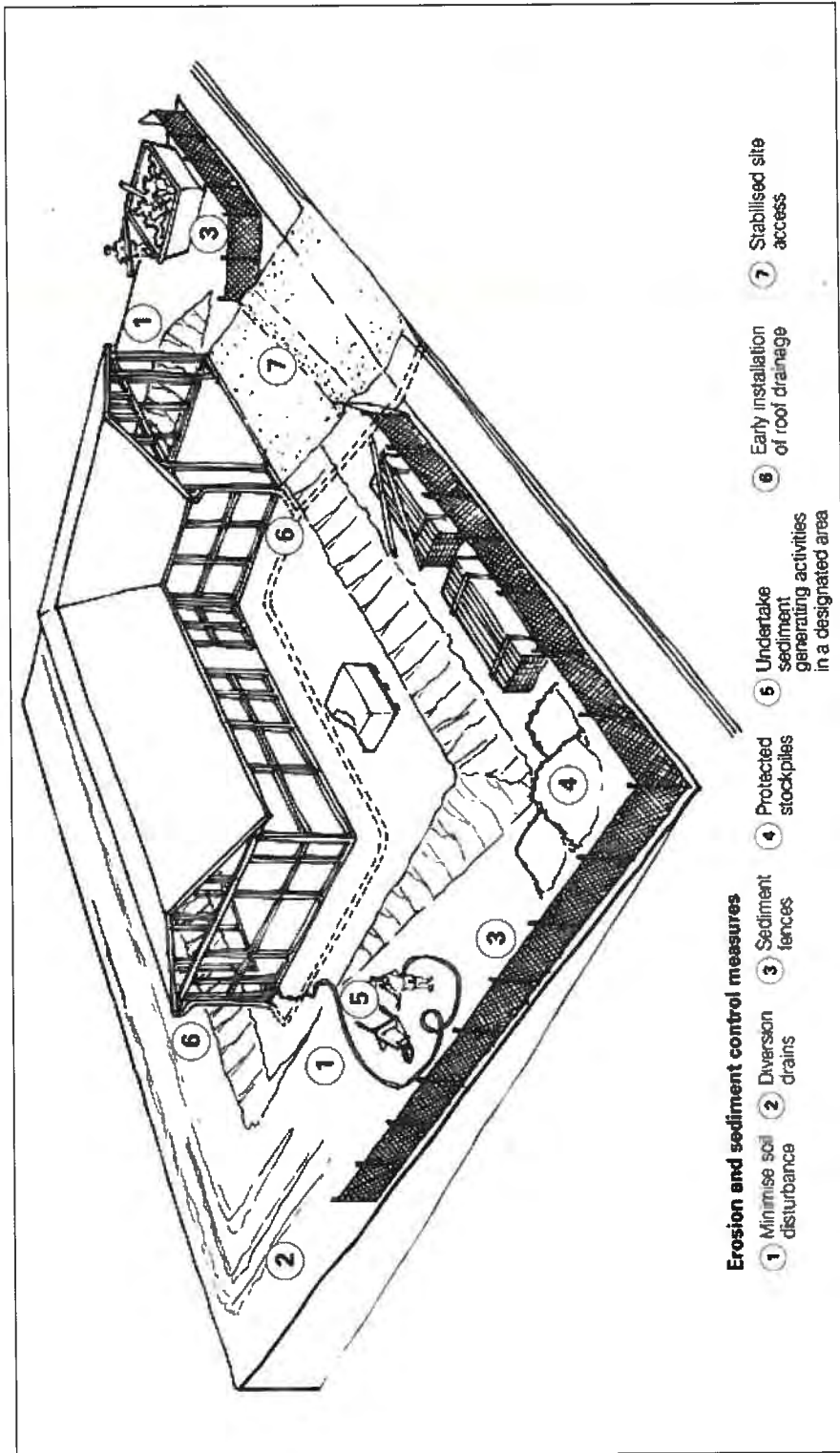


Figure 2A: Appropriate sediment and erosion control measures for single residential building lots.

List of fact sheets

1. Soil & Water Management on Large Building & Construction Sites
2. **Soil & Water Management on Standard Building & Construction Sites**
3. Soil & Water Management Plans
4. Dispersive Soils – High Risk of Tunnel Erosion
5. Minimise Soil Disturbance
6. Preserve Vegetation
7. Divert Up-slope Water
8. Erosion Control Mats & Blankets
9. Protect Service Trenches & Stockpiles
10. Early Roof Drainage Connection
11. Scour Protection – Stormwater Pipe Outfalls & Check Dams
12. Stabilised Site Access
13. Wheel Wash
14. Sediment Fences & Fibre Rolls
15. Protection of Stormwater Pits
16. Manage Concrete, Brick & Tile Cutting
17. Sediment Basins
18. Dust Control
19. Site Revegetation

Remember:

Everyone working on building and construction sites has a responsibility to prevent pollution. If you do have an accident and pollution occurs you are required by law to notify the site supervisor. If the site supervisor cannot be contacted, workers should immediately notify the local council so they can work with you to minimise any harm to the environment.

Acknowledgement:

Figure 2A was kindly provided by South East Queensland Healthy Waterways Partnership and Brisbane City Council. Text in this brochure has been obtained and modified from the "Do It Right On Site" brochure series, kindly provided by the Southern Sydney Regional Organisation of Councils.

Date of Issue: December 2008

Soil & Water Management Plans



What are these?

Soil and water management plans are specific site plans or drawings that detail sediment and erosion control measures on building and construction sites. The Soil and Water Management Plan (SWMP) shows the type, location, design, installation and maintenance schedule for all these measures and should be considered as the blueprint for controlling all anticipated erosion and for preventing sediment from leaving a site.

Subdivisions or activities that create greater than 250 m² of ground disturbance typically need to submit a SWMP to council with their building or development proposals prior to any site disturbance. Once approved by council, all building and construction works need to be conducted in accordance with the SWMP.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will minimise erosion and control sediment run-off from your site, meet your legal requirements and help protect our waterways.

Fact Sheet 3

WHAT DO I NEED TO DO?

Prepare a SWMP (see Figure 3A):

A SWMP can easily be developed by overlaying information on a copy of the engineering site drawings. The plan must detail the site development and all the systems intended to minimise erosion and trap sediment. On the SWMP show the following:

- 1) Date and author.
- 2) North point and scale.
- 3) Property boundaries.
- 4) General soil description.
- 5) Location and amount of ground disturbance.
- 6) Initial and final contours, location of watercourses, surface drainage and existing stormwater infrastructure.
- 7) Stormwater discharge point, if proposed.
- 8) Location of all proposed temporary drainage control measures.
- 9) Construction details (e.g. building or subdivision layout).
- 10) Location of vegetation to be retained and removed.
- 11) Location of stabilised site access.
- 12) Location of soil, sand or other material stockpiles.
- 13) Location and details of all proposed erosion control measures.
- 14) Location and details of all proposed sediment control measures.
- 15) A statement of who is responsible for establishing and maintaining all erosion and sediment control measures.
- 16) The installation sequence of the different sediment and erosion controls.
- 17) The maintenance program of the sediment and erosion controls.
- 18) The revegetation and rehabilitation program.

Note: Other details may be required depending on the specific requirements of the site, scale of the development and level of ground disturbance. Contact your local council for what information you are required to submit on your SWMP.

Submit the SWMP to council for approval:

A SWMP may be a requirement of your planning or building permit. Ensure that the council has approved your SWMP; otherwise you may be in breach of your permit.

Implement the SWMP and update as needed:

- 1) Keep a copy of the council-approved SWMP at the site at all times.
- 2) Ensure that all on-ground workers understand the SWMP.
- 3) Implement, update and maintain the control measures shown in the SWMP.

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2. Soil & Water Management on Standard Building & Construction Sites
- 3. Soil & Water Management Plans**
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5. Minimise Soil Disturbance
6. Preserve Vegetation
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18. Dust Control
19. Site Revegetation

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Acknowledgement:

Figure 3A from Gold Coast City Council "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites". Text in this brochure has been obtained and modified from the "Do It Right On Site" brochure series, kindly provided by the Southern Sydney Regional Organisation of Councils.

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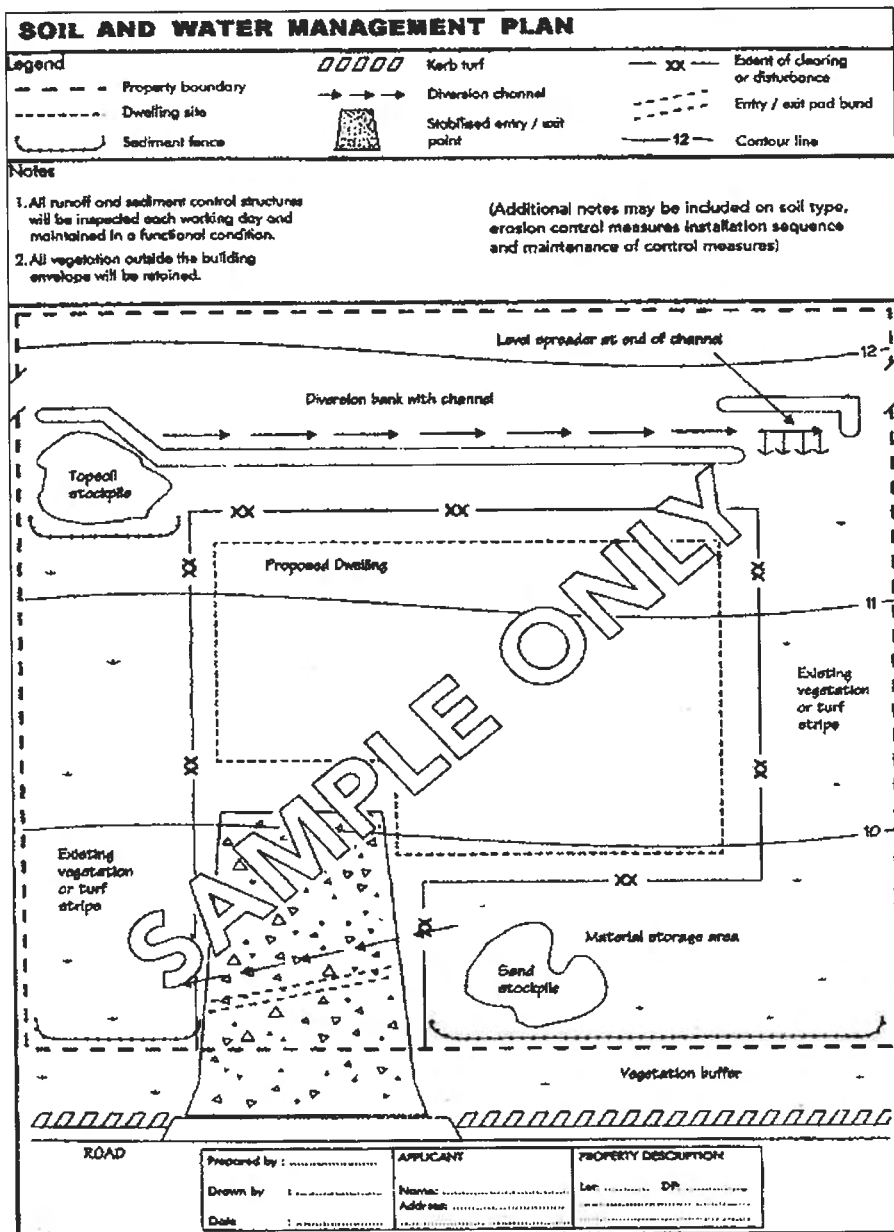


Figure 3A: Example of a SWMP

Dispersive Soils – High Risk of Tunnel Erosion



What is it?

Dispersive soils, or **sodic soils**, collapse or disperse to form dissolved slurry when in contact with fresh water (rain). These soils are highly prone to erosion often leading to **tunnel** and **gully erosion**. Unlike other forms of erosion, dispersion and tunnel erosion result from an imbalance in soil chemistry.

- 1) Tunnel erosion occurs in all municipalities in Southern Tasmania.
- 2) Tunnel erosion results from a combination of both chemical dispersion and physical transport of dispersed clay particles.
- 3) Soils with greater than 6% exchangeable sodium are prone to dispersion.

Dispersion and tunnel erosion usually occurs in subsoils making early detection difficult. Building activities such as excavation, topsoil removal and ponding of rainwater all increase the risk of initiating tunnel erosion. Whilst wind, rain and water runoff are the typical causes of soil erosion on construction sites, the soil chemistry can also determine how prone it is to erosion. Chemistry of the soil determines how well it stays bound together when fresh water is added. Dispersive soils can be caused by high sodium content (i.e. >6% exchangeable sodium); hence they are sometimes called sodic soils. Typically dispersive soils are found in the subsoil as the topsoil is usually non-dispersive. All southern municipalities have dispersive soil risks and tunnel erosion is not uncommon. Dispersive soil can be very patchy in distribution with soil types changing over a few metres in distance, thus it is **very important** to look and test for signs of dispersive soil!

Fact Sheet 4

Why is it important?

Building and construction activities may increase the risk of soil dispersion and can result in the formation of tunnel erosion. Tunnel erosion initially results from the dispersion of clay soils in rainwater, but once the tunnels have formed they can quickly enlarge to form underground drainage paths. When the tunnels collapse they create gullies. Development of tunnel erosion in residential areas has resulted in damage to buildings, roads and septic systems leading to increased public health risks and major impacts on the environment.

During building and construction the runoff from areas of disturbed dispersive soils will contain large amounts of clay and will appear very cloudy. It is very difficult to remove this clay from freshwater without the addition of chemicals (e.g. gypsum). If this runoff enters local waterways it will reduce light levels and decrease water quality. Follow the practices discussed in this fact sheet and you will prevent erosion of dispersive soils from your site, meet your legal requirements and help protect our waterways.

WHAT DO I NEED TO DO?

Before starting site works:

Always ask if there has been soil testing for dispersive or sodic soils, especially in the subsoils where they are more prevalent. An appropriate soil specialist can do this.

Installing the control measures:

- 1) Minimise disturbance to topsoil and vegetation.
- 2) Choose building and construction methods that minimise the need for excavation and subsoil exposure.
- 3) Avoid concentrating water flow over areas that have dispersive topsoil or subsoils. If possible divert water to areas where the soil is not dispersive (**Note:** dispersive soils can be very patchy in distribution).

- 4) When diverting water, create diversion berms/banks by pushing the soil to create banks up hill, this maintains grass in the channel and reduces infiltration directly to the subsoil and the potential for tunnel erosion.
- 5) **Do not** create soakage pits in dispersive soils.
- 6) Immediately infill any trenches or holes to prevent collection and ponding of water on subsoil surfaces.
- 7) **Always** compact dispersive subsoils that have been disturbed or excavated. Dispersive soils require above average compaction. Consider using a 'whacker packer' for small areas or a sheeps foot roller for large areas. Apply gypsum or lime according to soil test recommendations during infilling and cover with topsoil and revegetate.
- 8) **Always** bury any exposed subsoils with topsoil and revegetate.
- 9) Top dress the surface of potentially dispersive soils with gypsum (if soil pH > 6.5) or lime (if soil pH < 5) or a mixture of both (if soil pH is within the range of 5 to 6.5) according to soil test recommendations to reduce dispersion.
- 10) Cover dispersive soils with a minimum 100 mm layer of non-dispersive soil prior to revegetation, or the placement of rock gabions, or concrete.

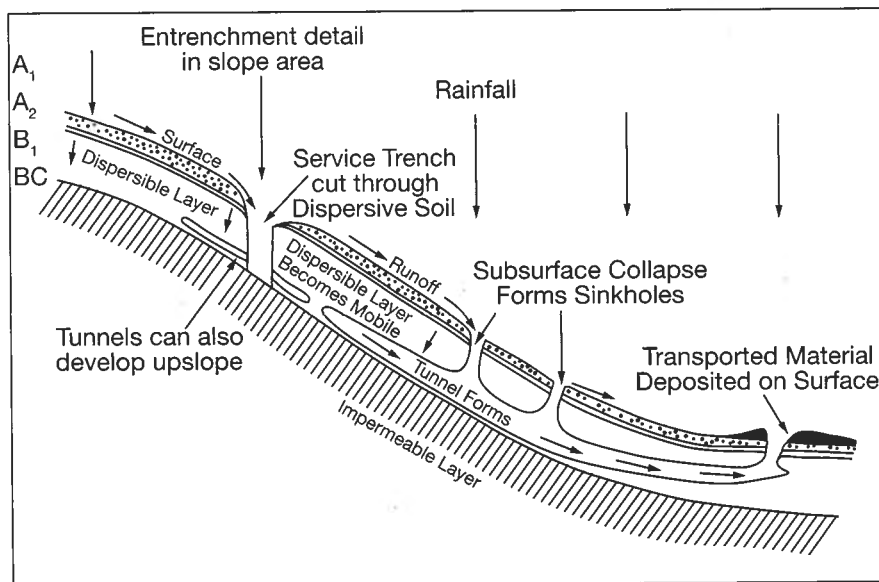


Figure 4A Tunnel erosion development in dispersive soils

Note: You can seek further information and advice on the issue of dispersive soils and tunnel erosion from several sources including: your local council, a soil surveyor, civil engineer or soil specialist, NRM South and the Land Conservation Branch of the Department of Primary Industries and Water (DPIW).

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Acknowledgement:

Figure 4A after Department of Construction and Environment, Land Protection Division, Victoria "Field Erosion its Characteristics and Amelioration".

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Minimise Soil Disturbance



What is it?

Minimise soil disturbance to the greatest extent practicable. Earthworks should be kept to a minimum and should be closely linked with the commencement of building and construction work. To minimise risks, preserve native topsoil and natural vegetation and implement suitable sediment and erosion control measures (see other fact sheets in this series). Areas of soil disturbance on slopes should be roughened and terraced to reduce erosion.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will minimise erosion from your site, meet your legal requirements and help protect our waterways.

Fact Sheet 5

WHAT DO I NEED TO DO?

Design considerations:

- 1) Avoid the need for earthworks by working with the natural contours of the site. Limit building or construction on steep inclines. On slopes choose a subfloor method that will minimise excavation.
- 2) Limit the area of soil disturbance (the excavation envelope) to the minimum required, i.e. the house only.
- 3) Identify suitable sediment and erosion control measures for the excavation envelope.
- 4) Staging works. Consider scheduling earthworks in phases throughout the project to reduce erosion potential and rehabilitate exposed areas quickly to reduce the amount of soil exposed at one time.
- 5) Retain as much stripped topsoil as possible for reuse during landscaping and site rehabilitation.

Before starting site works:

- 1) Ensure approval has been granted by council.
- 2) Identify vegetation, including grass buffers, around the construction site to preserve throughout the development. Mark this as a **No Go Area (see Fact Sheet 6)** on all work plans, including the Soil and Water Management Plan (if required) (**see Fact Sheet 3**).
- 3) Install sediment and erosion control measures.
- 4) Ensure the operators of earthmoving equipment are aware of the excavation envelope and where stockpiles will be located.

Once site works have commenced:

- 1) Ensure vegetation buffers are protected.
- 2) Carry out staged excavation and stabilisation (if applicable).
- 3) Maintain sediment and erosion control measures.
- 4) Stabilise soil stockpiles by placing sediment fences around their lower edges, cover with fabric, plastic or vegetation.
- 5) Restrict vehicles and equipment to designated areas.

Soil roughening: when using heavy machinery (i.e. non-wheeled vehicles) on exposed slopes.

Don't smoothly grade slopes with compacted soils. This will increase runoff, is hard to revegetate and is highly susceptible to soil erosion.

Don't track heavy machinery across the slope. The track marks will create furrows that water will flow down when it rains.

Do track machinery (e.g. excavators) up and down the slope to create grooves from the wheels/or tracks that will catch seeds, fertilizer, and rainfall. The grooves will roughen the surface in a way that will slow runoff over the slope (see Figure 5A).

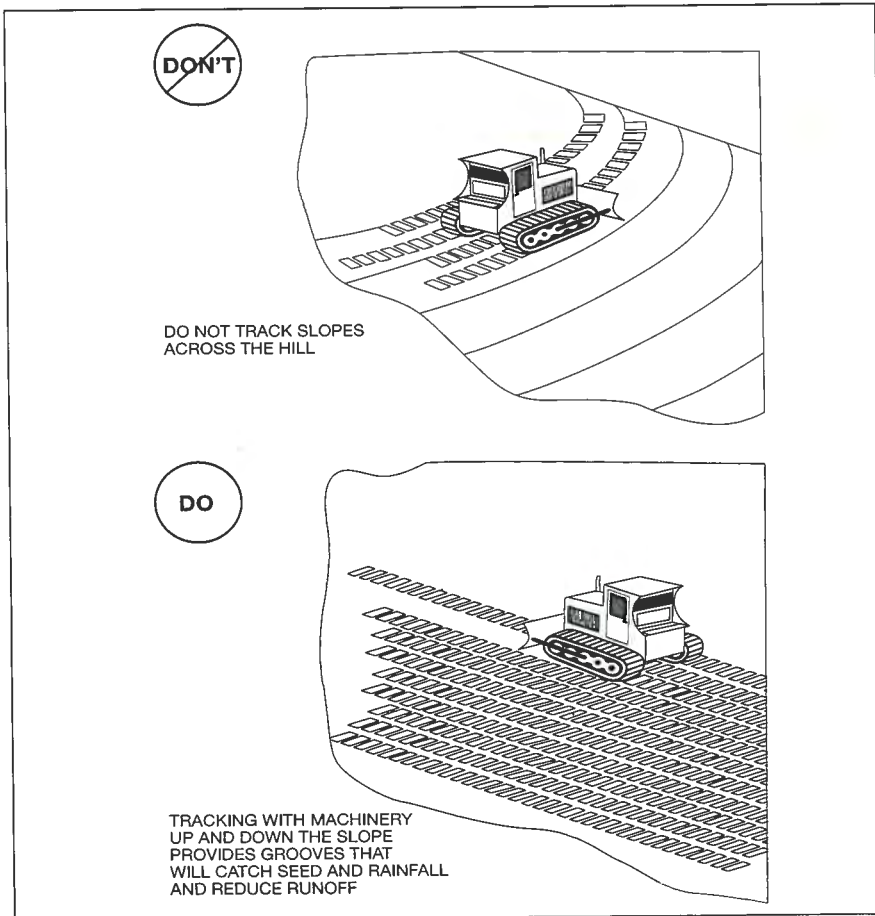


Figure 5A: Avoid moving tracked vehicles across the slope, unless the final pass involves tracking up and down the slope.

Maintaining control measures:

If topsoil has been removed it will need to be replaced (see Figure 5B).

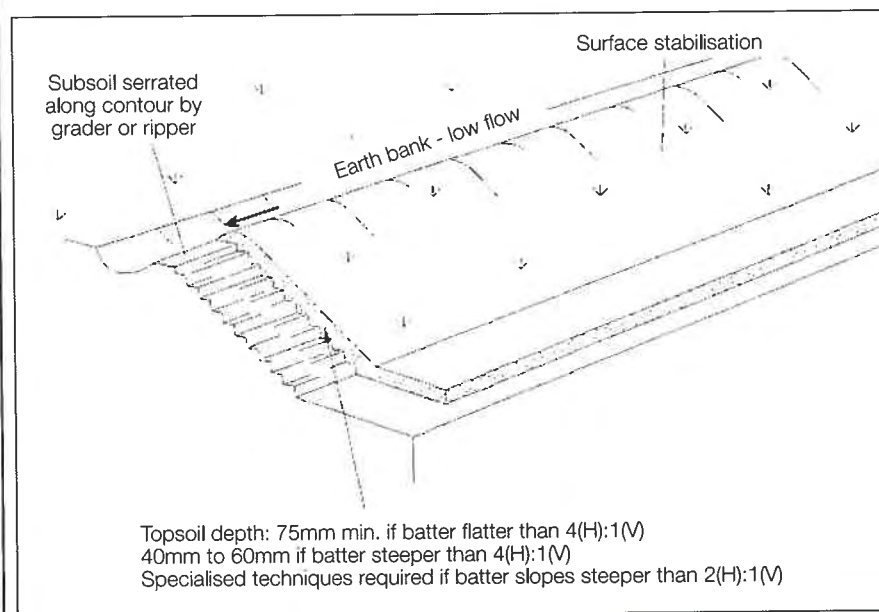


Figure 5B: Replacing Topsoil.

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Acknowledgement:

Figure 5A after California Regional Water Quality Control Board 1999 "Erosion & Sediment Control Field Manual". Figure 5B from Landcom 2004 "Soils & Construction Volume I Managing Urban Stormwater (4th edition)". Text in this brochure has been obtained and modified from the "Do It Right On Site" brochure series, kindly provided by the Southern Sydney Regional Organisation of Councils.

Date of Issue: December 2008

Preserve Vegetation



What is it?

Keep as much of the original vegetation (grass, trees, etc.) on the site by establishing **No Go Areas** for the building and construction phase as well as vegetated filter strips down-slope of the work site. Preserving grassed areas, trees and shrubs protects the soil from erosion and provides an effective filter for sediment runoff.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will minimise erosion from your site, meet your legal requirements and help protect our waterways.

WHAT DO I NEED TO DO?

Before starting site works:

Identify vegetation (trees, shrubs and grassed areas) on site which can be kept throughout the entire building and construction phase and mark this as a **No Go Area**. Include this information on the Soil and Water Management Plan if required (see **Fact Sheet 3**).

Vegetation is the most effective soil stabiliser available on building and construction sites. Keep groundcover along surface drainage areas and on steeper slopes. Retain significant areas of healthy grass down-slope of the worksite, these strips can be highly effective for filtering out coarse sediment. The flatter and wider the strips are, the more effective they become. Native vegetation along streams and waterways should be retained and protected from sediment by installing additional sediment control measures up-slope e.g. fibre rolls and sediment fences (see **Fact Sheet 14**). On exposed sites a 400 mm wide planted turf strip between the kerb and the footpath is a good last resort sediment control, filtering the runoff before it enters the stormwater system (see **Figure 6A**).

Where vegetation needs to be removed, leave it in place for as long as possible and stage earthworks to minimise the amount of site cleared at any time.

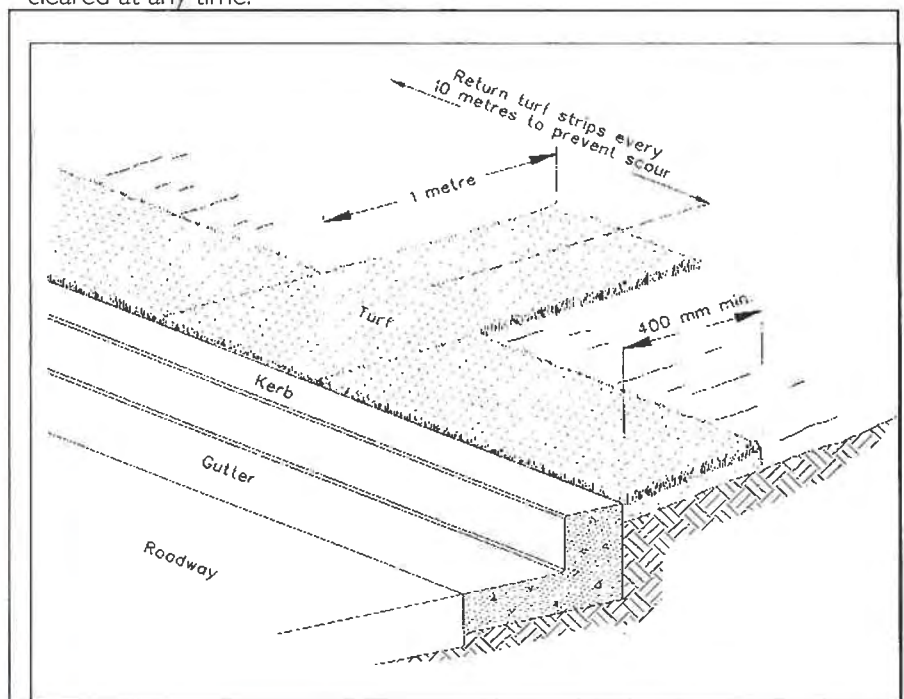


Figure 6A: Planted turf strip

Fact Sheet 6

Installing the control measures:

Fence off the **No Go Area**. Place red tape or other bright materials around the trees, shrubs and grassed areas to be kept. Ensure staff and subcontractors know not to enter these areas or damage marked trees. Where practicable, maintain the planted turf strip in a healthy state during the building and construction process and ensure it is fenced-off to prevent traffic-induced damage.

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Text in this brochure has been obtained and modified from the "Do It Right On Site" brochure series, kindly provided by the Southern Sydney Regional Organisation of Councils. Figure 6A from Landcom 2004 "Soils & Construction Volume I Managing Urban Stormwater (4th edition)".

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Divert Up-slope Water



What is it?

Design surface drainage up-slope of building and construction sites to divert runoff away from the site. Where practical and particularly where stormwater runoff from more than 0.5 hectares feeds into the work site, divert up-slope water around the disturbed or active work area.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will minimise erosion from your site, meet your legal requirements and help protect our waterways.

WHAT DO I NEED TO DO?

Before starting site works:

Look at the site plans to identify site areas where stormwater can be diverted around the disturbed or active work area. Stormwater can be diverted with the use of small diversion drains. Note that the stormwater must not be diverted onto adjacent properties; instead it must discharge the work site at a legal point of discharge. Diversion drains need to be properly designed to ensure that they can convey water without overflowing or accumulating sediment. Document the diversion drains on your Soil and Water Management Plan (if required) (see Fact Sheet 3). Ensure workers on-site are aware of the need to maintain the diversion drains. Do not dig diversion drains on dispersive soils (see Fact Sheet 4), instead build soil berms.

Installing the control measures:

Diversion drains: A diversion drain is a channel constructed on the high side of a site to divert surface runoff from rainwater that would otherwise flow down onto the disturbed or active work area.

- 1) The channel should be about 150 mm deep with a curved shape.
- 2) Place the excavated soil from the channel on the down-slope side to increase the diversion drain's capacity.

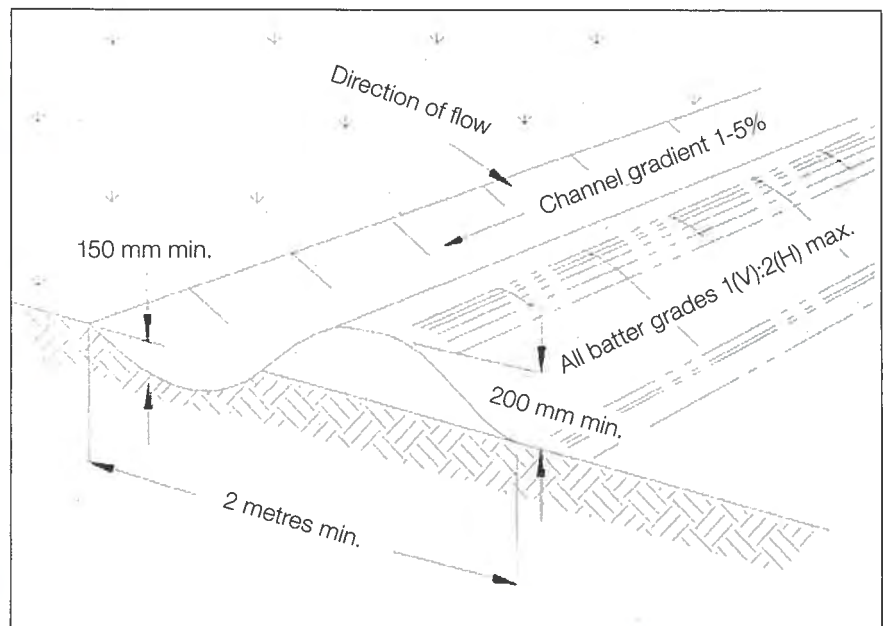


Figure 7A: Example of a diversion drain.

Fact Sheet 7

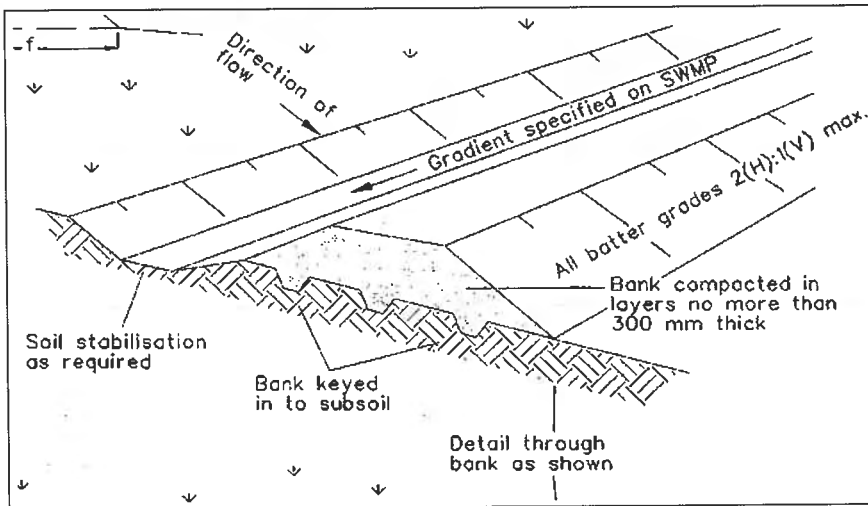


Figure 7B: Example of a diversion drain for high flow.

- 3) The diversion drain should divert flows to a stable drainage line to ensure that the channel does not itself cause erosion where it discharges.
- 4) The diversion drain should be kept clean and free of plantings and mulch as this will lead to the deposition of sediment that obstructs water flow and causes water to breach the channel and create unwanted erosion.

Level spreader: Level spreaders are generally used at the outlet of diversion channels. A level spreader is a wide, level overflow sill built across a slope. It allows even spread of water flow so velocities are reduced and soil erosion is avoided. This should only be constructed to release water to areas where the:

- 1) Water flow will not become concentrated.
- 2) Soil is stabilised and the site is not within the path of construction activities.
- 3) Ground remains well-vegetated.
- 4) Discharged water flow will be slow moving.

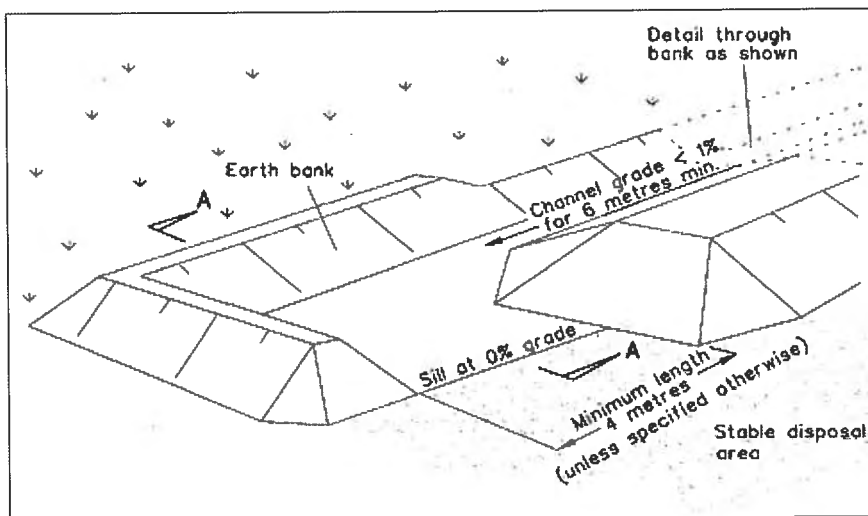


Figure 7C: Example of a level spreader used to release minor concentrated flows as sheet flow.

In some cases such as on steep slopes or where there are high flow velocities, a grass or geotextile fabric lined channel may be required to return the diverted flow to the stormwater system or a stable drainage line.

Maintaining the control measures:

Check diversion drains, level spreaders and discharge areas for signs of erosion.

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Erosion Control Mats & Blankets



What are these?

Erosion mats and blankets are used as a soil cover and a protective barrier for vegetation establishment. They are applied on soils with a high erosion risk, on steep sites or for site rehabilitation. When applied correctly, they are one of the most effective and practical means of controlling runoff and erosion on disturbed land prior to vegetation establishment.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will minimise erosion from your site, meet your legal requirements and help protect our waterways.

WHAT DO I NEED TO DO?

Before starting site works:

Identify where erosion is likely to occur i.e. areas of bare soil, especially on slopes steeper than 3:1 or when there is a delay in building and construction work or site rehabilitation. Select erosion control mats or erosion control blankets.

Erosion control mats: are heavier, synthetic and non-degradable, they are designed to add stability to soils and are often filled with topsoil, and vegetated when installed. Erosion control mats are suitable on slopes and in channel-lining applications.

Erosion control blankets: are light-weight and open-weave made from mulch, straw and wood fibre and held together by natural or synthetic netting. They are used for establishing and reinforcing vegetation. Their application depends on the blanket materials. Synthetic netting and wood fibre is stronger and can be used on steeper slopes compared to jute and straw blankets, which rapidly degrade and are more suitable for flatter areas. Check with suppliers of erosion control blankets about the applications of their different products.

Erosion control blankets can be used in conjunction with soil seeding, preventing the seed washing away and erosion of the prepared seedbed. Once established, the vegetation provides permanent erosion control.

Document erosion control mats and blankets on your Soil and Water Management Plan (if required) (see **Fact Sheet 3**).

Installing the control measures:

Erosion control mats should be installed immediately on exposed soils, while erosion control blankets should be fitted on newly seeded or landscaped areas. See **Figures 8A and 8B** for their installation guidelines.

Maintaining the control measures:

Close inspection after rainfall events and major runoff occurrences is essential. Check for damage due to water running under the mat or blanket or if it has been displaced by wind. Restabilise with anchor pins or wooden spikes. If significant erosion has occurred repair the fabric. Grading and reseeding may also be necessary. Continue inspections until vegetation is firmly established.

Fact Sheet 8

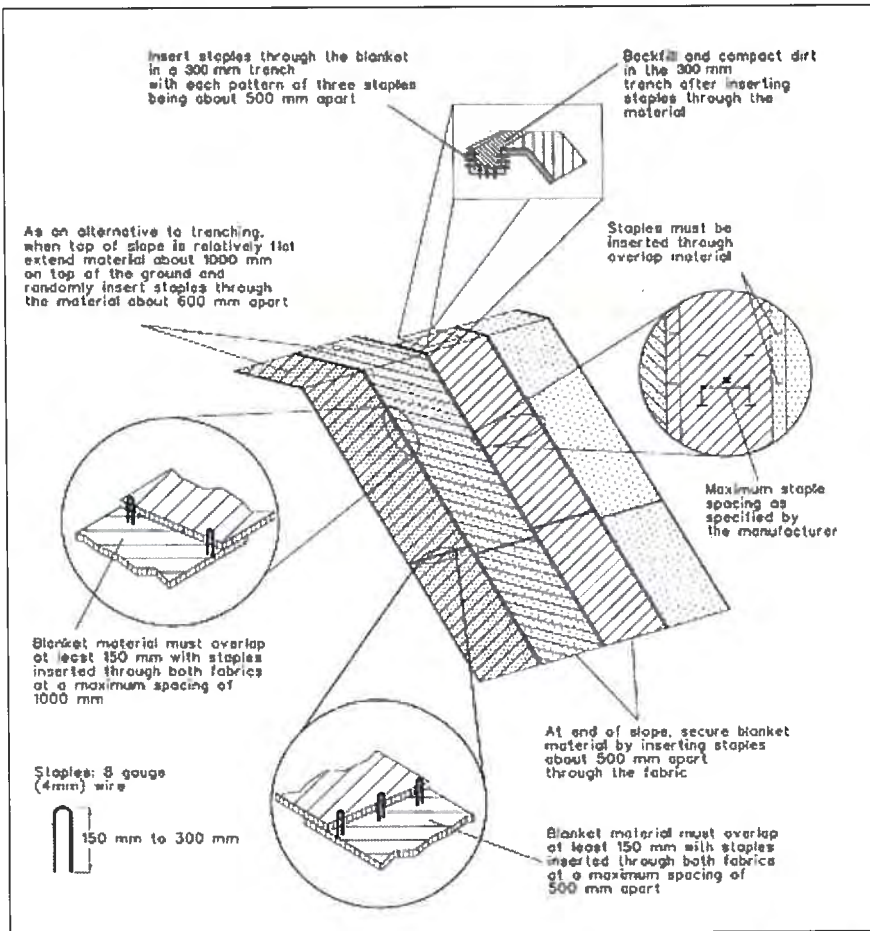


Figure 8A: Installation of an erosion control blanket on a hillside.

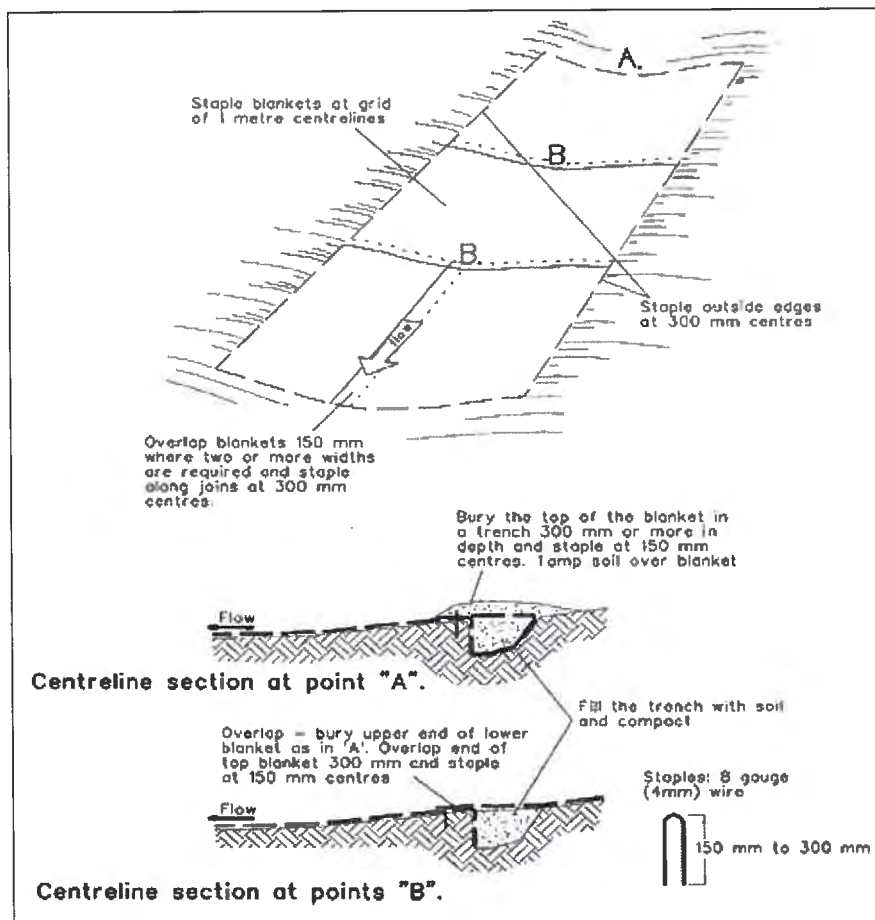


Figure 8B: Erosion control mat used to line a channel.

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Acknowledgement:

Figures 8A & 8B from Landcom 2004 "Soils & Construction Volume I Managing Urban Stormwater (4th edition)".

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Protect Service Trenches & Stockpiles



What is it?

When excavated, service trenches can concentrate runoff and cause rapid soil erosion.

This fact sheet discusses methods to install service trenches in a manner that does not cause soil erosion.

Temporary stockpiles are at risk of being washed or blown away. This fact sheet discusses proper on-site storage of materials such as sand, gravel, topsoil, mulch and woodchips.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will minimise erosion from your site, meet your legal requirements and help protect our waterways.

Fact Sheet 9

WHAT DO I NEED TO DO?

Before starting site works:

Service trenches: if your site has fine soil, protection measures may be needed. Decide where the service trenches will need to go and document them on your Soil and Water Management Plan (if required) (see **Fact Sheet 3**). Ideally they should be away from areas where water flow is likely to concentrate. Where possible coordinate the various service connections so a single trench can be used and quickly backfilled. Also try scheduling the work when rainfall is low. Be aware if you have dispersive soil (see **Fact Sheet 4**).

Stockpiles: avoid stockpile loss and stormwater pollution by limiting the amount of material on-site and remove all materials when work is complete.

Identify a protected storage area for building material stockpiles away from on-site drainage or stormwater flow paths. Place control measures such as diversion drains up-slope or sediment fences down-slope. Cover the stockpiles with fabric, plastic or a temporary grass cover. Drivers delivering stockpile material should always use the protected storage area as the drop-off. Document your storage area on the Soil and Water Management Plan (if required) (see **Fact Sheet 3**) and ensure staff are aware of its importance.

Note: Don't stockpile sediment or building materials (sand, gravel, mulch) on roadways or within drainage areas.

Installing the control measures:

Service trenches:

- 1) Remove and store vegetated topsoil so it can be replaced after works to provide immediate erosion protection.
- 2) Place the soil on the uphill side of trenches to divert water flow away from the trench line. Temporary bunds can be used.
- 3) The trench should be open for the shortest time practicable and avoid opening them when the risk of rainfall is high.
- 4) Once completed, backfill trench with subsoil and compact.
- 5) Replace top soil, level and top up to account for soil settling.
- 6) If trenches are on steep slopes, install earthbanks along the backfill surface at 6 metre intervals to divert flows and prevent erosion.
- 7) Excess soil should be used or disposed of in such a way that it does not create a wind or water erosion hazard.

Stockpiles:

- 1) Locate stockpiles at least 5 metres from stormwater flow paths, roads and hazard areas.
- 2) Place on gently sloping ground (not level areas which tend to be overland low paths) as a low, flat, elongated mound.

- 3) Stockpiles should preferably be less than 1.5 metres high.
- 4) Construct an earth bank on the up-slope side to divert runoff around the stockpile and install a sediment fence 1–2 metres down-slope of the stockpile. The height of the sediment fence should be equal to the stockpile height and the length equal to the stockpile length at the base.
- 5) Stockpiled materials should be covered during windy conditions, rain or unattended periods. Topsoil stockpiles left for extended periods should be revegetated.

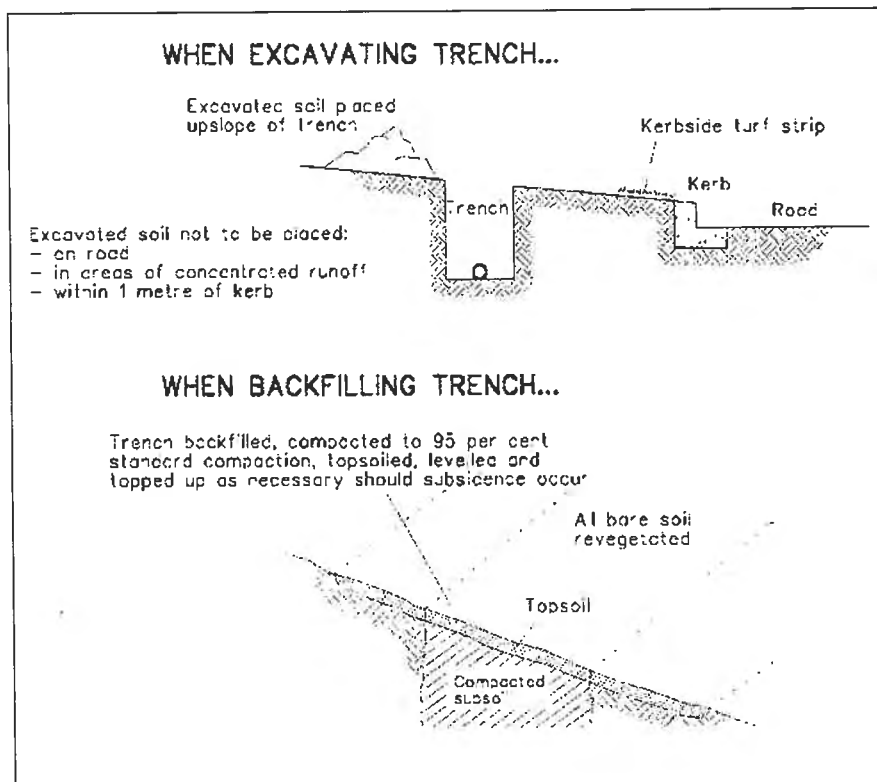


Figure 9A: Example of a service trench.

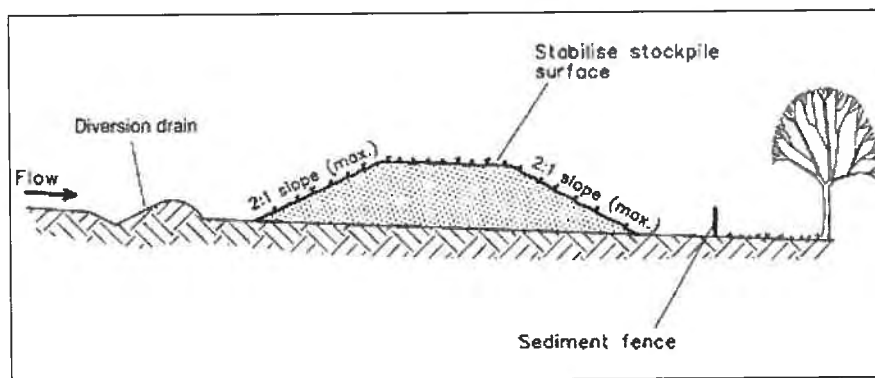


Figure 9B: Keep building materials in protected stockpiles.

Maintaining the control measures:

Service trenches: if they fill with water, pump water evenly over a stabilised vegetated area that will filter out the suspended clays. If this is not possible, add a small amount of gypsum to the water and allow the suspended clays to settle before pumping the water out.

Stockpiles: should be covered and checked regularly. Sediment and erosion controls (diversion drains and sediment fences) associated with stockpiles also need to be monitored and maintained.

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14. Sediment Fences & Fibre Rolls
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19. Site Revegetation

Remember:

Everyone working on building and construction sites has a responsibility to prevent pollution. If you do have an accident and pollution occurs you are required by law to notify the site supervisor. If the site supervisor cannot be contacted, workers should immediately notify the local council so they can work with you to minimise any harm to the environment.

Acknowledgement:

Text in this brochure has been obtained and modified from the "Do It Right On Site" brochure series, kindly provided by the Southern Sydney Regional Organisation of Councils. Figure 9A from the NSW Department of Housing as in Hobart Regional Councils 'Guidelines for Soil & Water Management 1999'. Figure 9B from Landcom 2004 "Soils & Construction Volume 1 Managing Urban Stormwater (4th edition)".

Date of Issue: December 2008

Early Roof Drainage Connection



What is it?

Connect the downpipes to the stormwater system as soon as the roof is on the building frame. This control measure prevents 'clean' rainwater running through the disturbed or active work area.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will minimise erosion from your site, meet your legal requirements and help protect our waterways.

WHAT DO I NEED TO DO?

Before starting site works:

Aim to have the roof and downpipes in place as soon as possible. Document this on your Soil and Water Management Plan (if required) (see **Fact Sheet 3**) and ensure all on-ground staff are aware of its importance.

Installing the control measures:

Connect the permanent downpipe or temporary ones such as flexible tubing. If pipes to the road can not be installed, pipe the water to a turfed area, or infiltration trench, where it can soak into the ground.

Maintaining the control measures:

Check that the pipes are still connected whenever rain is forecast.

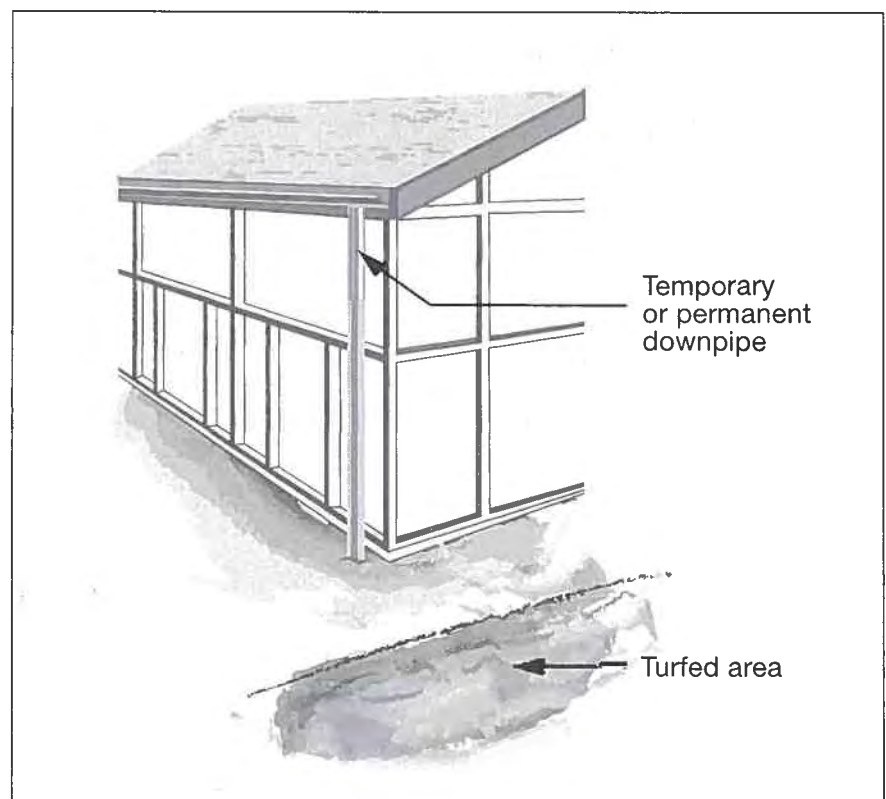


Figure 10A: Early installation of roof drainage.

Fact Sheet 10

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Date of Issue: December 2008

Scour Protection – Stormwater Pipe Outfalls & Check Dams



What is this?

At stormwater pipe outfalls or along open drainage channels use rocks, vegetation, or other materials to break up concentrated flows, reduce the velocity of flows to non-erosive rates and to stabilise the outflow point.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will minimise erosion from your site, meet your legal requirements and help protect our waterways.

Fact Sheet II

WHAT DO I NEED TO DO?

Before starting site works:

Stormwater pipe outfalls: should be located in areas where there is a low potential for soil erosion (e.g. areas of naturally occurring rock). If this is not possible, create a hard rock scour protector (see Figure 11A). If the pipe is highly visible (e.g. along a creek-side walking trail), natural rock and vegetation placement can conceal the outfall. If the outfall becomes council infrastructure, appropriate design approvals are required.

Check dams: are semi-pervious (typically loose rock) dam constructions that are placed in a series along open drainage channels to detain and reduce the velocity of stormwater runoff. They are particularly useful on gently sloping channels up to 10% (10:1) grade, but only effective for draining small areas of land (less than 4 hectares). If high flows are anticipated it may be necessary to line the entire base of the drainage channel with rocks.

Check dams can be temporarily used until a drainage channel has become revegetated. Alternatively, check dams can be a permanent feature if water detention is required. However, the drainage channel must still be able to effectively convey water.

Don't place check dams in channels that are already grass-lined, unless erosion is expected.

Don't construct check dams using sediment fences or straw bales.

Installing the control measures:

Stormwater pipe outfalls:

- 1) Fill material needs to be compacted to the density of the surrounding undisturbed material.
- 2) Place geotextile fabric over fill material.
- 3) Ensure that the rock work used for scour protection conforms to the required limits for water flow energy dissipation. (Ensure that the underlying geotextile does not sustain serious damage during the rock work phase.)
- 4) Repair any damage to geotextile areas with patches of geotextile (ensuring a 300 mm overlap with surrounding intact fabric).

Note: If low water flow has been determined for the stormwater pipe outfall, leave gaps in the rock work and plant into cuts in the geotextile.

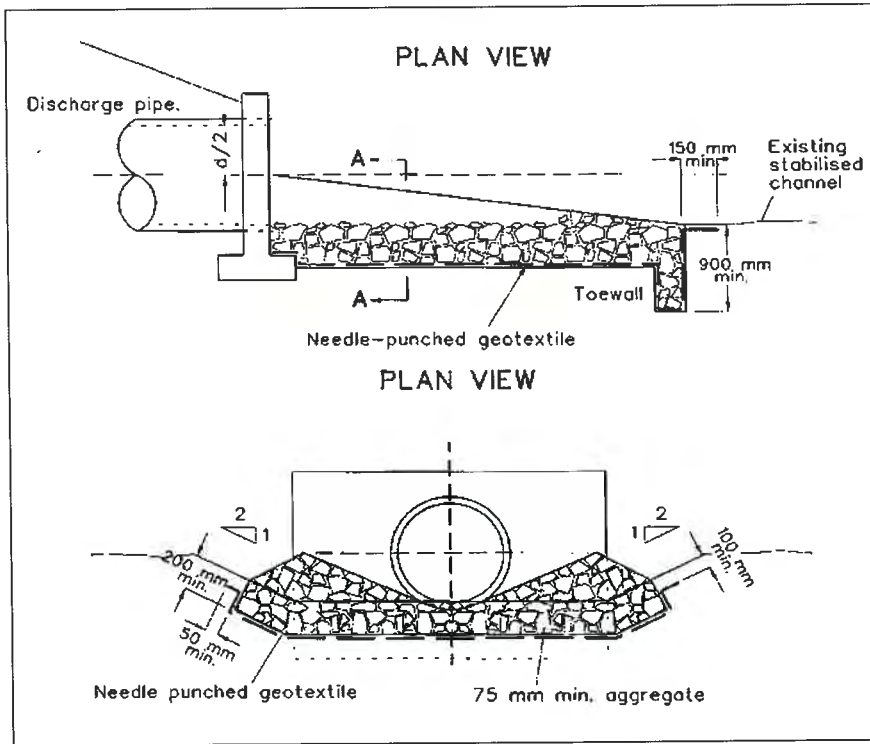


Figure 11A: Hard rock scour protector.

Check dams: these are appropriate for small channels with low flows that are susceptible to erosion (for larger channels or higher flows, specialist design may be required). A number of check dams will probably need to be built.

- 1) Excavate a shallow (200 mm) trench perpendicular to the drainage channel.
- 2) Construct the dam from aggregate (washed sand/gravel), placed in sandbags (for easy deconstruction). Place bags within the trench and build up the dam wall.
- 3) Ensure that the height of the dam spillway is less than 1 metre above the base of the drainage channel.
- 4) Ensure the dam height and spillway height does not dramatically impede water conveyance.
- 5) Space individual check dams so the toe of the upstream dam is level with the spillway of the next downstream dam. Otherwise extend downstream toe to provide erosion protection.
- 6) Check dams require regular maintenance as accumulated sediment needs to be removed, to prevent it becoming resuspended during subsequent storms.

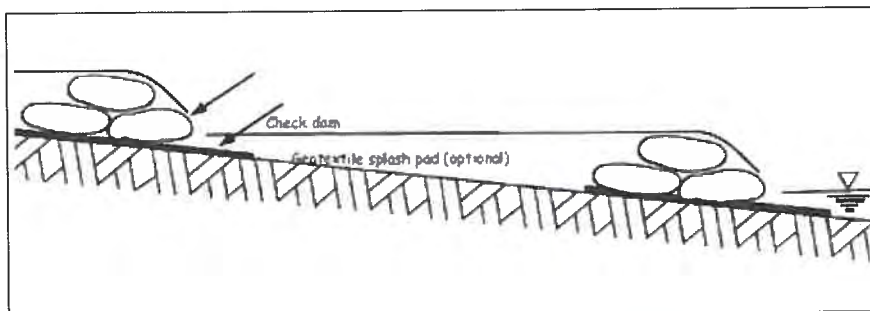


Figure 11B: Example of a check dam.

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Acknowledgement:

Figure 11A from Landcom 2004 "Soils and Construction Volume I Managing Urban Stormwater (4th edition)". Figure 11B from South East Queensland Healthy Waterways partnership 2006 "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites". Text in this brochure has been obtained and modified from the "Do It Right On Site" brochure series, kindly provided by the Southern Sydney Regional Organisation of Councils.

Date of Issue: December 2008

Stabilised Site Access



What is it?

A stabilised site access is a single entry/exit point for building and construction sites that is designed to reduce the tracking of sediment off-site. It provides a clean, dry surface for vehicles to enter and unload during all weather conditions without destroying vegetation or carrying large amounts of sediment onto paved road surfaces.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will control sediment run-off from your site, meet your legal requirements and help protect our waterways.

WHAT DO I NEED TO DO?

Before starting site works:

Identify the best location to place the stabilised site access – ideally it should be in an elevated position with little or no water flowing to it from up-slope and away from any down-slope stormwater pits. All deliveries should be able to be made through this point. Document it on your Soil and Water Management Plan (if required) (see **Fact Sheet 3**) and ensure on-site staff are aware of its importance.

Installing the control measures:

The recommended construction method for the stabilised site access is laying down 200 mm of aggregate or recycled concrete greater than 40 mm in size (crushed sandstone is not suitable). Where the site access slopes toward the road, a diversion hump should be installed across the stabilised area to direct stormwater runoff to the side where it can be filtered by a sediment fence. If the construction process enables it, a permanent driveway can be laid and used as the access point.

Stabilised site access:

- 1) Strip at least 150 mm of topsoil, level area and stockpile in the space available.
- 2) Compact infill.
- 3) Cover the area with geotextile.
- 4) Construct a 200 mm thick pad over geotextile using aggregate at least 40 mm in size, ideally from kerb to building.
- 5) Construct a trafficable diversion hump immediately within the boundary to divert water to a sediment fence or other sediment control measure.

Note: On larger sites cattle grids or shaker grids can also be installed at the access point. These allow the wheels to turn a couple of times and shake off excess sediment. If sediment is still being tracked off-site then a wheel wash should be installed (see **Fact Sheet 13**).

Fact Sheet 12

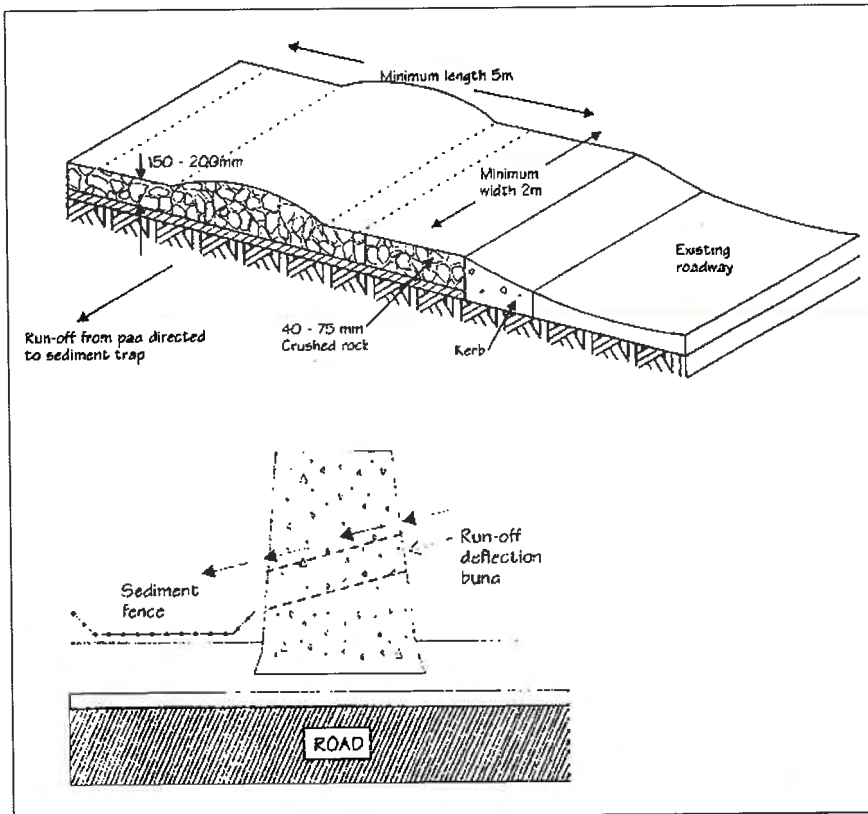


Figure 12A: Stabilised site access for building sites only.

Maintaining the control measures:

As vehicles use the stabilised site access they will slowly compact the gravel or rock. When it becomes too compacted the voids between the rock and gravel disappear and the stabilised site access will no longer trap mud and dirt.

Monitor the surface of the stabilised site access and ensure that it drains to the sediment fence or other sediment control measures. Add new gravel or rock as needed. Roads should be inspected for any sediment that has escaped the site at the end of each day and swept up if necessary. This should also be done whenever rain looks likely.

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Acknowledgement:

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Date of Issue: December 2008

Wheel Wash



What is it?

A wheel wash reduces the amount of sediment transported onto paved roads by vehicles.

They should be installed on larger building and construction sites or when the stabilised site access is not preventing sediment from being tracked off the site.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will control sediment run-off from your site, meet your legal requirements and help protect our waterways.

WHAT DO I NEED TO DO?

Installing the control measures:

- 1) Identify the best location to place the wheel wash. It should be incorporated with the stabilised site access (see **Fact Sheet 12**).
- 2) Construct a pad by evenly spreading a 200 mm layer of coarse aggregate or recycled concrete greater than 40 mm in size (crushed sandstone is not suitable) at a minimum depth of 300 mm.
- 3) Install a wash rack that is suitable for the anticipated traffic and weight loads.
- 4) The water used to wash the wheels of the vehicles shall not be discharged into stormwater system at any time. Provide a drainage channel that will convey the runoff from the wash area to a suitable on-site sediment control measure i.e. sediment basin (see **Fact Sheet 17**), sediment settling tank, or a flat vegetated area.
- 5) Ensure that the drainage channel used to transport the sediment to the sediment control measure is of adequate size and proper gradient to carry the wash runoff.
- 6) Make sure that the sediment control measure is also of adequate size.
- 7) Use hoses with automatic shutoff nozzles to prevent hoses from being left on.
- 8) Require all employees, subcontractors and others that leave the site with mud or dirt caked tyres and undercarriages to use the wash facilities.
- 9) If weeds and plant disease are an issue for your site refer to "Tasmanian Washdown Guidelines for Weed and Disease Control 2004" from the Tasmanian Department of Primary Industries and Water, Forestry Tasmania and the Agricultural Contractors Association of Tasmania.

Fact Sheet 13

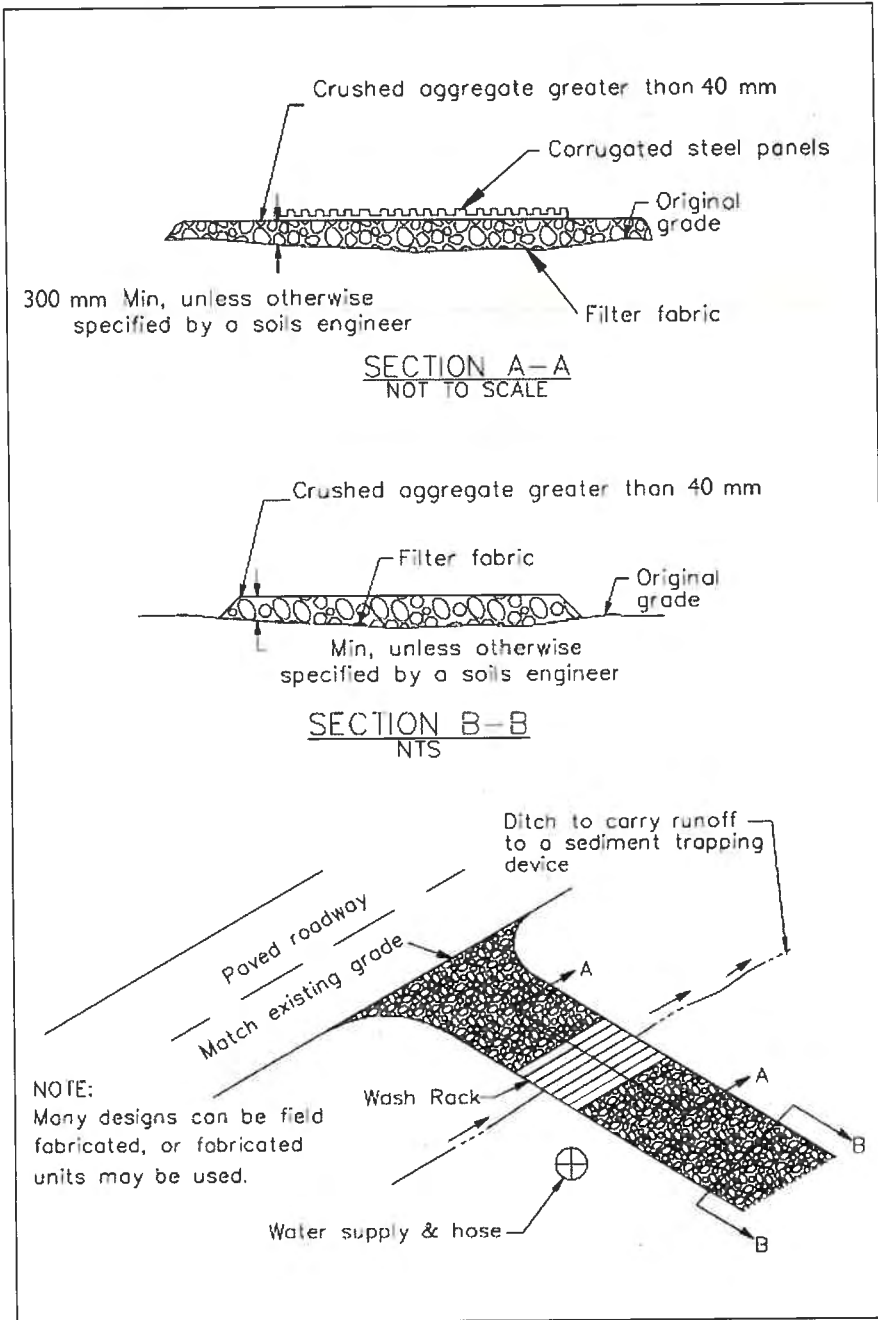


Figure 13 A: Wheel wash design.

Maintaining the control measures:

The wheel wash should be inspected weekly and after a major rainfall event. Remove accumulated sediment from the wash rack to maintain system performance. This sediment should be collected and may need to be disposed to landfill.

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Acknowledgement:

Figure 13A after California Stormwater Quality Association 2003 "California Stormwater BMP Handbook Construction".

Date of Issue: December 2008

Sediment Fences & Fibre Rolls



What are these?

Sediment fences and fibre rolls are sediment control measures installed across slopes or along the perimeter of building and construction sites. Fibre rolls are a range of organic products (coconut fibre, straw, flax) that are rolled into large diameter logs. Sediment fences are vertical barriers made from woven geotextile that are held in place by star pickets and a backfilled trench.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will control sediment run-off from your site, meet your legal requirements and help protect our waterways.

WHAT DO I NEED TO DO?

Fibre Rolls: are log-like products commonly consisting of biodegradable fibres. They vary from biodegradable rolled coir (coconut fibre) and hessian socks filled with straw or mulch, to non-biodegradable geotextile tubes filled with mulch or straw. Biodegradable fibre rolls can be left permanently onsite to assist stabilisation and will support vegetative growth if left in place.

Sediment fences: are a commonly used sediment control measure constructed from heavy-duty geotextile. Although a sediment fence looks like shade cloth it is very different (shade cloth is not appropriate because it cannot slow water flow enough to adequately pond water up-slope of the fence and allow sediment to settle under gravity).

Before starting site works:

Identify drainage flow pathways that will intercept runoff from the site. Decide whether to use fibre rolls or sediment fences. Use fibre rolls at the base of an embankment, on slopes that are exposed, or on vegetated slopes where vegetation is failing to control erosion. Sediment fences should be used on small drainage areas and placed down-slope of potential areas of erosion. Document these measures on your Soil and Water Management Plan (if required) (see Fact Sheet 3).

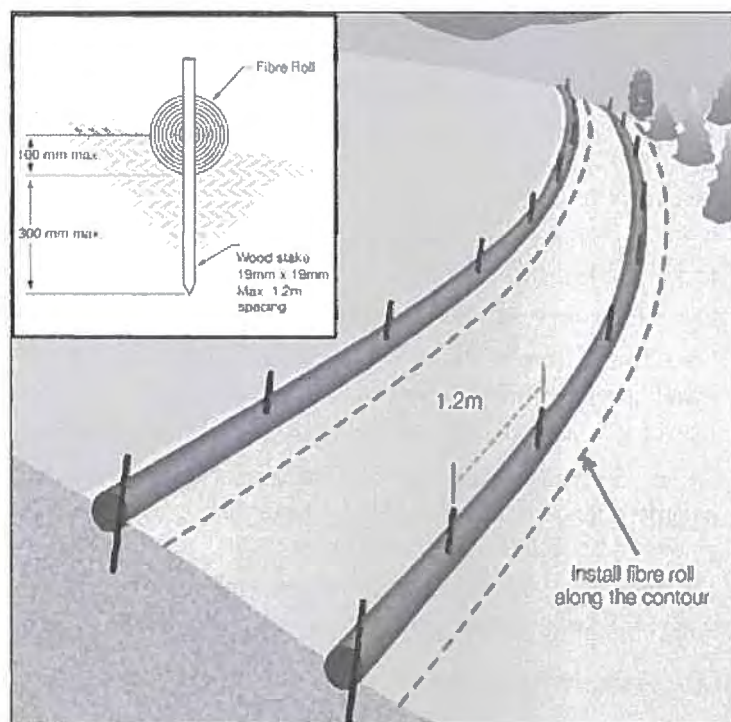


Figure 14A: Installation of fibre rolls

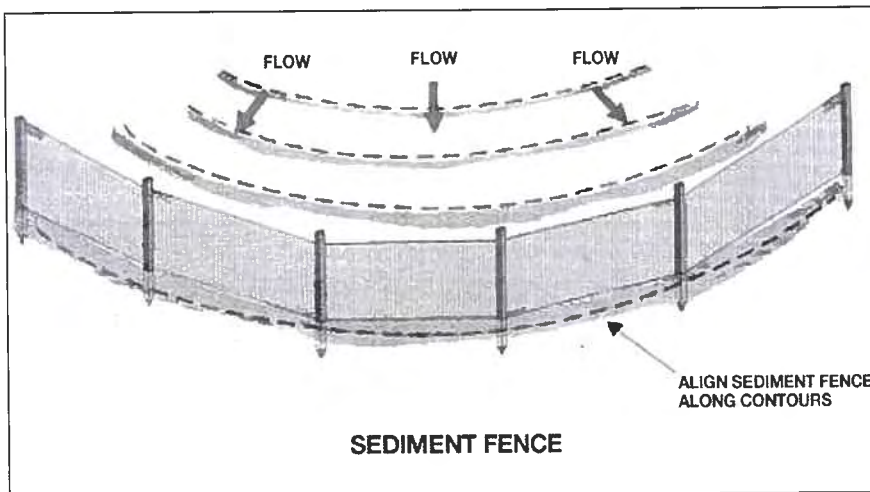
Fact Sheet 14

Installing the control measures:

Sediment control measures need to be in place prior to the start of site works. They can be altered after ground disturbance activities and if the site's drainage patterns change.

Installing fibre rolls:

- 1) Find a suitable installation site (if on a slope, place parallel to contours).
- 2) Remove large rocks and debris, and prepare a shallow concave trench (50–100 mm deep) to inset the fibre roll. (**Note:** Place excavated material on the upside of the fibre roll to prevent undercutting.)
- 3) Place the fibre roll in a shallow trench and stake through the fibre roll every 30 cm.
- 4) Place further stakes on both sides of the fibre roll to within 2 m from the end of the roll.



Installing sediment fences:

- 1) Survey and mark out location of sediment fence, ensure it is parallel to the contours of the site.
- 2) Dig a 150 mm trench immediately above the proposed fence line.
- 3) Place the bottom of the fabric to the base of the trench and run fabric up the down-slope side of the trench.
- 4) Backfill the trench and compact to secure anchorage of the fabric.
- 5) Drive 1.5 m star pickets into ground, 2 m apart to support the sediment fence fabric. Tension and fasten fabric to pickets using UV stabilised zip ties or wire ties.
- 6) Join sections of fabric at a support post with a 2 m overlap.
- 7) Angle the ends of the sediment fence upslope to reduce scouring.

Don't place sediment fences across creeks or major drainage lines.

Maintaining the control measures:

Fibre rolls and sediment fences should be checked regularly, especially after every rain event and cleaned or repaired. For sediment fences check that all the pickets and the bottom of the fence are secure and that there are no tears in the fabric.

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Acknowledgement:

Figures 14A and 14B after California Regional Water Quality Control Board 1999 "Erosion & Sediment Control Field Manual".

Date of Issue: December 2008

Protection of Stormwater Pits



What is it?

Protect the stormwater system from blocking with sediment and building materials by placing control measures around or inside any stormwater pits on and below the site. Stormwater pit protection is an important last resort sediment control measure that should be used in conjunction with other on-site practices.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will control sediment run-off from your site, meet your legal requirements and help protect our waterways.

Fact Sheet 15

WHAT DO I NEED TO DO?

Before starting site works:

Identify any stormwater pits and drains on and below the site. Plan the layout of the work site so that any wash-down areas and tile or brick cutting areas are not near them. Clearly mark all the stormwater pits and drains on the site plan and choose appropriate methods that will protect them. Install these sediment control measures before site work commences. Document them on your Soil and Water Management Plan (if required) (see **Fact Sheet 3**) and ensure staff are aware of its importance.

Note: the placement of sediment control measures on road reserves (i.e. off the work site) will normally require approval from the owner of the road, i.e. council or the Department of Infrastructure, Energy and Resources (DIER).

Installing the control measures:

There are a range of sediment control measures to protect stormwater pits including, sediment fence traps, filter socks and stormwater pit traps. Those that collect sediment above the stormwater pit are easier to clean but have low storage capacity compared to controls that are installed inside the stormwater pits. Place cones around controls in the gutters or on roads to prevent vehicles damaging them.

Sediment fence trap: these are sediment fences staked around the stormwater pit to trap sediment. Fabric must be partially buried so that water and sediment does not just flow underneath. The more space between the fence and the pit, the more chance of sediment settling and the greater the capacity of the trap (see **Figure 15A**).

Filter socks: are woven tubes filled with compost or bioremediation media that separate sediment, hydrocarbons, nutrients and heavy metals from site runoff. Filter socks are more effective than sandbags or geotextile sausages filled with gravel. Filter socks are able to treat runoff at higher flow rates with significantly less ponding.

Filter socks can be installed in the kerb and gutter below the work site, while longer socks can be used as a barrier around the stormwater pit (see **Figure 15B**).

Stormwater pit traps: are baskets, trays, bags or screens placed just below the entrance of the stormwater pit. They prevent sediment from entering the stormwater system. Fine mesh or fabric filters should be used to capture sediment (see **Figure 15C**).

Maintaining the control measures:

All sediment control measures should be inspected, especially after rainfall events and cleaned regularly to maintain effectiveness and prevent bypass. The built up material can be re-stockpiled and used on-site (if it is not contaminated), or otherwise disposed to landfill.

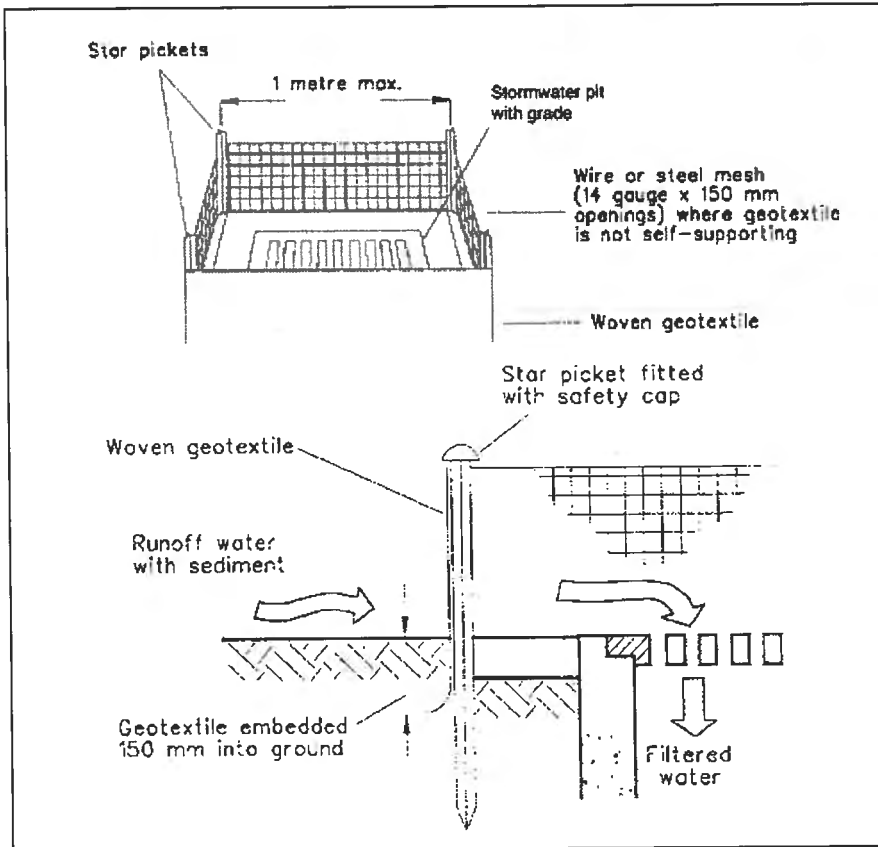


Figure 15A: A sediment fence trap.

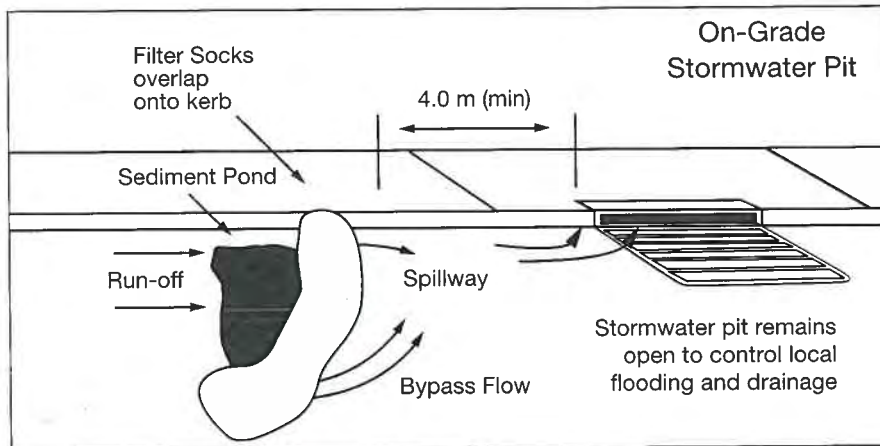


Figure 15B: A filter sock.

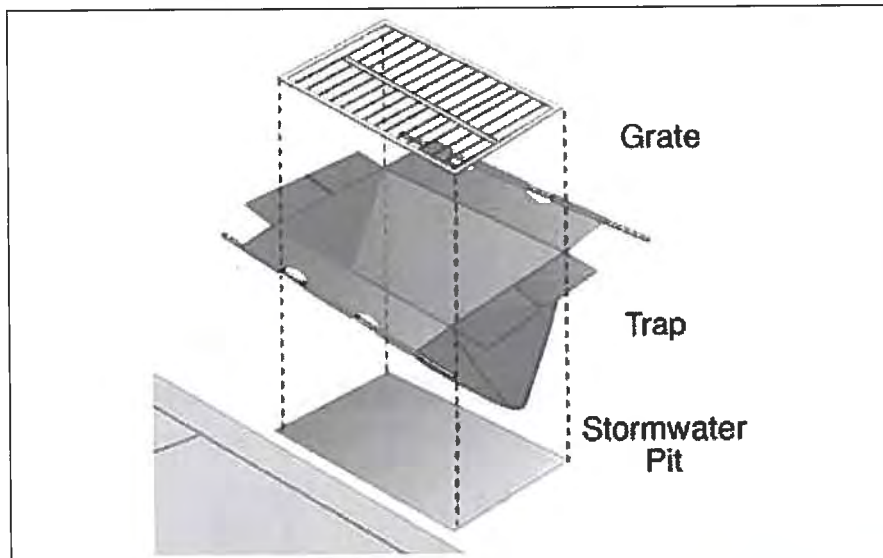


Figure 15C: Stormwater pit trap.

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Acknowledgement:

Figure 15A from Landcom 2004 "Soils & Construction Volume I Managing Urban Stormwater (4th edition)". Figure 15B after South East Queensland Healthy Waterways Partnership 2006 "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites". Figure 15C after California Regional Water Quality Board 1999 "Erosion & Sediment Control Field Manual". Text in this brochure has been obtained and modified from the "Do It Right On Site" brochure series, kindly provided by the Southern Sydney Regional Organisation of Councils.

Date of Issue: December 2008

Protected Concrete, Brick & Tile Cutting



What is this?

Concreting, bricklaying, brick and tile cutting must be conducted in such a way that ensures no waste products enter the stormwater system. If washed into the stormwater system, brick and tile cutting, concrete and mortar slurries will harden and block stormwater pipes and potentially cause flooding. Cement also raises the pH of waterways making it alkaline which is deadly to aquatic animals.

Why is it important?

Sediment generated from building and construction activities can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will control sediment run-off from your site, meet your legal requirements and help protect our waterways.

WHAT DO I NEED TO DO?

Before starting site works:

Find a location on the site away from stormwater pits and drains to undertake these activities, including mixing cement and mortar. This area should be large enough to contain all excess water, residues and waste.

Designate where associated building materials should be stockpiled, as this typically determines where this activity will occur. If the nature of the job requires cutting in a location close to stormwater pits or drains such as cutting a footpath then controls need to be put in place to ensure that no material enters the stormwater system. Identify site requirements and list them on the Soil and Water Management Plan (if required) (see Fact Sheet 3) before starting site works.

Installing the control measures:

The designated brick or tile cutting area should have a diversion channel up-slope and sediment collection devices such as a sediment fence below it. If cutting in an area near a stormwater pit, use temporary collection devices such as filter socks, bunding or skirts suitably installed to direct the slurry onto a land area where it can soak into the earth. If this is not possible and the slurry is likely to flow to the stormwater system, filtering will be required. There are filtration systems available that work in the brick cutting machine with built in slurry containment systems, while for the kerb and gutter there are filter socks and for stormwater pits insert traps can be used (see Fact Sheet 15). The filtered water must not be cloudy when discharged to the stormwater system. Install a series of filtration systems for best results.

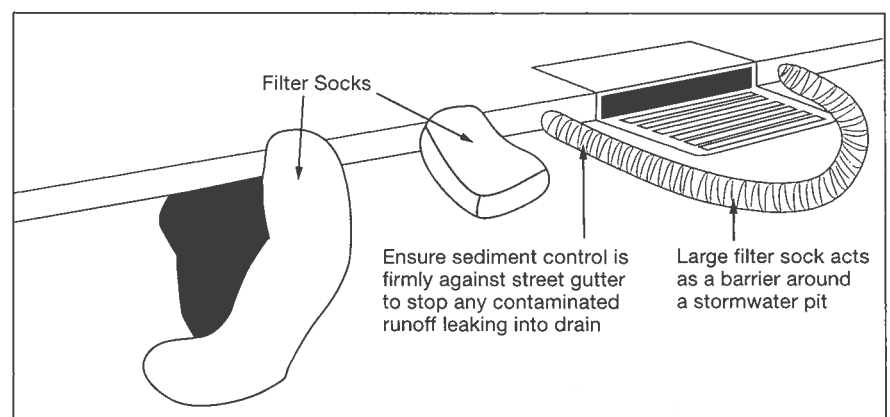


Figure 16A: Installing a series of filtration systems.

Fact Sheet 16

When equipment is washed down, use a designated wash-down area on-site e.g. wheel wash (see Fact Sheet 13). Waste concrete slurry can be safely disposed of by tipping small amounts into plastic or geotextile-lined ditches (see Figure 16C). This will enable the water to evaporate or soak in to the earth and the solids can then be disposed to landfill or reused as clean fill in construction or as road base.

Maintaining the control measures:

All sediment control measures will require regular cleaning to maintain effectiveness and over time may need to be replaced. Remove the built up sediment and check for holes, other breaks, clogging and blockages in the control measures.

Shovel or vacuum concrete, brick or tile cutting slurry to an area well away from the stormwater system. **Do not** hose down. If there is no designated disposal area, place slurry into a 40 gallon drum that is half full of water. Solid materials will settle to the bottom of the drum for later disposal and the water can be reused when concreting.

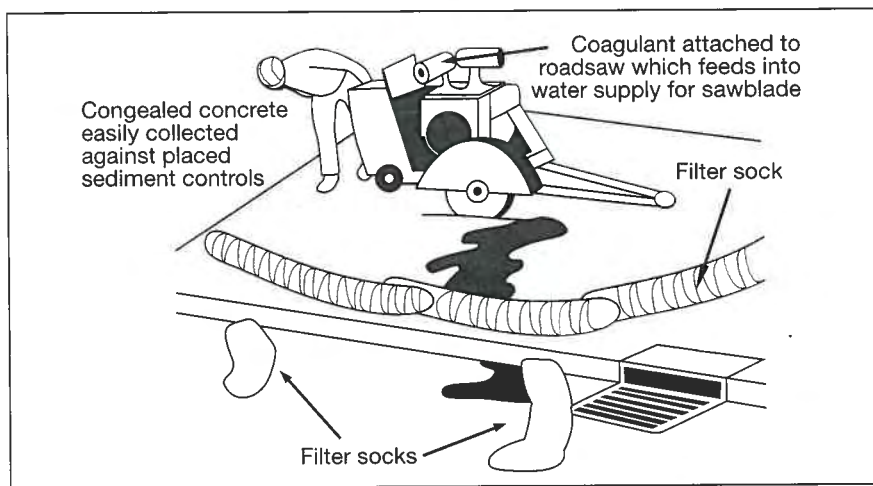


Figure 16B: Acceptable concrete slurry disposal method.

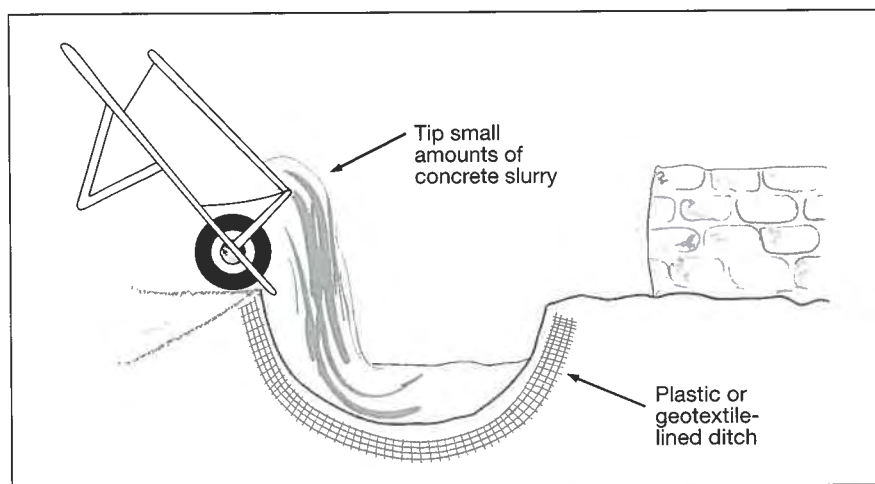


Figure 16C: Disposing concrete slurry into a lined ditch.

List of fact sheets

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3. Soil & Water Management Plans
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6. Preserve Vegetation
7. Divert Up-slope Water
8. Erosion Control Mats & Blankets
9. Protect Service Trenches & Stockpiles
10. Early Roof Drainage Connection
11. Scour Protection – Stormwater Pipe Outfalls & Check Dams
12. Stabilised Site Access
13. Wheel Wash
14. Sediment Fences & Fibre Rolls
15. Protection of Stormwater Pits
- 16. Manage Concrete, Brick & Tile Cutting**
17. Sediment Basins
18. Dust Control
19. Site Revegetation

Remember:

Everyone working on building and construction sites has a responsibility to prevent pollution. If you do have an accident and pollution occurs you are required by law to notify the site supervisor. If the site supervisor cannot be contacted, workers should immediately notify the local council so they can work with you to minimise any harm to the environment.

Acknowledgement:

Figures 16A, 16B and 16C after NSW Department of Conservation 2004 "Environmental Best Management Practice Guideline for Concrete Contractors". Text in this brochure has been obtained and modified from the "Do It Right On Site" brochure series, kindly provided by the Southern Sydney Regional Organisation of Councils.

Date of Issue: December 2008

Sediment Basins



What is it?

Sediment basins are dams or ponds that capture sediment runoff from building and construction sites. They allow sediment to settle out and sink rather than be transported away with the runoff.

Sediment basins are formed by constructing an embankment of compacted soil at the lowest downstream point on the site and installing an outlet structure and overflow spillway. They are one of the most useful and cost-effective measures for treating sediment-laden runoff.

Why is it important?

Sediment generated from building and construction activities can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will control sediment run-off from your site, meet your legal requirements and help protect our waterways.

Fact Sheet 17

WHAT DO I NEED TO DO?

Before starting site works:

Sediment basins are typically required on large construction sites and subdivisions, or in areas of high seasonal rainfall. Sediment basins by no means trap all the sediment from a site. Therefore, sediment basins should be used in conjunction with other sediment and erosion control measures. Sediment basins should be constructed as a first step in any land disturbing activity and remain functional for as long as possible, ideally until the area contributing sediment is stabilised. Document the sediment basin on the Soil and Water Management Plan (if required) (**see Fact Sheet 3**). Detail on the plan how the basin will be maintained and decommissioned (if it is not a permanent on-site feature). Ensure that on-ground staff are aware of the need to maintain the sediment basin.

Design considerations:

Sediment basins require a considerable area to be effective. The two major factors determining the size of the basin are the settling velocity of the sediment and design flows in regards to rainfall. Sediment basins should be designed to cater for peak flow runoff from a design storm having an average reoccurrence interval of 10 years.

Sediment basins need to be positioned so if failure occurs they will not cause damage or nuisance to property, people or the environment. **Do not** install sediment basins on major drainage pathways. Locate sediment basins off-line and up-stream of the stormwater system, natural and constructed water bodies.

Preferably construct basins at the lowest downstream point to intercept most of the runoff from the site. Access for machinery to remove sediment is crucial, as is an area designated for stockpiling the removed sediment so it can dry out (preferably with this water seeping back into the basin). The dried sediment can eventually be reused or disposed to landfill.

Installing the control measures:

For suitable sediment basin design refer to the procedures in Chapter 4 of the *Water Sensitive Urban Design – Engineering Procedures for Stormwater Management in Southern Tasmania*, available from the Derwent Estuary Program web page:

<http://www.derwentestuary.org.au/file.php?id=145>

Note: For larger sediment basins a civil engineer can be used. They can provide detailed drawings to follow construction. It is essential that the engineer review/check the specifications of the proposed sediment basin to ensure it is correctly sized and down-stream risks are addressed in the event of basin failure. Sediment basins over one megalitre may require a dams permit.

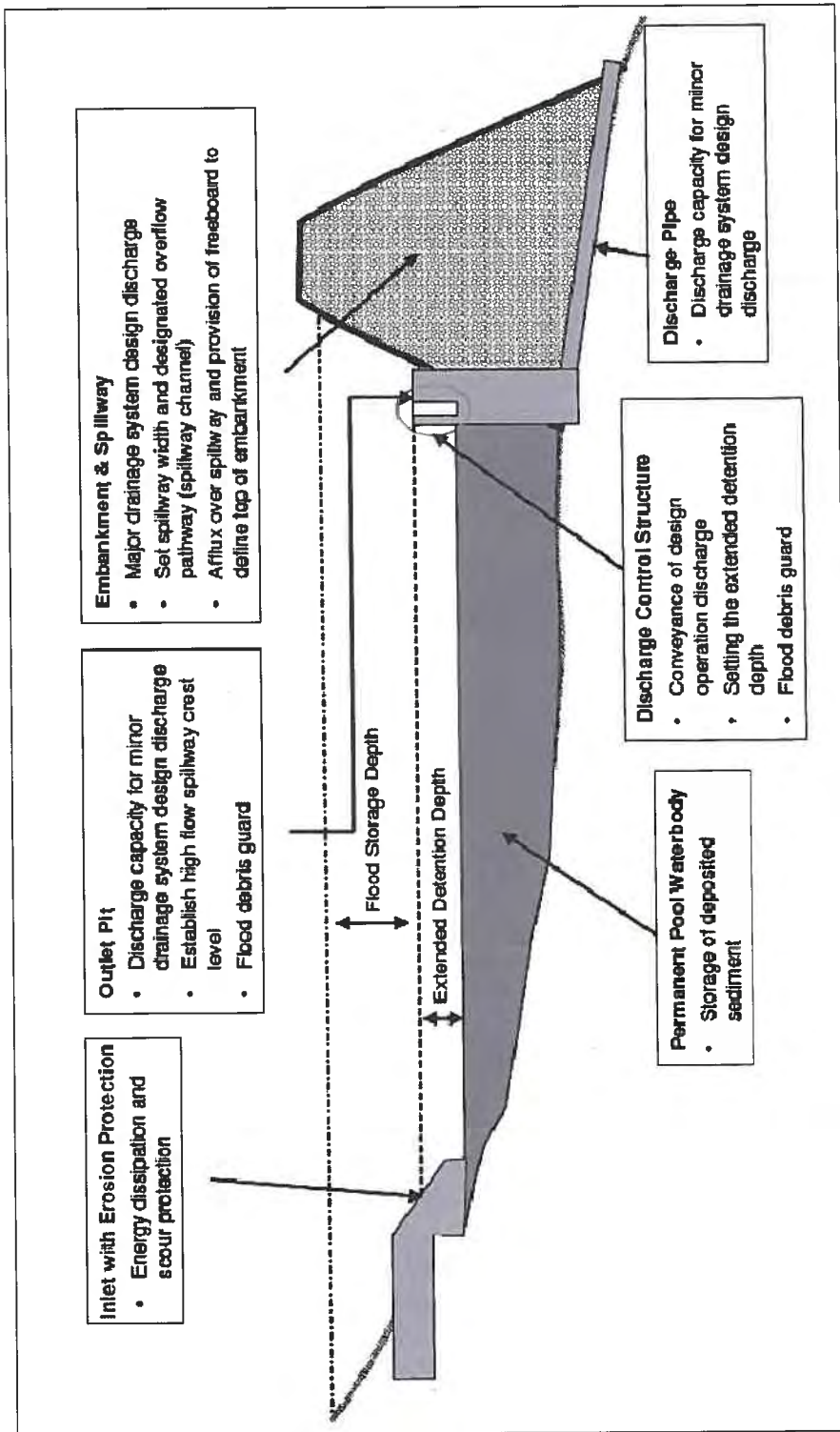


Figure 17A: Sediment basin.

Maintaining the control measures:

Sediment basins require regular inspection, especially after rain events and should be cleaned when more than half full of sediment. Litter and debris should be removed whenever observed in the sediment basin. If the water within the basin is cloudy and never clears, apply gypsum to allow the sediment to settle out.

List of fact sheets

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- ### 17. Sediment Basins
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Acknowledgement:

Figure 17A from Derwent Estuary Program 2006 "Water Sensitive Urban Design – Engineering Procedures for Stormwater Management in Southern Tasmania".

Date of Issue: December 2008

Dust Control



What is it?

Minimise the amount of dust (soil, building materials and residues) generated by wind erosion on building and construction sites. Research shows that average dust emission rates of over 2.5 tonnes per hectare per month occur on sites which have no dust control measures in place. The control measures discussed can be used on any building or construction site where dust may be generated and where dust may cause on or off-site damage.

Why is it important?

Sediment generated from wind erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will minimise wind erosion from your site, meet your legal requirements and help protect our waterways.

Fact Sheet 18

WHAT DO I NEED TO DO?

Before starting site works:

Good site planning can eliminate dust being a problem.

- 1) Assess the dust potential of your site. Dust generating activities include major soil disturbances or heavy construction activity, such as clearing, excavation, demolition, cutting concrete or excessive vehicle traffic.
- 2) Decide upon dust control measures. A number of methods can be used to control dust from a site. The developer or builder will have to determine which practices are suitable based on specific site and weather conditions.
- 3) Document dust control measures on your Soil and Water Management Plan (if required) (see Fact Sheet 3) and ensure everyone working on the site understands them.

Installing the control measures:

These control measures will help to reduce the amount of soil and building materials loose on the site and therefore the dust that can be generated.

- 1) Stage works and disturb only small areas of the site at a time.
- 2) Maintain as much vegetation as possible. Existing trees and shrubs act as wind breaks, slowing wind velocities and provide coverage to surface soils.
- 3) Install constructed wind barriers if there is high risk of dust generation. Wind fences divert the wind up and over the site. Ensure that it is semi-permeable otherwise down-wind turbulence can make erosion worse.
- 4) Dampen the site slightly with a light application of water during excavation or when dust is being raised (be careful to only moisten ground surface, do not wet it to the point of creating mud).
- 5) Apply mulch to recently disturbed areas. Mulch can reduce wind erosion by 80%.
- 6) Where vegetative cover and mulching cannot be used (i.e. on site roads and entrances) apply rocks and stones.
- 7) For large open areas deep ploughing (tillage) brings soil clods to the surface where they rest on top of the dust, preventing it from becoming airborne.
- 8) Install a wheel wash where vehicles and/or equipment exit the site. Alternatively, a stabilised site access can be used (see Fact Sheet 12).

- 9) Cover sand and soil stockpiles with fabric, plastic or vegetation.
- 10) Ensure that relevant equipment and machinery have dust suppressors fitted.

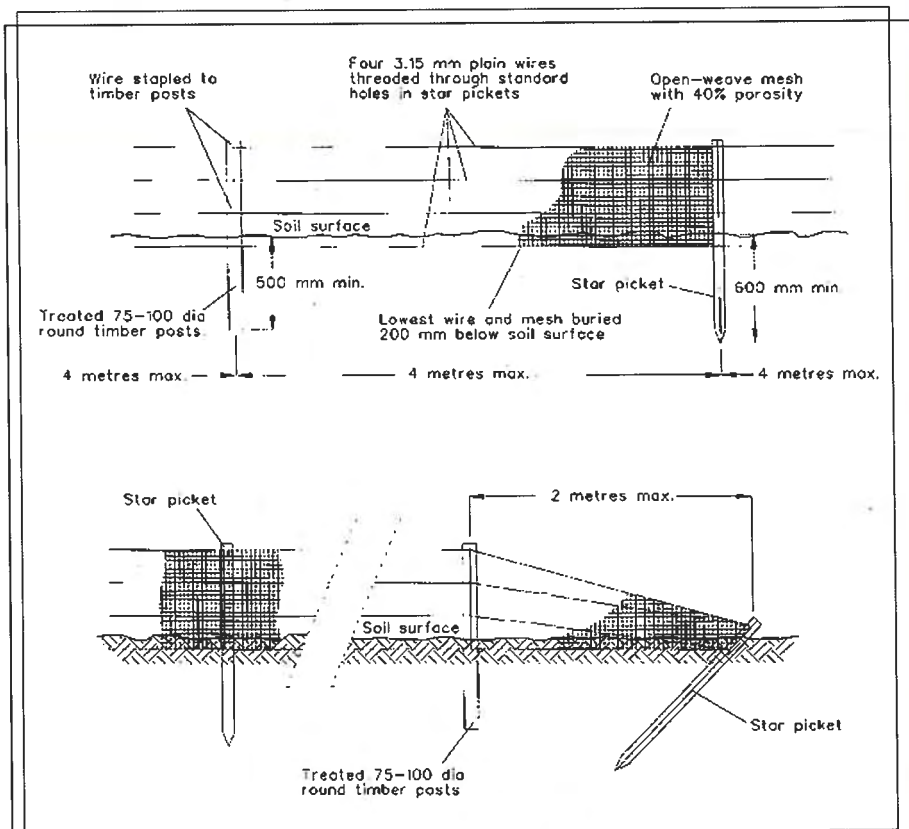


Figure 18A: Installation of a wind fence.

Maintaining the control measures:

Dust control measures involving the application of water require more monitoring than structural or vegetative controls to remain effective. If structural controls are used, they should be inspected for deterioration on a regular basis to ensure that they are still achieving their intended purpose.

List of fact sheets

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Acknowledgement:

Figure 18A from Landcom 2004 "Soils & Construction Volume I Managing Urban Stormwater (4th edition)". Text in this brochure has been obtained and modified from the "Do It Right On Site" brochure series, kindly provided by the Southern Sydney Regional Organisation of Councils.

Date of Issue: December 2008

Site Revegetation



What is it?

All areas disturbed by building and construction activities should be promptly and progressively stabilised through revegetation and landscaping to reduce the potential for erosion.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the management practices discussed in this fact sheet and you will minimise erosion from your site, meet your legal requirements and help protect our waterways.

WHAT DO I NEED TO DO?

Installing the control measures:

As you finish works in one part of the site, revegetate it. Vegetation is an ideal and usually inexpensive method of stabilisation because it reduces soil erosion by:

- 1) Absorbing the impact of raindrops.
- 2) Reducing the volume and velocity of runoff.
- 3) Binding the soil with the roots.
- 4) Protecting the soil from the erosive effects of the wind.

Note: Revegetation should not be expected to provide all the soil erosion protection required on your site. Other erosion control measures will be required if the soil is not stable due to its composition or slope. Erosion control mats and blankets should be used on steep slopes to provide temporary protection until the vegetation is fully established (**see Fact Sheet 8**).

Temporary revegetation: annual grass species (e.g. rye) are effective temporary ground cover because they are fast growing and can quickly establish a root system. They can be planted to prevent erosion where:

- 1) Exposed soil needs to be stabilised until permanent revegetation grows.
- 2) Temporary protection (between 6-8 months) is required until landscaping occurs.
- 3) A disturbed area will be left and then be re-disturbed as part of the site works (e.g. topsoil stockpiles).

Note: These annual grasses do not provide effective erosion control during their early growth phase (first few weeks) unless the soil is prepared with a mulch layer. Annual grasses die within one season providing limited soil coverage after about 6-8 months. They require watering until established, and may need mowing (without the collection of the cut grass) at least once before they can provide adequate soil coverage.

Permanent revegetation: options include seeding with perennial grasses (that will over time succeed the annual species), installing turf strips, and planting of native plants from seed, tube stock or invasion from surrounding bushland. If local seed stock is to be used for propagation it needs to be collected in advance. Advice on native plants and/or sources of seed stock can be obtained from your local council.

Seed the exposed topsoil, not the subsoil as the biological, physical and chemical characteristics of many subsoil materials inhibit the establishment of plants. Where practical to do so, a seedbed should be cultivated and

Fact Sheet 19

moistened before sowing seed (see Figure 19A). This may require deep ripping to 300 mm where there is a compacted layer.

Include native species endemic to the region to enhance the ecological values and create an aesthetically pleasing environment. Native species have evolved to local environment and can establish themselves more quickly and vigorously than exotic species.

Some revegetation options may require mulching. Planting trees and shrubs tends to be more successful if combined with weed suppressing mulching and installation of tree guards and stakes. Apply mulch at a depth between 75-100 mm.

Note: Seeding, turf strips and native plants require sufficient irrigation for germination and to sustain plant growth if rainfall is poor. If the plants are slow growing other erosion control measures may be required until the vegetation is established and is able to prevent erosion.

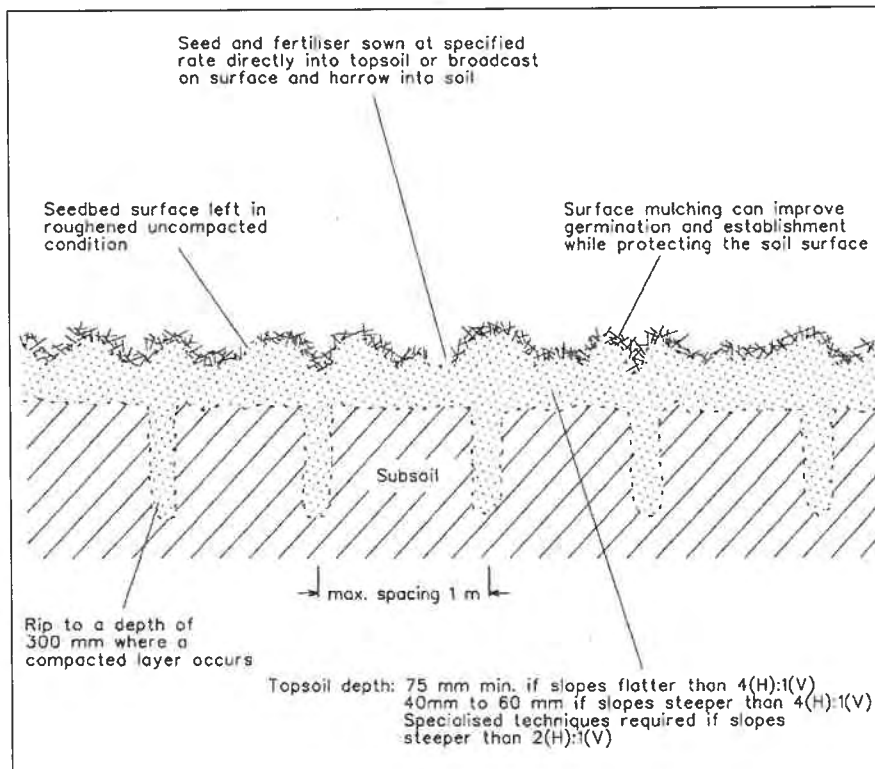


Figure 19A: Seedbed preparation.

Maintaining the control measures:

A monitoring and maintenance program for site revegetation should be developed and implemented. It needs to include irrigation, mowing, weeding and appropriate remedial action such as replacing any lost topsoil and re-sowing the site. Once the site has been revegetated and is established to the satisfaction of the council it can be handed over to the new homeowner.

List of fact sheets

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19. Site Revegetation

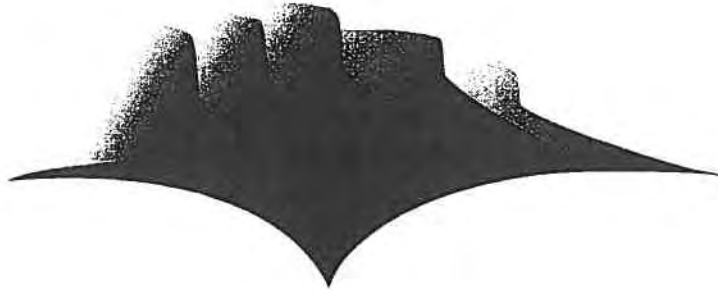
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Acknowledgement:

Figure 19A from Landcom 2004 "Soils & Construction Volume 1 Managing Urban Stormwater (4th edition)". Text in this brochure has been obtained and modified from the "Do It Right On Site" brochure series, kindly provided by the Southern Sydney Regional Organisation of Councils.

Date of Issue: December 2008



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\19\0053 Subdivision (13 lots) at William Street, Westbury CT 150259/1.

Signed:

Martin Gill
GENERAL MANAGER

31 May 2019

1347219

COHEN & ASSOCIATES P/L

LAND & AERIAL SURVEYORS

ASN 70 689 298 535

103 CAMERON STREET
PO BOX 990 LAUNCESTON 7250 TAS
TELEPHONE : 03 6331 4633

www.surveyingtas.com.au
EMAIL : admin@surveyingtas.com.au

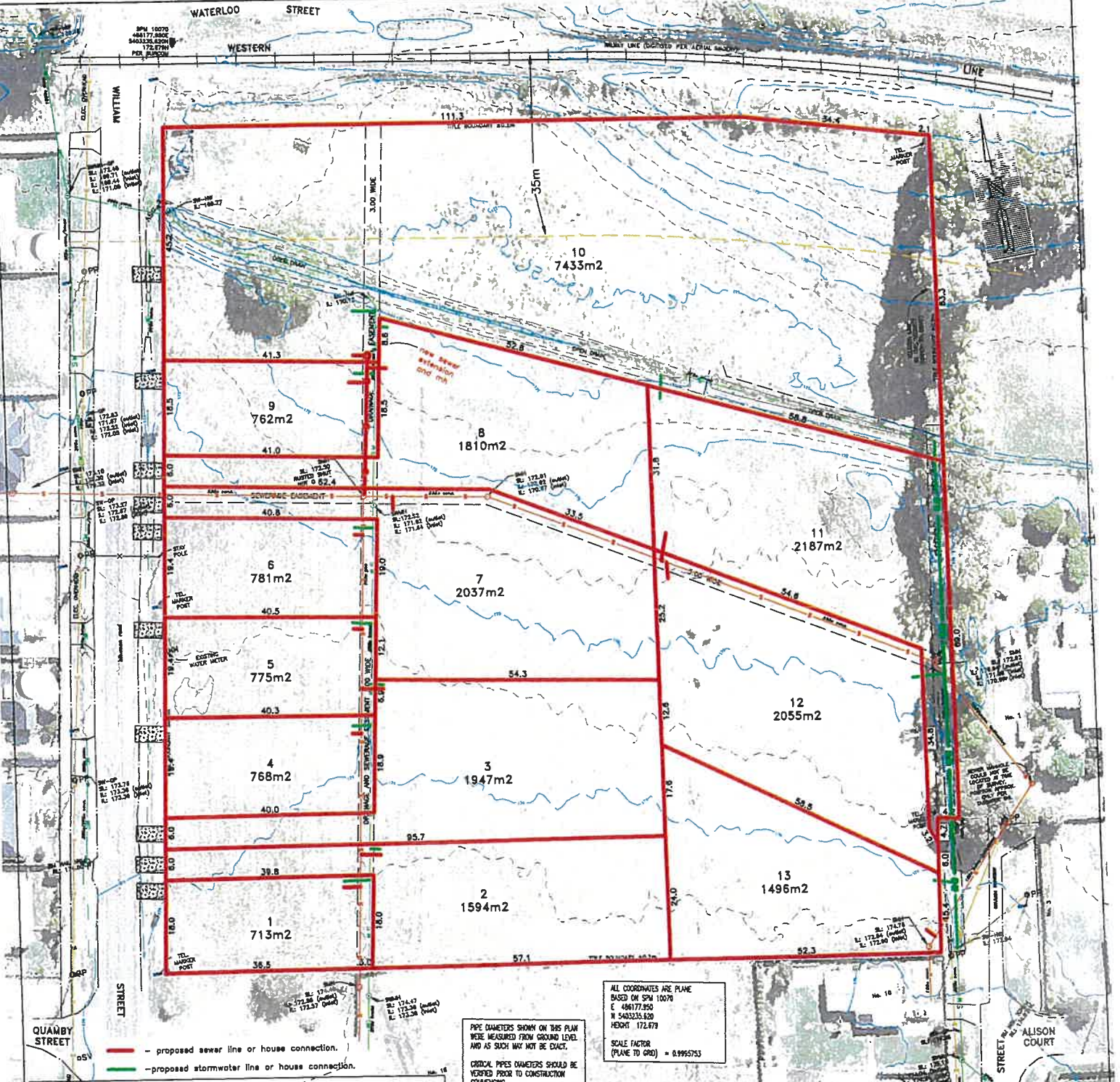
PLAN OF SUBDIVISION SHEET 1 OF 1

REF: 27-76
(7692)

Municipality: MEANDER VALLEY
Site Address: Lot 1 WILLIAM ST WESTBURY
Scale: 1 : 750 @ A3

Owners: WILLIAM FRANKLIN PTY LTD
Title Refs: 150259-1
Dates: Rev 9: 29-5-2019

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements may not be shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.



IMPORTANT NOTE
THIS PLAN WAS PREPARED FOR P. SHERRIFF AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.
INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO REFERENCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS.
THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES.
Meander Valley Council Ordinary Agenda - 8 July 2019
THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

IMPORTANT NOTE
THE BOUNDARIES SHOWN ON THIS PLAN ARE PART OF A BOUNDARY IDENTIFICATION SURVEY WHICH IS NOT REGISTERED BY THE REGISTER OF TITLES. BOUNDARY DIMENSIONS AND OFFSETS ARE SUBJECT TO VERIFICATION BY FURTHER SURVEY. SURVEYMENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY IDENTIFICATION SHOWN ON THE PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY IDENTIFICATION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF COHEN & ASSOCIATES PTY LTD WHO CAN ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES.

IMPORTANT NOTE
THIS PLAN IS PREPARED FOR P. SHERRIFF FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTION ON THE LAND AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
UNDERGROUND SERVICES HAVE BEEN LOCATED PRIOR TO ANY DESIGN OR CONSTRUCTION COMMENCING ON THE SITE. THE RELEVANT SERVICES SHOULD BE CONSIDERED TO VERIFY THE LOCALITY AND SERVICES.
TITLE BOUNDARIES HAVE NOT BEEN SHOWN. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

PLANNING AUTHORITY 2

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

Lot 1 William Street, Westbury



Prepared for (Client)

William Franklin Pty Ltd

PO Box 30

SHEARWATER TAS 7307

Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 3

30 May 2019

Job No: RGA-B964

Executive Summary

The proposed development at Lot 1 William Street, Westbury, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.

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Schedule 1 – Bushfire Report

1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2016 & Regulations 2016*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the Meander Valley Interim Planning Scheme 2013, the Building Code of Australia and Australian Standards, AS 3959-2009, *Construction of buildings in bushfire-prone areas*.

1.2 Limitations

The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

No action or reliance is to be placed on this report; other than for which it was commissioned.

1.3 Proposal

The proposal is for the development of a 13 Lot Subdivision.

Lot 1 will have an area of 713m² and will be vacant. Lot 1 will have frontage to William Street.

Lot 2 will have an area of 1594m² and will be vacant. Lot 2 will have frontage to William Street.

Lot 3 will have an area of 1947m² and will be vacant. Lot 3 will have frontage to William Street.

Lot 4 will have an area of 768m² and will be vacant. Lot 4 will have frontage to William Street.

Lot 5 will have an area of 775m² and will be vacant. Lot 5 will have frontage to William Street.

Lot 6 will have an area of 781m² and will be vacant. Lot 6 will have frontage to William Street.

Lot 7 will have an area of 2037m² and will be vacant. Lot 7 will have frontage to William Street.

Lot 8 will have an area of 1810m² and will be vacant. Lot 8 will have frontage to William Street.

Lot 9 will have an area of 762m² and will be vacant. Lot 9 will have frontage to William Street.

Lot 10 will have an area of 7433m² and will be vacant. Lot 10 will have frontage to William Street and the Western Line.

Lot 11 will have an area of 2187m² and will be vacant. Lot 11 will have frontage to Franklin Street.

Lot 12 will have an area of 2055m² and will be vacant. Lot 12 will have frontage to Franklin Street.

Lot 13 will have an area of 1496m² and will be vacant. Lot 13 will have frontage to Franklin Street.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan



Figure 1: Location Plan of Lot 1 William Street, Westbury

2.2 Site Details

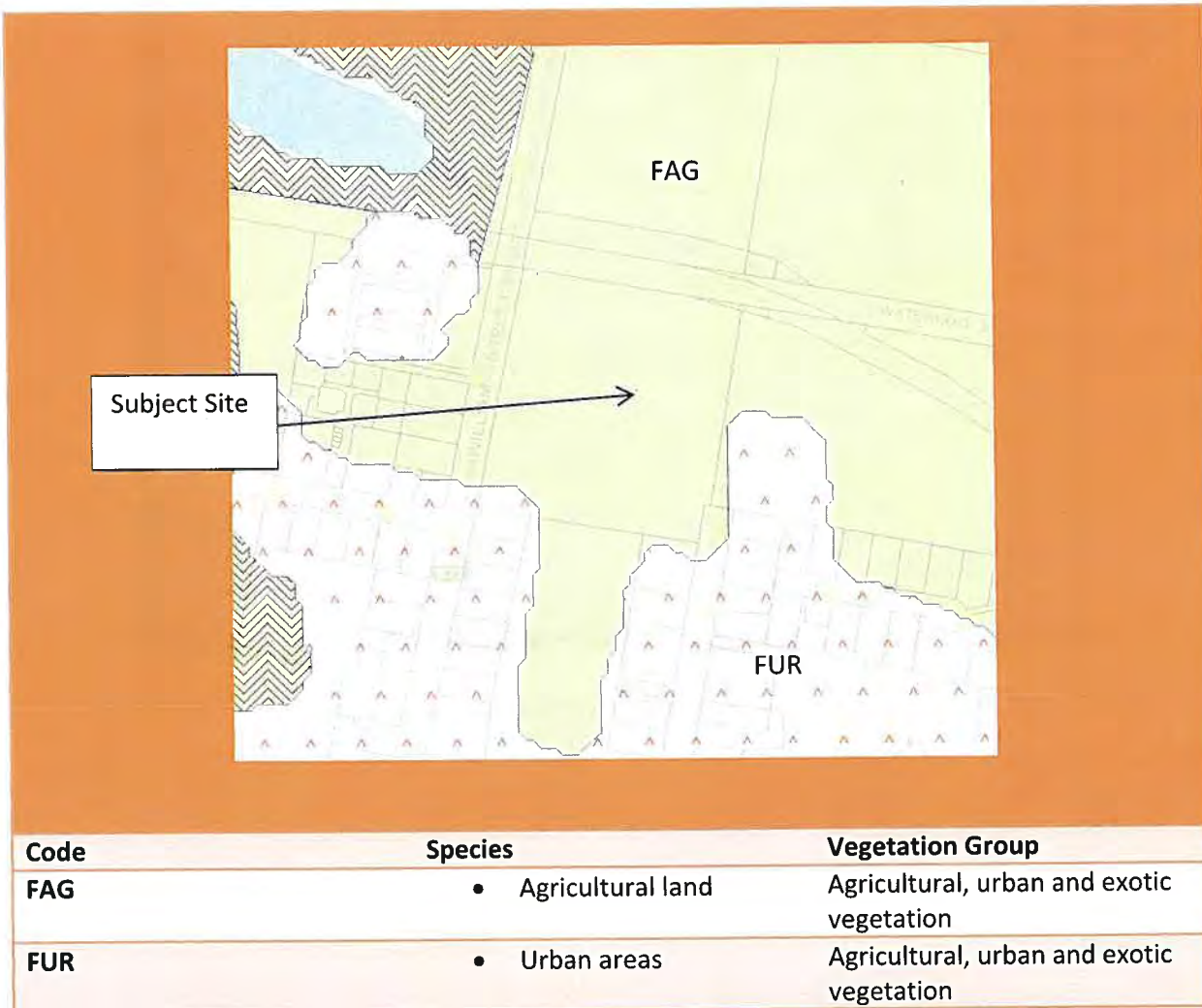
Property Address	Lot 1 William Street, Westbury
Certificate of Title	Volume 150259 Folio 1
Owners	William Franklin Pty Ltd
Existing Use	Vacant
Type of Proposed Work	13 Lot Subdivision
Water Supply	Reticulated TasWater supply On-site for fire fighting (Lot 10 and 11 – if future habitable building greater than 120 from fire hydrant)
Road Access	William Street and Franklin Street

3.0 Bushfire Site Assessment

3.1 Vegetation Analysis

3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



3.1.2 Site & Vegetation Photos



View looking towards site from Waterloo St



View looking north toward 46 Lyttleton St from Waterloo St



View looking east toward 24 Waterloo St from Waterloo St



View looking south toward 1 Franklin St from Waterloo St



View looking southeast toward 1 Franklin St from Waterloo St



View looking northeast toward 41 Waterloo St from corner of William St and Waterloo St



View looking northwest toward 1 William Street from corner William Street and Waterloo Street



View looking southwest from corner William Street and Waterloo Street



Fire hydrant outside 4 William Street



View looking east toward Lot 10 from William Street



View looking northeast toward Lot 10 from William Street



View looking east



View looking east from Lot 9



View looking south from Lot 1



View looking south from Lot 2



View looking further east from Lot 11



View looking further east from Lot 12



View looking south from Lot 13



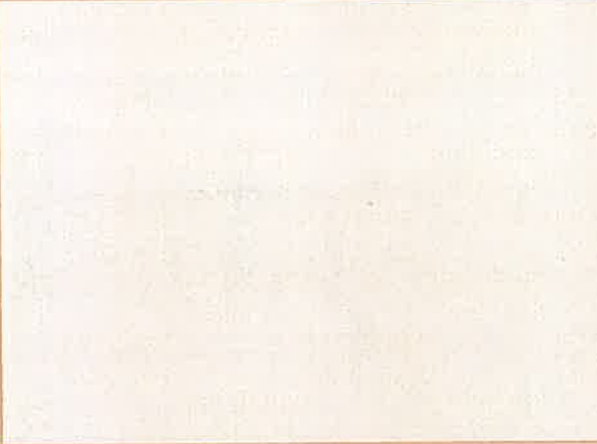
View looking along southern boundary



View looking north from Franklin Street



Fire hydrant outside 1 Alison Court



3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 1.6.1 of Planning Directive No. 5.1 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.4.4 of AS3959-2009 Construction of Buildings in Bushfire Prone Areas for **BAL 19**.

Lots 1, 4, 5, 6, & 9

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REQUIRED Distance to classified vegetation for BAL 19	N/A	N/A	10-<14m	N/A

LOTS 2, 3, & 7

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	10-<14m	10-<14m	N/A

LOTS 8 & 11

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REQUIRED Distance to classified vegetation for BAL 19	10-<14m	11-<16m	N/A (Lot 8) 10-<14m (Lot 11)	N/A (Lot 11) 10-<14m (Lot 8)

Lot 10

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REQUIRED Distance to classified vegetation for BAL 19	N/A	11-<16m	10-<14m	N/A

LOT 12

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	10-<14m	N/A	10-<14m

LOT 13

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	10-<14m (grassland)	N/A	10-<14m

BAL – 19	<p>The risk is considered to be MODERATE.</p> <p>There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m².</p>
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3.3 Outbuildings

Not applicable.

3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be maintained from the entrance to the property cross over with the public road through to the buildings on the site.

Lots 1, 4, 5, 6, 9, 10, 12 & 13 Driveways	Access is likely to be less than 30m – no specified access requirements.
New – Lots 2, 3, 7, 8, & 11 Driveways	<p>Access via direct road frontage</p> <p>Private access driveways are to be <u>constructed</u> from the entrance of the property cross over at the public road through to the buildings and on-site dedicated fire fighting water supply (if applicable). Private access roads are to be maintained to a standard not less than specified in Table E2B.</p>

Table E2: Standards for Property Access

The following design and construction requirements apply to property access length is 30 metres or greater or access for a fire appliance to a fire fighting point):

- (i) All weather construction;
- (ii) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (iii) Minimum carriageway width of 4 metres;
- (iv) Minimum vertical clearance of 4 metres;
- (v) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (vi) Cross falls of less than 3 degrees (1:20 or 5%);
- (vii) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (viii) Curves with a minimum inner radius of 10 metres;
- (ix) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (x) Terminate with a turning area for fire appliances provided by one of the following:

- a) A turning circle with a minimum inner radius of 10 metres;
- b) A property access encircling the building; or
- c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a Habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (lay) connected to –

- (i) A fire hydrant with a minimum flow rate of 600L per minute and pressure of 200kpa; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for firefighting at all times which has the capacity of at least 10,000L for each separate building.

New – Lot 10 and 11	On-site water supply is required for any new habitable building if further than 120m from existing fire hydrant in William Street and Franklin Street.
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, & 13	Lots are all within 120m of existing fire hydrants either in William Street or Franklin Street.

It should be recognised that although water supply as specified above may be in compliance with the requirements of the Building Code of Australia, the supply may not be adequate for all firefighting situations.

Table E5: Static Water Supply for Fire Fighting

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none"> (1) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and (2) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: <ul style="list-style-type: none"> (1) May have a remotely located offtake connected to the static water supply; (2) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (3) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (4) Must be metal, concrete or lagged by non-combustible materials if above ground; and (5) If a tank can be located so it is shielded in all

		<p>directions in compliance with Section 3.5 of AS 3959-2009 the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:</p> <ul style="list-style-type: none"> (a) Metal; (b) Non-combustible material; or (c) Fibre-cement a minimum 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (1) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal diameter of 50mm; (3) Be metal or lagged by non-combustible materials if above ground; (4) if buried, have a minimum depth of 300mm; (5) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (6) Ensure the coupling is accessible and available for connection at all times; (7) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (8) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (9) If a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (a) Visible; (b) Accessible to allow connection by fire fighting equipment; (c) At a working height of 450-600mm above ground level; and (d) Protected from possible damager, including damage from vehicles.
D.	Signage for static water connections	<p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> (1) Comply with water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (2) be: <ul style="list-style-type: none"> (a) marked with the letter "W" contained within a circle with the letter in upper case of not less than 100mm in height; (b) in fade-resistant material with white reflective lettering and circle on a red background; (c) located within 1m of the fire fighting water point in a situation which will not impede access or operation; and (d) no less than 400mm above the ground.

E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ol style="list-style-type: none"> (1) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than 6m from the building area to be protected; (3) a minimum width of 3m constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.
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4.0 Bushfire-Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

E1.4 – Exemptions – Not applicable.

E1.6.1 Subdivision

E1.6.1.1 Hazard Management Areas		
		Comments
<input checked="" type="checkbox"/>	A1 (a) & (b)	Specified distances for Hazard Management Areas for BAL 19 as specified on the plan are in accordance with AS3959. The proposal complies.
<input type="checkbox"/>	P1	
E1.6.2 Public Access		
		Comments
<input type="checkbox"/>	A1 (a)	Not applicable.
<input checked="" type="checkbox"/>	A1 (b)	The private driveway to Lots 2, 3, 7, 8, & 11 will be constructed in accordance with Table E2B. The property access is likely to be less than 200 metres.
<input type="checkbox"/>	P1	
<input checked="" type="checkbox"/>	A2	Not applicable.
<input type="checkbox"/>	P2 No PC	
E1.6.3 Water supply for fire fighting purposes		
		Comments
<input type="checkbox"/>	A1 (a) (b)	Not applicable. Reticulated water supply available for fire fighting purposes if new habitable building on Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, & 13 as within 120m of existing fire hydrant.
<input type="checkbox"/>	P1 No PC	
<input checked="" type="checkbox"/>	A2 (b)	Any new habitable building on Lot 10 and 11 is to be supplied with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table E5, if greater than 120 of existing fire hydrant.

<input checked="" type="checkbox"/> A2	(c)	Not applicable.
<input type="checkbox"/> P2	No PC	

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site generally and to provide sources of water supply dedicated for firefighting purposes and the construction and maintenance of a safe egress route.

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas.

Access

Lots 1, 4, 5, 6, 9, 10, 12 & 13 – Access is likely to be less than 30m – no access requirements.

Lots 2, 3, 7, 8, & 11- The driveway is to be constructed of all-weather construction, with a minimum width of access of 4 metres.

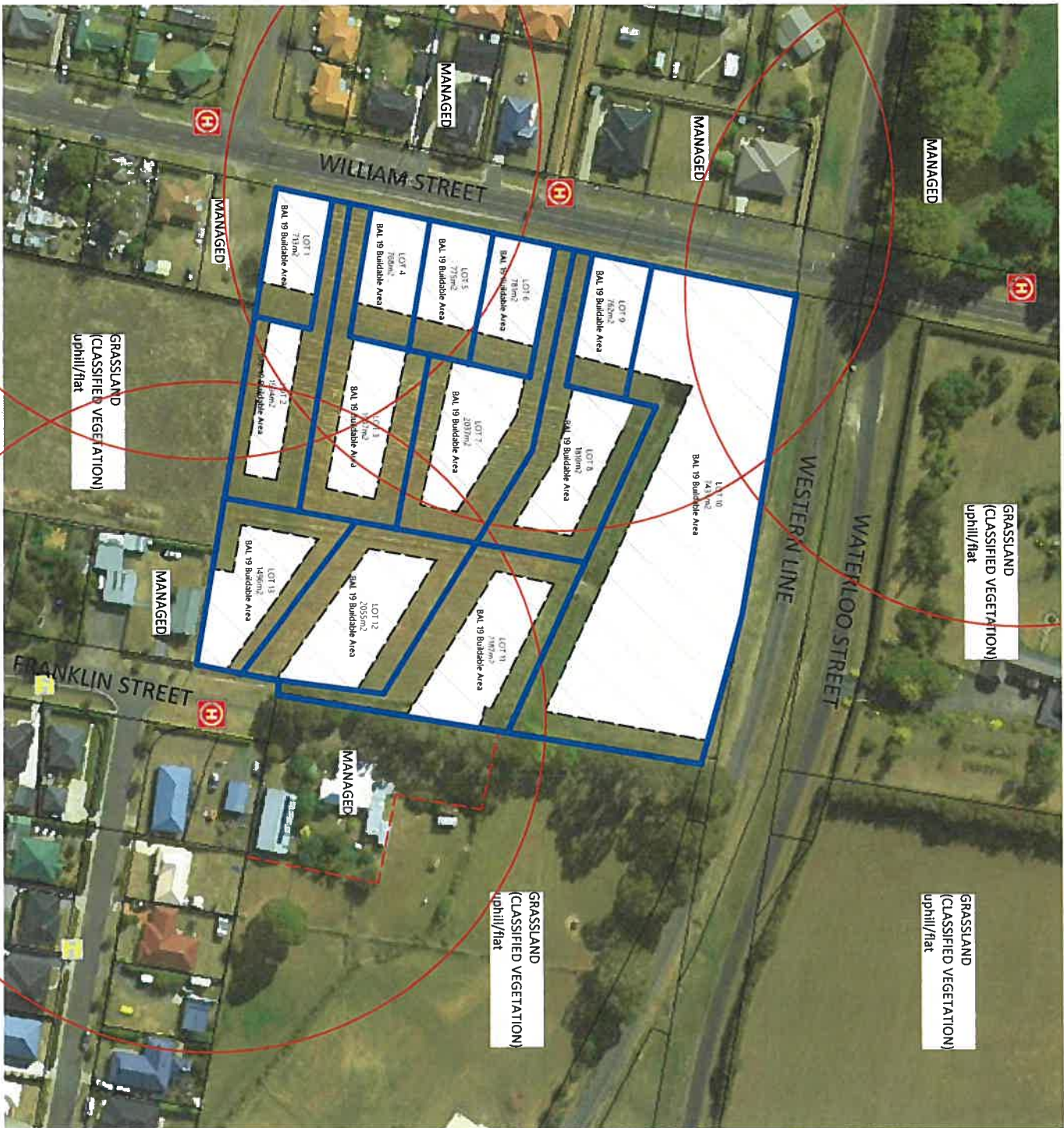
Water Supplies

Lot 10 and 11 - On-site water storage – 10,000 litre dedicated fire fighting water supply, water tank, swimming pool, dam or the like is to be provided to any future habitable building if greater than 120 of existing fire hydrant.

Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2.

Schedule 2 – Bushfire Hazard Management Plan



BUSHFIRE HAZARD MANAGEMENT PLAN
BUSHFIRE ATTACK LEVEL (BAL) - 19
13 LOT SUBDIVISION

LOT 1 WILLIAM STREET, WESTBURY
VOLUME 150259 FOLIO 1
PROPERTY ID 2779257

NOTES

- * PROPERTY ACCESS & ROAD REQUIREMENTS - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- * FIREFIGHTING WATER SUPPLY - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- * HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT

- * THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-8964, R. GREEN, 30 MAY 2019
- * THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF THE DIRECTORS DETERMINATION - REQUIREMENTS FOR BUILDING IN BUSHFIRE PRONE AREAS (V2.1)

DATE: 30 MAY 2019
 VERSION: 3
 DRAWN: REBECCA GREEN
 PHONE: 0409 284 422
 EMAIL: ADMIN@RGASSOCIATES.COM.AU



Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
 Address: Phone No:
 Fax No:
 Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot No:
 Certificate of title No:

The assessable item related to this certificate: (description of the assessable item being certified)
 Assessable item includes –
 - a material;
 - a design
 - a form of construction
 - a document
 - testing of a component, building system or plumbing system
 - an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)
 building work, plumbing work or plumbing installation or demolition work:
 or
 a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 30 May 2019, Version 3, Job No. RGA-B964)
Relevant	N/A
References:	<i>Planning Directive No 5.1, Bushfire-Prone Areas Code</i> <i>Australian Standard 3959-2009</i>

Substance of Certificate: (what it is that is being certified)

1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959-2009)
2. Bushfire Hazard Management Plan showing BAL-19 solutions.

Scope and/or Limitations

Scope

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with *Planning Directive No 5.1, Bushfire-Prone Areas Code* issued by the Tasmanian Planning Commission, the *Building Act 2016 & Regulations 2016, Building Code of Australia* and *Australian Standard 3959-2009, Construction of buildings in bushfire-prone areas*.

Limitations

The assessment has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.
2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.

No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.

I certify the matters described in this certificate.

Qualified person:	Signed: 	Certificate No: RG-140/2019	Date: 30 May 2019
-------------------	--	-----------------------------	-------------------

Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code

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:

Lot 1 William Street, Westbury

/Certificate of Title / PID:

CT150259/1

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

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

13 Lot Subdivision

Code Clauses:

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. Documents relied upon

Documents, Plans and/or Specifications

Title:

Author:

Date: **Version:**

Bushfire Hazard Report

Title:

Author:

Date: **Version:**

Bushfire Hazard Management Plan

Title:

Author:

Date: **Version:**

Other Documents

Title:

Author:

Date: **Version:**

4. Nature of Certificate

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

<input type="checkbox"/> E1.5.1 – Vulnerable Uses			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.1 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.1 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.1 A3	Bushfire hazard management plan	

<input type="checkbox"/> E1.5.2 – Hazardous Uses			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.2 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.2 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.2 A3	Bushfire hazard management plan	

<input checked="" type="checkbox"/> E1.6 – Development standards for subdivision			
E1.6.1 Subdivision: Provision of hazard management areas			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green, 30 May 2019.

<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	
--------------------------	---------------	------------------------------	--

E1.6.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green, 30 May 2019.

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green, 30 May 2019.
<input type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green, 30 May 2019, Lots 10 and 11 (if greater than 120m from fire hydrant).
<input type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner³

Name:	Rebecca Green	Phone No:	0409 284 422
Address:	PO Box 2108	Fax No:	
		Email Address:	admin@rgassociates.com.au
	Launceston, Tas		7250
Accreditation No:	BFP – 116	Scope:	1, 2, 3A, 3B, 3C

6. Certification

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

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.



or

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.




and/or

The Bushfire Hazard Management Plan/s identified in Section 3 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.



Signed:
certifier

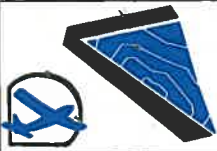


Date: 30 May 2019 Certificate No: RGA-127/2019

³ 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.

Attachment 3 – Proposed Subdivision

Cohen & Associates P/L



COHEN & ASSOCIATES P/L
 LAND & AERIAL SURVEYORS
 ABN 70 689 298 535
 103 CAMERON STREET
 PO BOX 990 LAUNCESTON 7250 TAS
 TELEPHONE : 03 6331 4633
 www.surveyingtas.com.au
 EMAIL : admin@surveyingtas.com.au

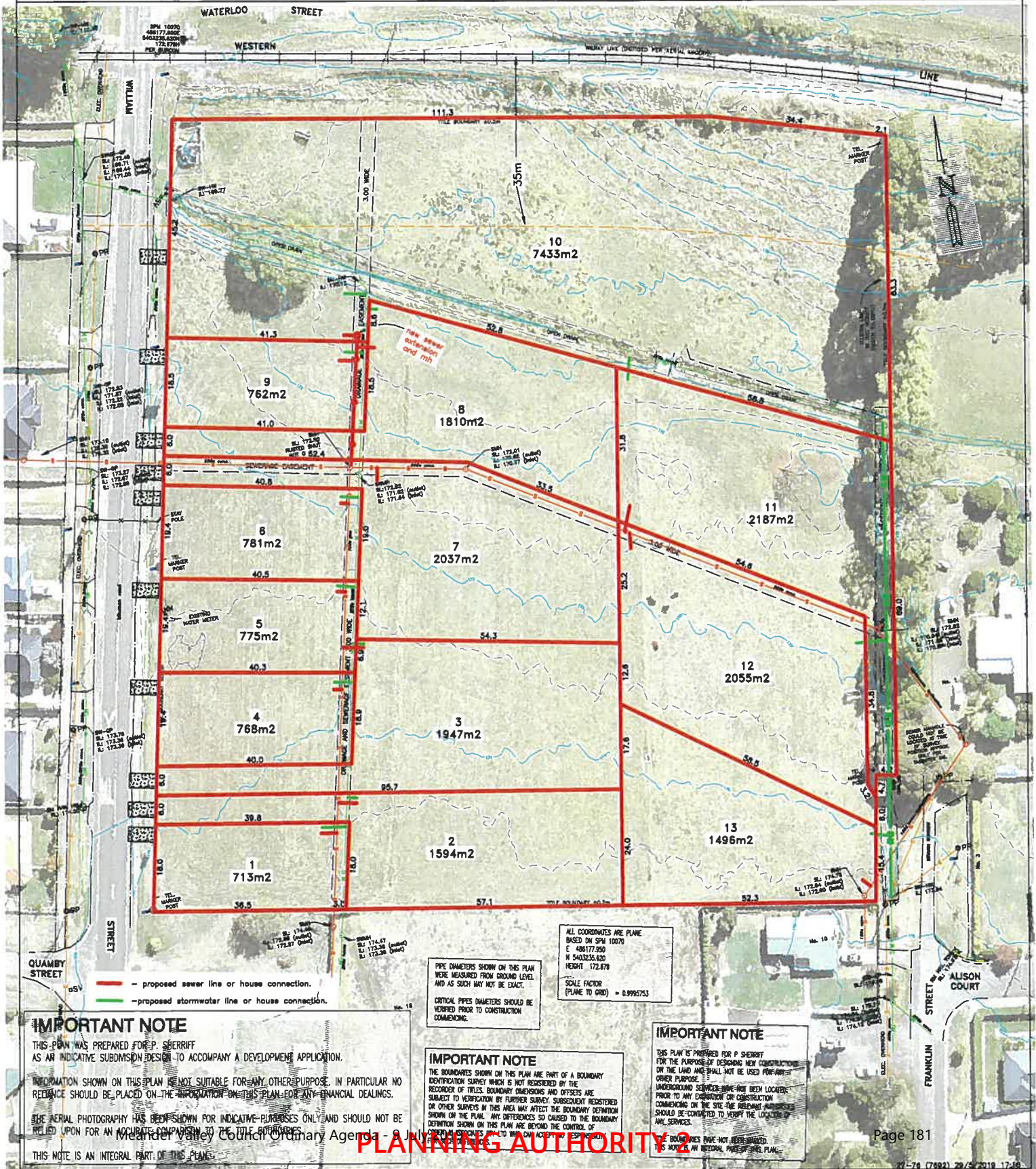
**PLAN OF
 SUBDIVISION
 SHEET 1 OF 1**

REF: **27-76
 (7692)**

Municipality: **MEANDER VALLEY**
 Site Address: **Lot 1 WILLIAM ST WESTBURY**
 Scale: **1 : 750 @ A3**

Owners: **WILLIAM FRANKLIN PTY LTD**
 Title Refs: **150259-1**
 Dates: **Rev 9: 29-5-2019**

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements may not be shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.



— proposed sewer line or house connection.
 — proposed stormwater line or house connection.

PIPE DIAMETERS SHOWN ON THIS PLAN WERE MEASURED FROM GROUND LEVEL AND AS SUCH MAY NOT BE EXACT.
 CRITICAL PIPES DIAMETERS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION COMMENCING.

ALL COORDINATES ARE PLANE BASED ON SP4 10070
 E 486177.950
 N 5403235.820
 HEIGHT 172.879
 SCALE FACTOR (PLANE TO GROUND) = 0.9995753

IMPORTANT NOTE
 THIS PLAN WAS PREPARED FOR P. SHERIFF AS AN INDICATIVE SUBMISSION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.
 INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO REFERENCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS.
 THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN ACCURATE COMPARISON TO THE GROUND.
 MEANDER VALLEY COUNCIL ORDINARY AGENDA - 9 JULY 2019
 THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

IMPORTANT NOTE
 THE BOUNDARIES SHOWN ON THIS PLAN ARE PART OF A BOUNDARY IDENTIFICATION SURVEY WHICH IS NOT REGISTERED BY THE RECORDER OF TITLES. BOUNDARY DIMENSIONS AND OFFSETS ARE SUBJECT TO VERIFICATION BY FURTHER SURVEY. SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THIS PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF COHEN & ASSOCIATES P/L AND CAN ACCEPT NO RESPONSIBILITY THEREFOR.

IMPORTANT NOTE
 THIS PLAN IS PREPARED FOR P. SHERIFF FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
 UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. PRIOR TO ANY CONSTRUCTION OR CONSTRUCTION COMMENCING ON THE SITE THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO VERIFY THE LOCATION OF ANY SERVICES.
 THE BOUNDARIES SHOWN ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
 THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

Tasmania Fire Service Water Supply Signage Guideline

Guidelines for the design and
installation of water supply signs &
fire hydrant marking in bushfire-prone
areas

fire.tas.gov.au

Bushfire Planning & Policy

GPO Box 1526 Hobart Tasmania 7001

Phone (03) 6230 8600 | planning@fire.tas.gov.au

Meander Valley Council Ordinary Agenda - 9 July 2019



Tasmania Fire Service



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PLANNING AUTHORITY 2

This Guideline has been developed in consultation with TasWater.



For further information

Tasmania Fire Service
Bushfire Planning & Policy
GPO Box 1526
HOBART TAS 7001
PH: (03) 6230 8600
Fax: (03) 6234 6647
Email: planning@fire.tas.gov.au
Web: www.fire.tas.gov.au

Disclaimer

While the State Fire Commission has made every effort to ensure the accuracy and reliability of the information contained in this booklet, the State Fire Commission does not accept any responsibility for the accuracy, completeness, or relevance to the reader's purpose, of the information contained in this document and those reading it for whatever purpose are advised to verify its accuracy and to obtain appropriate professional advice.

The State Fire Commission, its officers, employees and agents do not accept any liability, however arising, including liability for negligence, for any loss or damage resulting from the use of, or reliance upon, the information contained in this document.

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1.0 Identification

1.1 Guideline Title

1.1.1 This Guideline is called the *Tasmania Fire Service Water Supply Signage Guideline*.

1.2 Composition of this Guideline

1.2.1 This Guideline consists of:

- (a) This document;
- (b) Design drawing TFS-WS01; and
- (c) Design drawing TFS-WS02.

2.0 Purpose

2.1 The purpose of this Guideline is:

- (a) To ensure that fire fighting water points are appropriately identified to reduce the risk to human life and property, and the cost to the community, caused by bushfires; and
- (b) To describe the water supply signage requirements which are referred to in the *Bushfire-Prone Areas Code*¹ and the *Directors Determination Requirements for Building in Bushfire-Prone Areas*².

3.0 Application

3.1 Where referenced by the relevant planning and building regulations, the content of this Guideline forms a statutory requirement for development within bushfire-prone areas.

3.2 This Guideline may be voluntarily adopted as required.

3.3 This Guideline applies to:

- (a) Private and water corporation owned or managed fire fighting water points;
- (b) Fire fighting water points servicing a bushfire-prone area; and
- (c) Fire fighting water points connected to:
 - i. A static water supply; or
 - ii. A reticulated water supply that does not comply with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code*, and where a single fire fighting water point discharges a minimum of 5 L per second and a minimum of 150 kPa residual pressure.

¹ The *Bushfire-Prone Areas Code* can be accessed via www.iplan.tas.gov.au

² The *Directors Determination Requirements for Building in Bushfire-Prone Areas* can be accessed via <http://www.justice.tas.gov.au/building/publications>

4.0 Definition of Terms

In this Guideline:

bushfire-prone area	<p>means:</p> <p>(a) land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and</p> <p>(b)</p> <ol style="list-style-type: none"> i. where there is no overlay on a planning scheme map; or ii. where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.
bushfire-prone vegetation	means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
carriageway	means the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.
fire hydrant	means a fire hydrant as described in <i>AS 2419.1-2005 Fire hydrant installations – System design, installation and commissioning</i> .
fire fighting water point	means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body.
property access	means the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.
static water supply	means water stored in a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.
water corporation	means the corporation within the meaning of the <i>Water and Sewerage Corporation Act 2012</i> .

5.0 Referenced Documents

The following documents are referenced in this guideline:

AS 1743 Road signs—Specifications

AS 1744 Standard alphabets for road signs

AS 2700 Colour Standards for general purposes

AS 2419.1 Fire hydrant installations - System design, installation and commissioning

AS/NZS 1734 Aluminium and aluminium alloys—Flat sheet, coiled sheet and plate

AS/NZ 1906.1 Retroreflective materials and devices for road traffic control purposes
Part 1: Retroreflective Sheeting.

Australian Paint Approval Scheme Specifications AP-S0041, CSIRO

Bushfire-Prone Areas Code, Tasmanian Planning Commission, Department of Justice, Tasmania.

Determination Director of Building Control Requirements for Building in Bushfire-Prone Areas, Building Standards & Occupational Licencing, Department of Justice, Tasmania.

TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA, TasWater, Tasmania.

6

6.0 Design Standards for Marking Compliant Fire Hydrants

6.1 Compliant Hydrant Markings (General)

A fire hydrant connected to a reticulated water supply that complies with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code* will be marked in accordance with water corporation specifications³.

Water corporation specified fire hydrant markings include a combination of:

- a) Fire Plug Indicator: a yellow, 250 mm x 450 mm triangle, marked on the pavement, and pointing towards the location of the hydrant;
- b) Fire Plug Kerb Marking: a yellow, 300 mm long rectangle, marked on the carriageway kerb, adjacent to the location of the fire hydrant;
- c) Two-Way Retroreflective Raised Pavement Marker: a blue, square marker, adhered to the pavement, and located perpendicular to the hydrant;
- d) Fire Plug Cover and Surround: a yellow, 400 mm x 400 mm square; surrounding the hydrant cover; and
- e) Marker Post: a yellow post with blue decals, located adjacent to the carriageway.

³ TasWater specifications: <https://www.taswater.com.au/Development/Development-Standards>

7.0 Design Standards for Marking Non-Compliant Fire Hydrants

7.1 Marking Criteria

A fire hydrant connected to a reticulated water supply that:

- a) Otherwise complies with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code*, except for flow and pressure; and
- b) Discharges a minimum of 5 L per second and a minimum of 150 kPa residual pressure;

shall have additional markings to those identified in 6.1, in accordance with the following:

7.2 Pavement Marking Material

Objective:	Pavement markings that identify fire fighting water points are clearly visible and durable.
7.2.1 Pavement marking materials shall conform to Australian Paint Approval Scheme Specifications <i>AP-S0041</i> , or similar.	

7.3 Post Marking Material

Objective:	Pavement markings that identify fire fighting water points are clearly visible and durable.
7.3.1 Post marking material shall be: <ol style="list-style-type: none"> (a) Class 1 retroreflective material, compliant with <i>AS/NZS1906.1</i>; or (b) A suitable outdoor, long-life, UV stabilised coating. 	

7.4 Pavement & Post Marking Design

Objective:	Fire fighting water points are clearly visible and identifiable.
7.4.1 Pavement and post marking shall comprise of a legend designed in accordance with design drawing TFS-WS02.	
7.4.2 The legend shall be: <ol style="list-style-type: none"> (a) Coloured red, 'Signal Red' (R13) in accordance with <i>AS2700</i> (or equivalent colour); and (b) Comprised of the letter 'W' within a circular band. 	
7.4.3 The letter 'W' in the legend shall be: <ol style="list-style-type: none"> (a) Uppercase; (b) No less than 44 mm in height; 	

- (c) Located in the centre of the circular band; and
- (d) Consistent with the form and dimensions of Series F, as defined in AS1744.

7.4.4 The circular band in the legend shall have:

- (a) An outer diameter of 100 mm; and
- (b) A line thickness of 6.5 mm.

7.5 Pavement & Post Marking

Objective:	Fire fighting water points are clearly visible and identifiable.
------------	--

7.5.1 Where fire hydrants are of the in-ground type (fire plug), the hydrant cover (lid) shall be marked in accordance with 7.2 and 7.4.

7.5.2 Where hydrant location is identified using a marker post, the post shall be marked:

- (a) In accordance with 7.3 and 7.4;
- (b) With legend facing the carriageway; and
- (c) No less than 400 mm above ground level (where practical).

8.0 Design Standards for Signs

Static water supplies shall be identified in accordance with the following:

8.1 Sign Materials

Objective:	Signs that identify fire fighting water points are durable and resilient against the elements.
------------	--

8.1.1 The signboard material shall be:

- (a) 1.6 mm thick aluminium alloy, type 5251 or 5052, of temper H36 or H38;
- (b) Free from scratches or other surface blemishes;
- (c) Have edges that are true and smooth; and
- (d) Compliant with AS/NZS1734.

8.1.2 The sign background material shall be:

- (a) Non-reflective;
- (b) Of uniform density;
- (c) Compatible with the material used for the legend both in application and durability; and
- (d) Applied to the sign face in accordance with AS1743.

8.1.3 The sign legend material shall be:

- (a) Class 1 retroreflective material, compliant with AS/NZS1906.1;
- (b) Of uniform density;

- (c) Compatible with the material used for the background in application and durability; and
- (d) Applied to the sign face in accordance with AS1743.

8.2 Sign Design

Objective:	Signs that identify fire fighting water points are clearly visible and identifiable.
8.2.1 The sign shall be designed in accordance with: <ul style="list-style-type: none"> (a) Design drawing TFS-WS01. 	
8.2.2 The sign shall: <ul style="list-style-type: none"> (a) Be square; (b) Have rounded corners with a radii of 25 mm; and (c) Have a side length of 300 mm. 	
8.2.3 The sign background shall be: <ul style="list-style-type: none"> (a) Coloured red, 'Signal Red' (R13) in accordance with AS2700 (or equivalent colour). 	
8.2.4 The legend shall be: <ul style="list-style-type: none"> (a) Coloured white (N14) in accordance with AS2700 (or equivalent colour); (b) Comprised of the letter 'W' within a circular band; and (c) Visually centred on the sign. 	
8.2.5 The letter 'W' in the legend shall be: <ul style="list-style-type: none"> (a) Uppercase; (b) No less than 100 mm in height; (c) Located in the centre of the circular band; and (d) Consistent with the form and dimensions of Series F, as defined in AS1744. 	
8.2.6 The circular band in the legend shall have: <ul style="list-style-type: none"> (a) An outer diameter of 230 mm; and (b) A line thickness of 15 mm. 	
8.2.7 The rear surface of the signboard shall be stamped or engraved with: <ul style="list-style-type: none"> (a) The designation of the sign manufacturer; (b) Four numerals indicating the month and year of manufacture (e.g. 01/17); (c) The design drawing identification (e.g. TFS-WS01); and (d) Letters & numerals no less than 5 mm high. 	

8.3 Sign Mounting

Objective:	Signs that identify fire fighting water points are, and will remain, clearly visible.
------------	---

8.3.1 The sign shall be permanently mounted to:

- (a) A vertical surface;
- (b) A surface that cannot change orientation or position; and
- (c) A surface that is:
 - i. Non-flammable; and
 - ii. Non-heat deforming.

8.4 Sign Location

Objective:	Signs that identify fire fighting water points are located adjacent to the fire fighting water point, and are clearly visible.
8.4.1 The sign shall be mounted in a location: <ul style="list-style-type: none">(a) No further than 2 m vertically and 1 m horizontally from the fire fighting water point;(b) No less than 400 mm above ground level;(c) That will not impede access or operation of the fire fighting water point;(d) That will not become obscured by visual obstructions; and(e) That is visible from the property access on approach from a public road.	

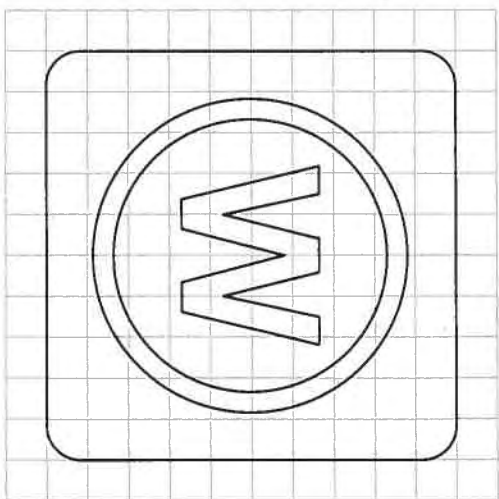
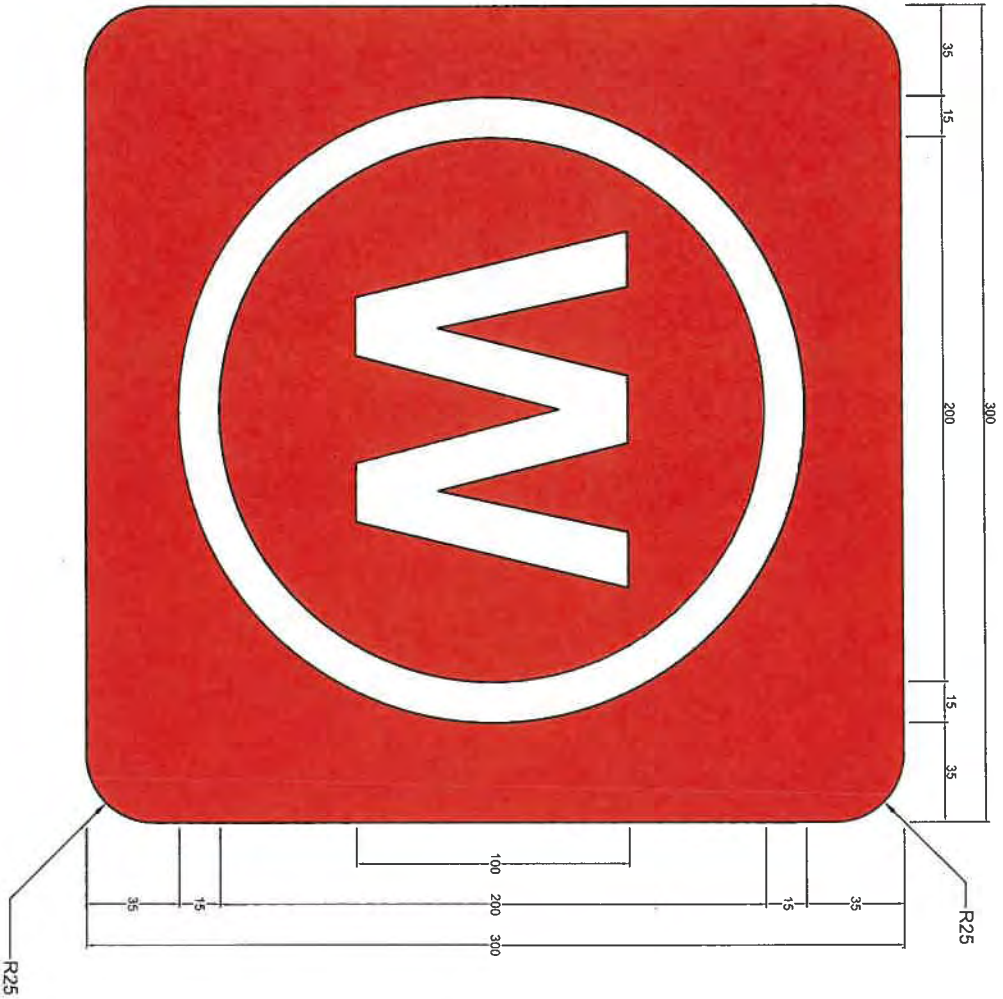
9.0 Design & Manufacture Tolerances of Sign & Legend

9.1 Dimensional tolerances of the signboard

- (a) Overall dimensions of signboard: ± 5 mm;
- (b) Maximum allowable warp, twist or departure from flatness: 1.5 mm; and
- (c) Squareness: corners < 2 mm from theoretical position relative to other corners.


9.2 Dimensional tolerances of the legend

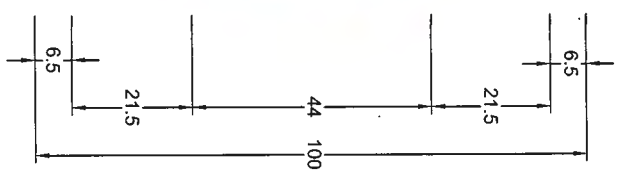
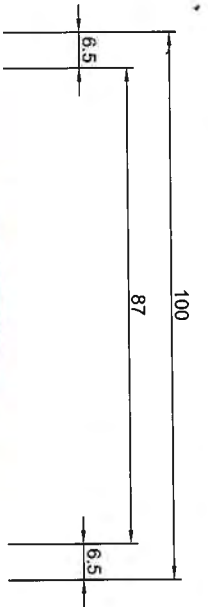
- (a) Shape, size and alignment of legend elements: ± 2 mm; and
- (b) Legend position: ± 2 mm.



GRID MODULE X = 30mm Y = 30mm

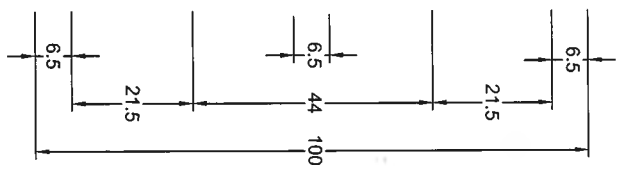
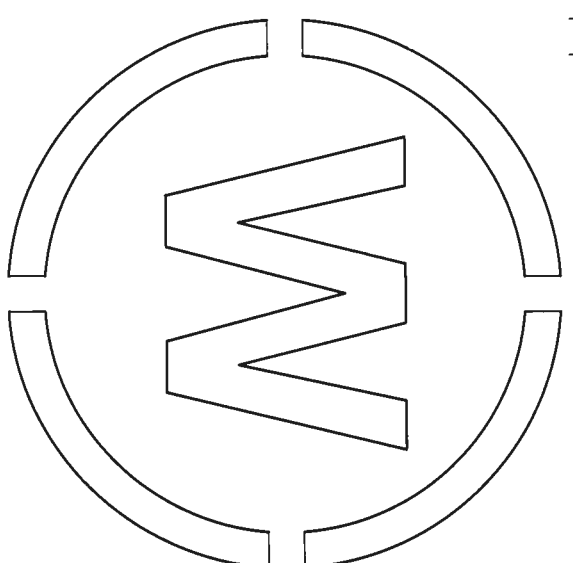
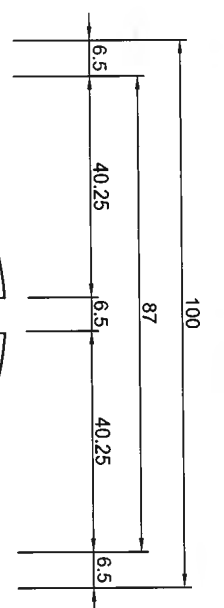
OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5
 SURFACE AREA OF SIGN (sq m) : 0.0895
 LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH AS2700,
 WITH A RETROREFLECTIVE SURFACE FINISH
 BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCORDANCE WITH AS2700
 FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO
 TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES
 FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL
 REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

		TITLE TASMANIA FIRE SERVICE WATER SUPPLY SIGN	
ISSUE	APPRIID	DATE	AMENDMENT
A			
B			
C			
D			
NOTES - all dimensions are in mm - written dimensions take precedence over scaled measurements			
DRWN	WH	APPRIID	CC
DATE 2/2/2017		FILE	BPP
		DWG NO	TFS-WS01
		SCALE	1:2



POST AND PAVEMENT DESIGN

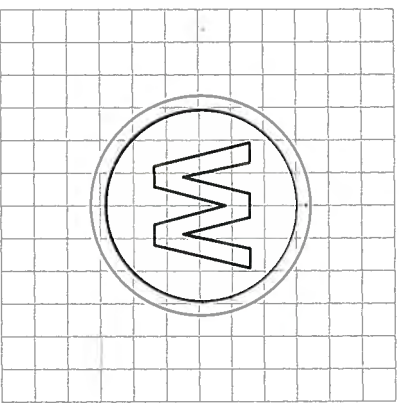
OVERALL LEGEND DIMENSIONS (mm): 100 x 100, +/- 5
 FOR TEMPLATE APPLICATION REQUIREMENTS. REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES
 FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES



TEMPLATE

WHERE A TEMPLATE IS USED, THE CIRCULAR BAND MAY HAVE UP TO FOUR BREAKS OF UP TO 6.5MM IN WIDTH

GRID MODULE X = 15mm Y = 15mm



ISSUE		APPRD	DATE	AMENDMENT	NOTES - all dimensions are in mm - written dimensions take precedence over scaled measurements	TITLE TASMANIA FIRE SERVICE NON-COMPLIANT FIRE HYDRANT MARKING					
A											
B											
C											
D											
DRWN	WH	APPRD	CC	DATE	7/2/2017	FILE	BPP	DWG NO.	TFS-WS02	SCALE	1:1



References

- (a) Tasmanian Planning Commission 2017, *Tasmanian Planning Directive No. 5.1, Bushfire-Prone Areas Code*, Tasmania.
- (b) Australian Standards, AS 3959-2009, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, *TASVEG, Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au

D1 Consulting Engineers Pty Ltd



Flood Risk Assessment Report

Lot 1 William Street, Westbury

For William Franklin Pty Ltd

09 May 2019

Ref:10219

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Ref: 10219, Dated 09/05/2019

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Executive Summary

This report outlines the results of an investigation of the flood susceptibility of the proposed William Street Sub-division site located in the township of Westbury, municipality of Meander Valley Council. It includes conclusions with regards to:

- The potential for the site to be flooded due to runoff from the townships' urban catchment and the likely extent of flooding.
- Runoff characteristics from local catchments outside the William Street Sub-division.
- The implication of the above types of flooding; including the magnitude of the risks involved, and the design requirements of the development to accommodate flood risks within the development.

William Street Sub-division

Partial flooding of the site is likely to occur under all storm events, 10%, 5%, 2% and 1% AEP recurrence interval events. This potential flooding is a result of the urban catchment flow path which enters via Meander Valley Road upstream to the proposed development. Flooding would be mainly limited to the north side of the un-named creek north of Meander Valley Road, with the depth of flooding typically 0.8m to 1.5m for the 1% AEP or 1 in 100 year event.

Local Urban Catchment Runoff

Surface runoff passes through the proposed site from one main source -- an un-named creek that is located in the northern half of the development. Surface runoff from the local urban infrastructure is most likely to affect these runoff patterns. Water passes through the proposed site largely as a concentrated flow as defined by the un-named creek flow path. Provision will be necessary within the proposed development to allow these flows to continue to pass downstream without causing undue effects upstream. Due to limited topographical information, the upstream catchment in this area is difficult to accurately identify; however using stereoscopic photo imaging the flow path can be identified.

Implication of Flooding For the Proposed Development

Local urban catchment runoff does appear to pose a significant risk to the proposed development. Adequate provision will need to be made in the design of the project to allow for runoff from the local catchment area.

Whilst a significant proportion of the proposed site east of William Street is at risk of flooding from the un-named creek, the expected depths of flooding are such that the risk to the development can be managed. This would involve siting the buildings in a building envelope fashion outside the flood prone area and above the flood levels. Embankment levels will need to be above the 1 in 100 year level with a maximum grade of 1:4 to ensure people risk management. These requirements can be readily incorporated into the design of the development.

1. Introduction

Investigations were undertaken to assess the nature and magnitude of risks posed by the flooding of the proposed site from all likely sources of flood risk. This information provides a basis for assessing whether the feasibility of the project is jeopardized due to unacceptable flood risks.

The investigation area was bound by William Street to the West, TasRail railway line to the North, properties 69 & 75 Meander Valley Road to the East and Alison Court to the South; see Figure 1. The main overland drainage channel (i.e. un-named creek) that flows through the proposed site is the main contributor of overland flow, which is predominately urban catchment.

This report draws upon the catchment modeling of the localized area as described in the above paragraph and detailed survey provided for the area. This investigation used un-calibrated inflow modeled hydrographs to calculate overall catchment flows towards the proposed site and surrounding areas.

The modeling undertaken and reported in this document uses inflows of 1%, 2% 5% 10% AEP supplied by Meander Valley Council from their greater urban catchment modeling. This revised modeling was undertaken through HEC-RAS to determine the local area effects of flooding and the required works.

The likelihood of flooding from the un-named creek, and the potential consequences in terms of infrastructure damage, potential environmental impacts and public safety, are important aspects of the feasibility of the project.

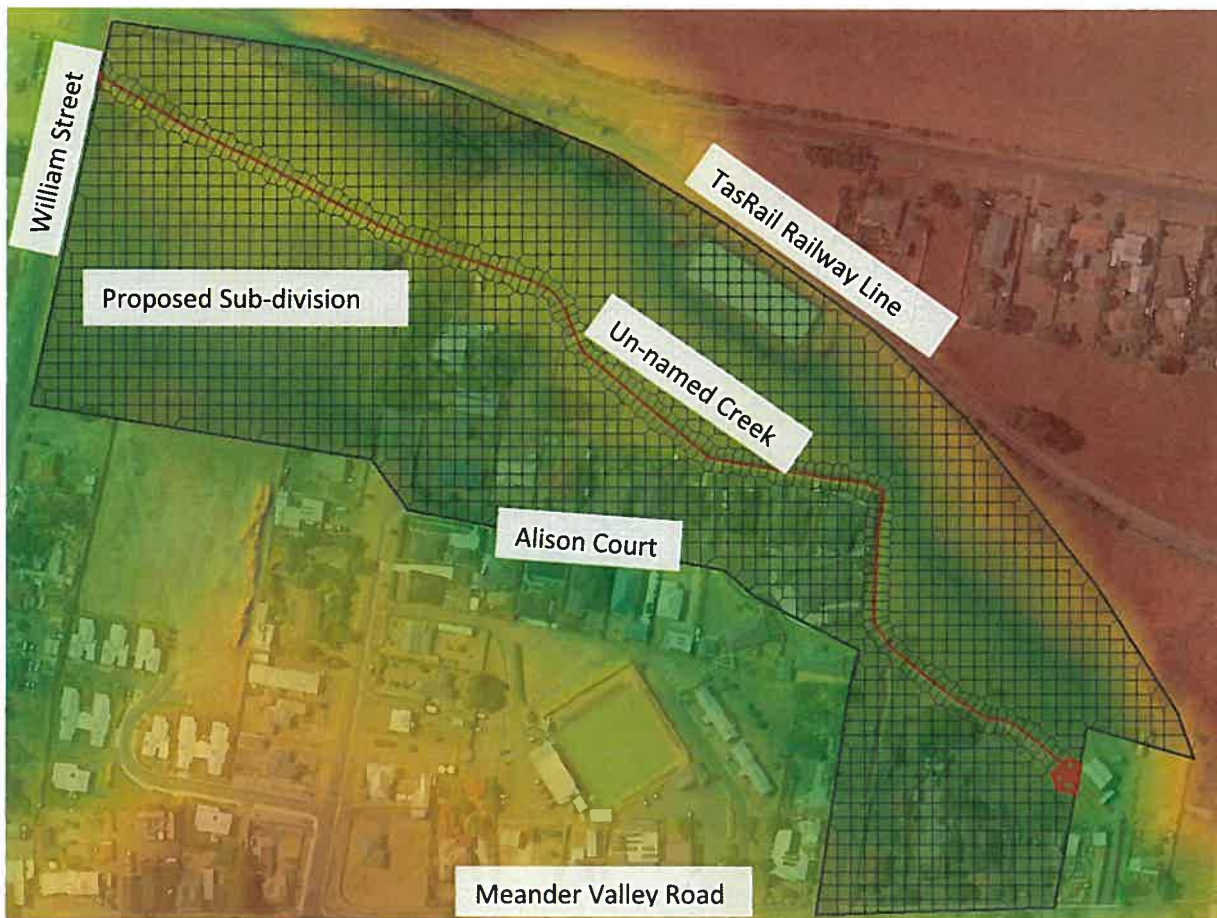


Figure 1: William Street Sub-division localized catchment area.

2. Site Description and Limitations

The proposed site lies immediately to the East of William Street and covers a total of approximately 3ha. William Street, Alison Court and Railway line provide barriers to additional flows due to their elevated positions relative to the adjacent lands. In order to pass flows during larger storm events, water levels must build up within the un-named creek and alongside these barriers to effectively discharge through the William Street Culvert. At instances when the William Street culvert is unable to pass the flows, the localized area upstream starts flooding within the proposed site, as well as adjoining properties along the un-named creek. The adjoining areas of land are relatively flat and are particularly at risk of flooding.

There is only limited topographic information available for the catchment (1:2500 topographic maps with 5m contours). However, topographic survey for the specific site has been completed, which allows for hydraulic modeling.

The un-named creek travels north-west towards William Street from 75 Meander Valley Road and bends north at the back of 18 Alison Court before returning to a north-west direction at 17 Alison Court. The un-named creek continues traveling with slight bending in a north-west direction until entering the William Street Culvert. The creek's channel is at its widest at about 3.5m in the upper section located within the proposed site. In this section it has an average depth of approximately 500mm.

Survey and topographic mapping of the invert of the creek found that it is flat, with an average of 0.4% (1 in 250) from 75 Meander Valley Road to the William Street Culvert.

Given the significant impact of flows from the urban catchment, 2D modeling was carried out to fully analyse the behaviour of the floodwaters in the floodplain alongside the un-named creek, adjoining lands and proposed site.

3. Catchment Flooding

3.1 Flood Hydrology

Data on the flow levels and flow rates from the urban catchment were provided by Meander Valley Council (MVC) for the urban as seen in Table 1 below:

Table 1: Peak Flow Rates Estimates (m³/s) for the urban catchment.

Recurrence Interval (years)	10	20	50	100
Peak Flow Rates (m ³ /s)	0.409	1.065	2.223	3.049

3.2 Hydraulic Modeling

Hydraulic modeling of the local catchment was undertaken using HEC-RAS computer package, using DEM GIS contours land profiling and topographic survey of the proposed site. The modeling was designed using the existing land profile to show the extent of flooding within the original catchment and the proposed modified land profile within the proposed site.

3.3 2D Modeling Assumptions

- The flow is incompressible;
- The pressure is hydrostatic;
- The flow can be described by continuous (differentiable) functions of ζ , u and v (that is, the flow does not include step changes in ζ , u and v);
- The flow is two-dimensional;
- The flow is nearly horizontal;
- The effects of bed friction can be included through resistance laws (e.g., Manning's equation) that have been derived for steady flow conditions;

3.4 Assessment of Un-named Creek

Using Manning's Equation with a Manning's n coefficient of 0.035, this allows for the roughness of floodplains with high grass and indicative trapezoidal channel profile of the creek.

3.5 William Street Culvert

The following concrete culvert conditions were given:

- Entrance Loss Coefficient = 0.5
- Manning's 'n' top and bottom = 0.015
- Barrel Diameter ID = 900mm

3.6 Hydrology

The catchment surface was assumed to consist predominately of a clay soil profile that have very slow infiltration rates and have high runoff potential which indicated the following conditions:

- Clay soils with high swelling potential;
- Soils with a permanent high water table;
- Soils clay layer at or near surface; or
- Shallow soils over nearly impervious material.

Modeling indicative of the rainfall were run, in which indicative rainfall events were applied to the model to determine their effects. It was assumed that significant rainfall had occurred prior to the design rainfall events; as such the catchment had become even more prone to shedding runoff. The required works are therefore sized conservatively. The continuing loss was 2.5mm/hrs for all events.

It must be noted that the model is unverified and un-calibrated, as no precise records have been maintained during large storm events for this proposed catchment. It has also not been compared against historical rainfall events and measured flows from them, and the model settings have not been adjusted accordingly.

Note that historical information that has been recorded on an ad hoc basis (perhaps from debris marks) is not sufficient. This information may be only available for a small portion of properties relating to the flood events of 1930, 1970, 2010 and 2011.

This hydraulic modeling and outline suggests works to reduce flood risks from known problem areas as well as those predicted in the long term 1 in 100 year events. This report outlines the progress to date prior to the development of an overall improvement priority program for Council's consideration.

It needs to be recognised that the current proposal must now be considered in a planning and development framework, including the potential and preferred William Street sub-division areas. This process will deliver inputs which will help to establish overall precedence for required works. The input of Council is sought at this time for guidance on values and principles that need to be considered as inputs to the priority ranking assessment.

4. Flood Modeling

This information, together with topographic information available for the proposed catchment was used to establish a model that extended approximately 350m upstream of the proposed site.

In order to model the complex nature of flooding within the creek and floodplain, nodal referencing grids were used to produce an accurate flooding prediction model. Four flood events were modeled, 100, 50, 20 and 10 years ARI events, with breakouts on both left and right sides of the creek banks.

The land profiles of the creek and catchment area were generated using the technique described above for all events. The 1 in 100 year recurrence interval is typically used as the benchmark by which the flood susceptibilities are assessed for developments within floodplains. The interval is required to demonstrate that it is immune to the impacts of a 1 in 100 year flood.

4.1 1 in 100 Year Event (1% AEP) Flood Modeling

4.2 Urban Catchment Hydrograph

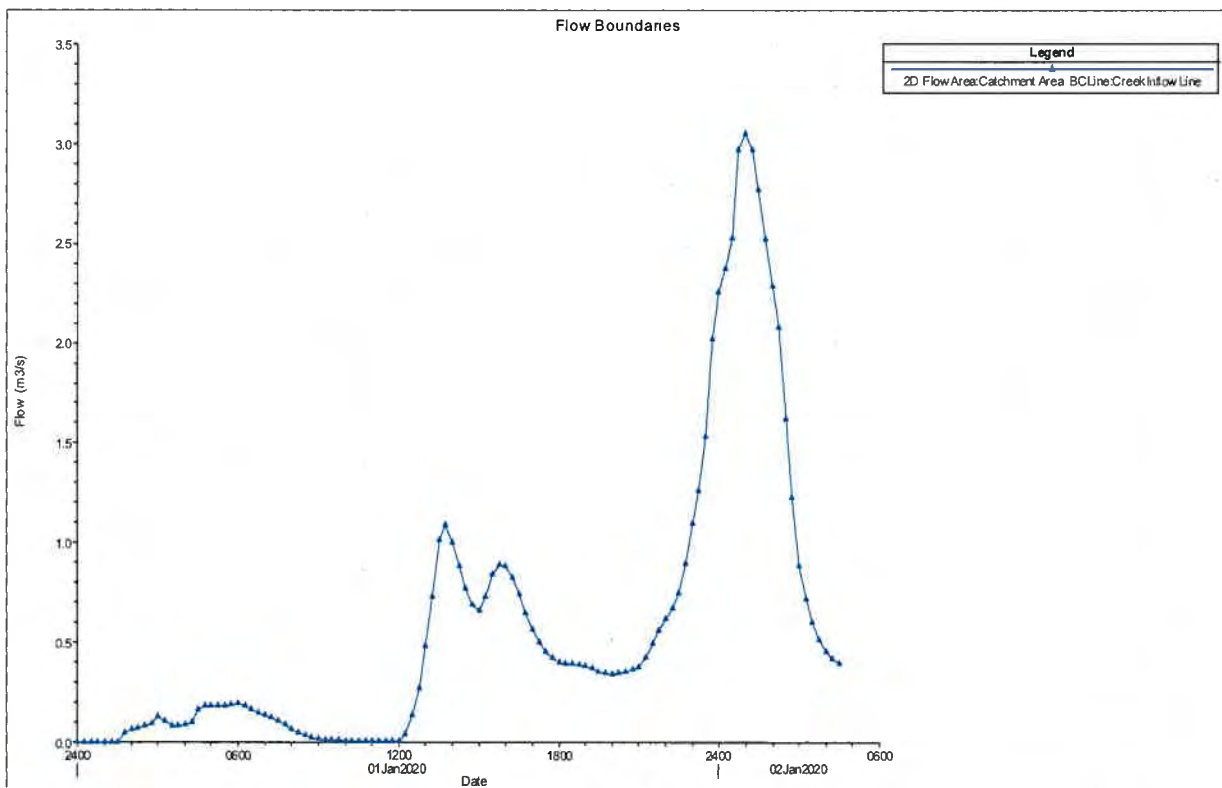


Figure 3: 1% AEP Inflow hydrograph



Figure 3: 1% AEP Catchment Flood Map (Existing Land Profile)

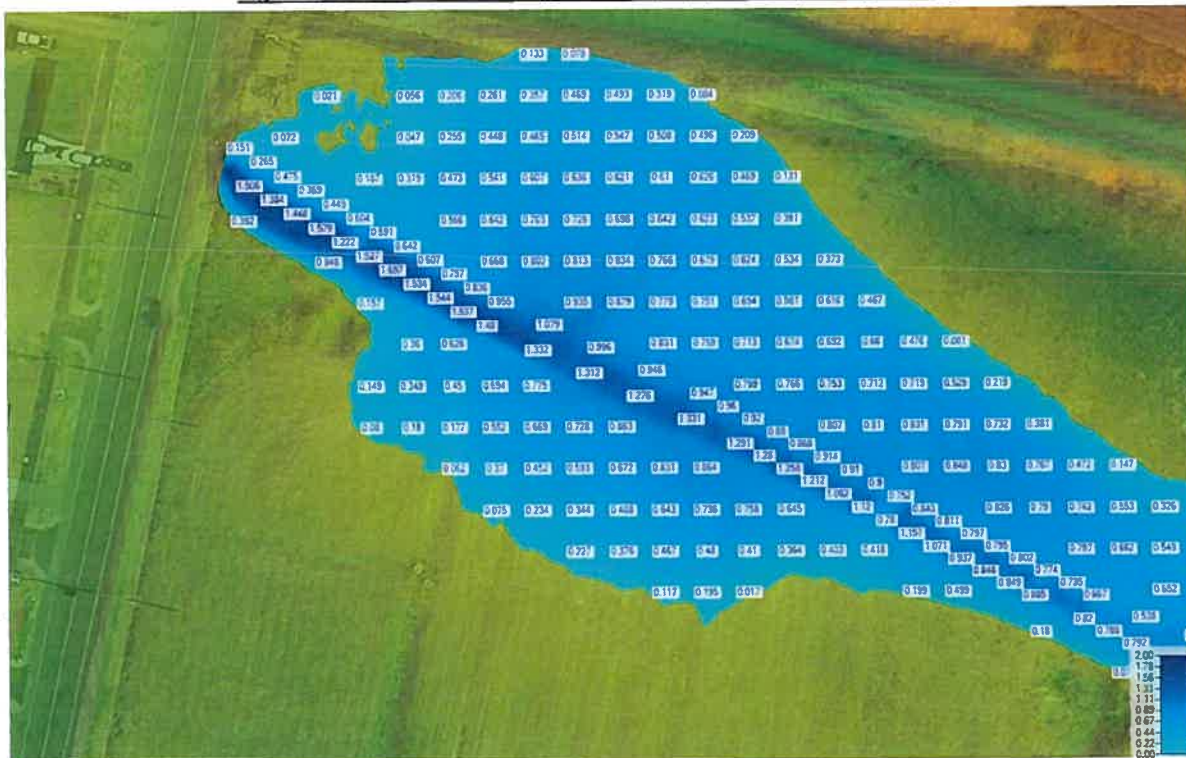


Figure 4: 1% AEP Flood Map (Existing Land Profile)



Figure 5: 1% AEP Velocity Map (Existing Land Profile)

Table 2: 1% AEP Flood Data

Recurrence Interval (years)	100
Peak Flow Rates (m³/s)	3.049
Peak Depth (m)	1.514
Peak Velocity (m/s)	1.022
Water Surface Elevation (AHD)	171.77
Critical Duration	13 hrs

4.3 1 in 50 Year Event (2% AEP) (Existing Land Profile)

4.4 Urban Catchment Hydrograph

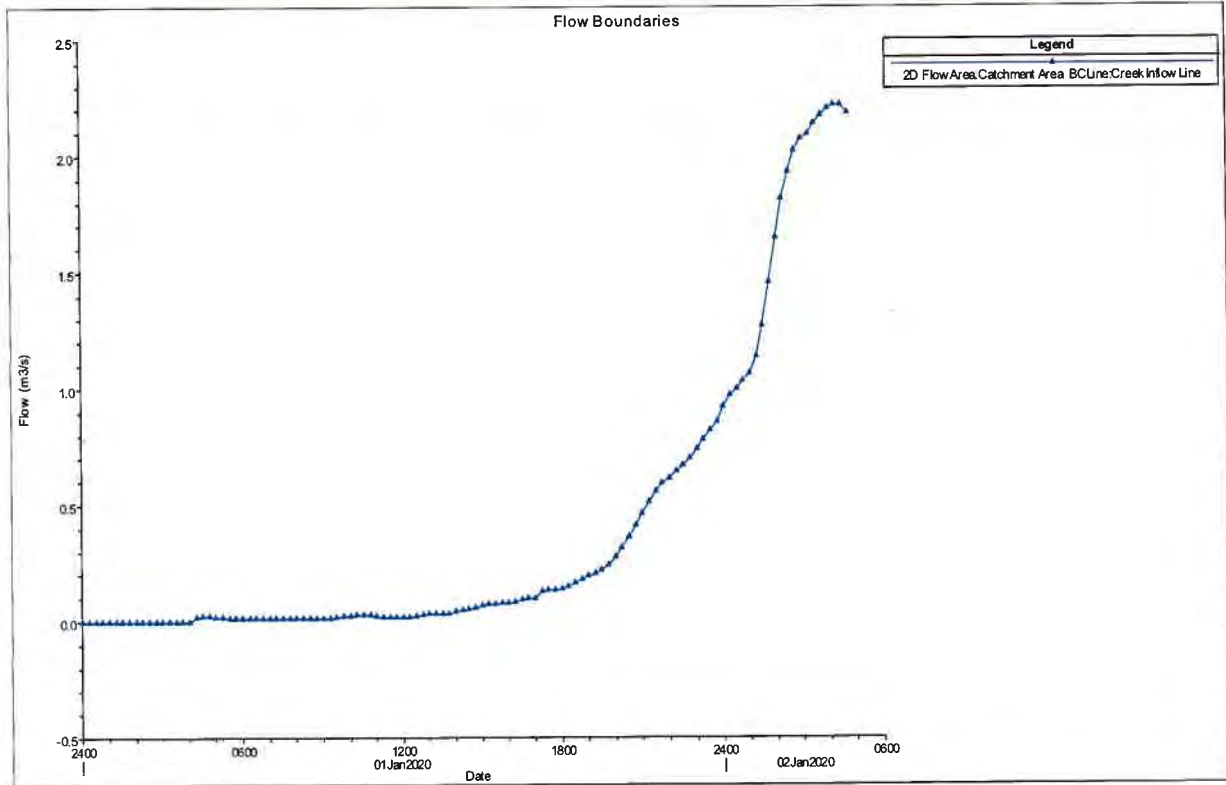


Figure 3: 2% AEP Inflow hydrograph

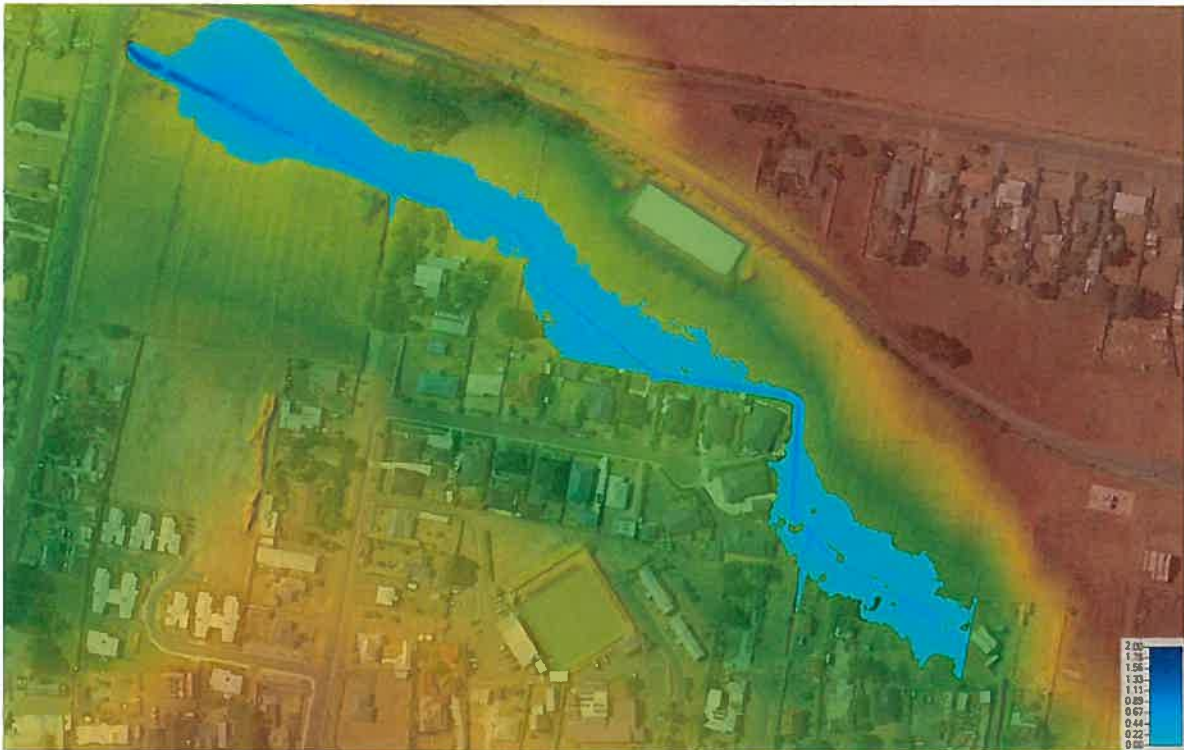


Figure 7: 2% AEP Catchment Flood Map (Existing Land Profile)

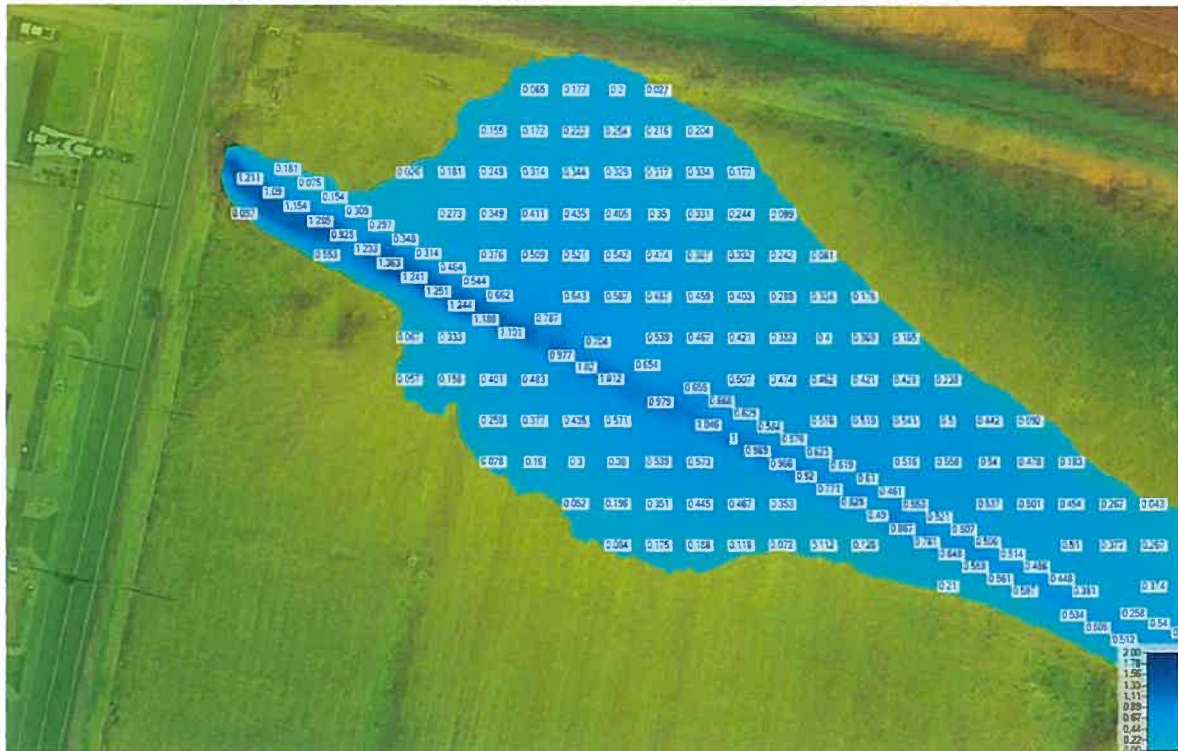


Figure 8: 2% AEP Flood Depth Map (Existing Land Profile)



Figure 9: 2% AEP Velocity Map (Existing Land Profile)

Table 3: 2% AEP Flood Data

Recurrence Interval (years)	50
Peak Flow Rates (m³/s)	2.223
Peak Depth (m)	1.220
Peak Velocity (m/s)	0.829
Water Surface Elevation (AHD)	171.63
Critical Duration	8 hrs

Refer to Appendix B for existing land profile flood modeling for 20 and 10 years events.

4.5 Existing Land Profile Flood Summary

Initial modeling for both 100 and 50 year events can be seen to have significant flooding within the proposed site and adjoining lands with a peak water surface elevation of 171.77 (AHD) during the 100 year event.

The modeling shows that both the left and right side of the creek have broken to allow flood waters to inundate the proposed site, reducing the building envelope within the sub-division. This event would cause infrastructure damage if the building was allowed within the flooding zone.

4.6 Proposed Site Modifications

To improve the proposed site build areas, a 1:4 earth embankment is proposed to be constructed on the southern side of the creek within the proposed development to reduce the flooding extent. This investigation has modeled the affects this has on the existing flood modeling profiles as stated above and compares the impact to adjoining properties and within the project site.

4.7 Embankment Design

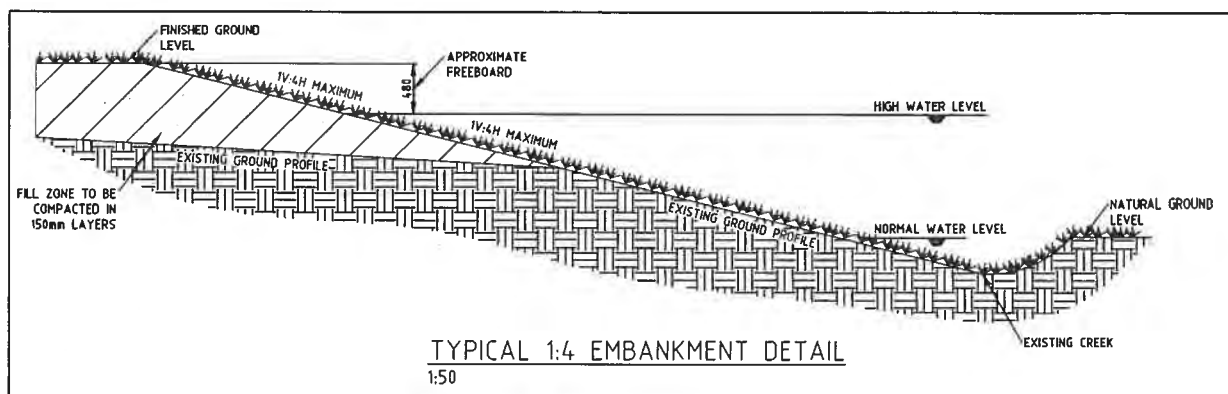


Figure 10: Proposed 1:4 Embankment

4.8 1 in 100 Year Event (1% AEP) (Embankment)

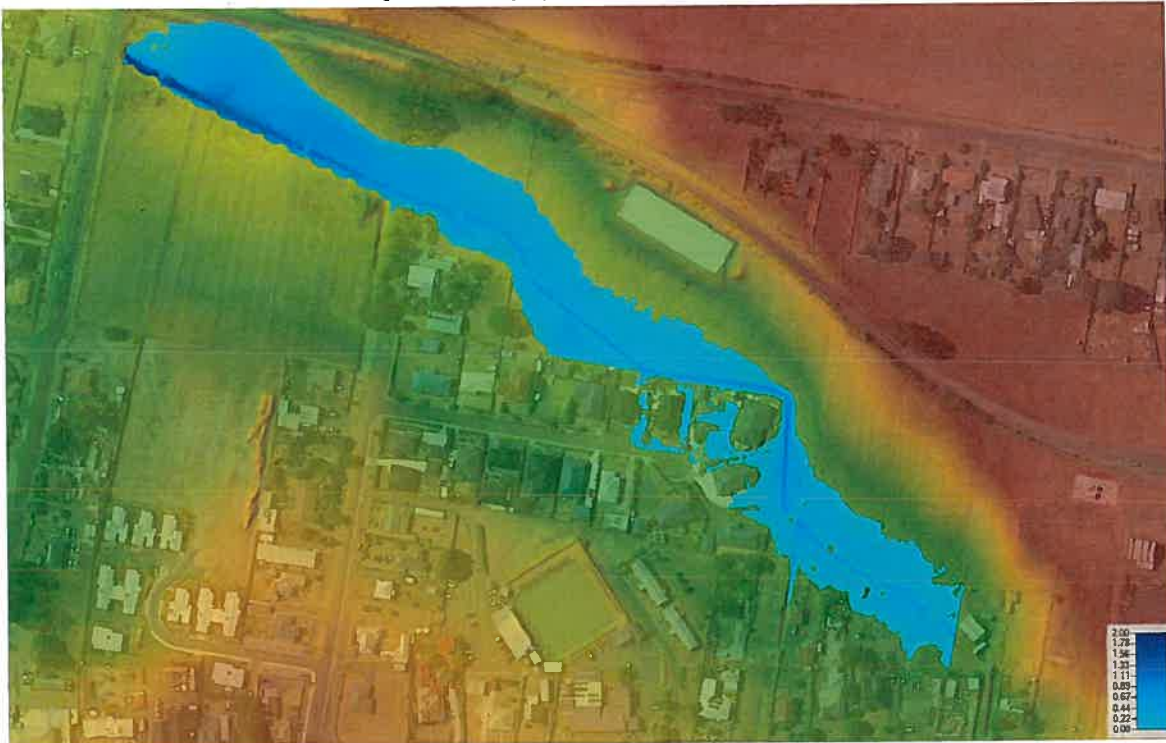


Figure 11: 1% AEP Catchment Flood Map (Embankment)

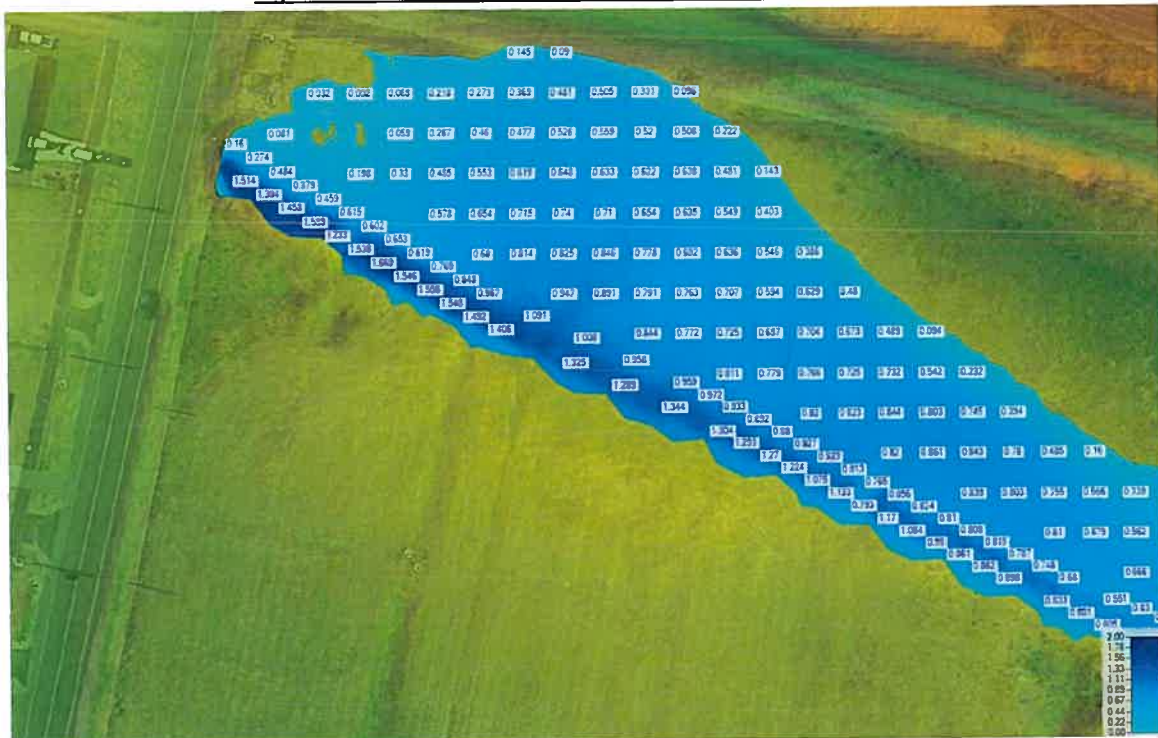


Figure 12: 1% AEP Flood Map (Embankment)

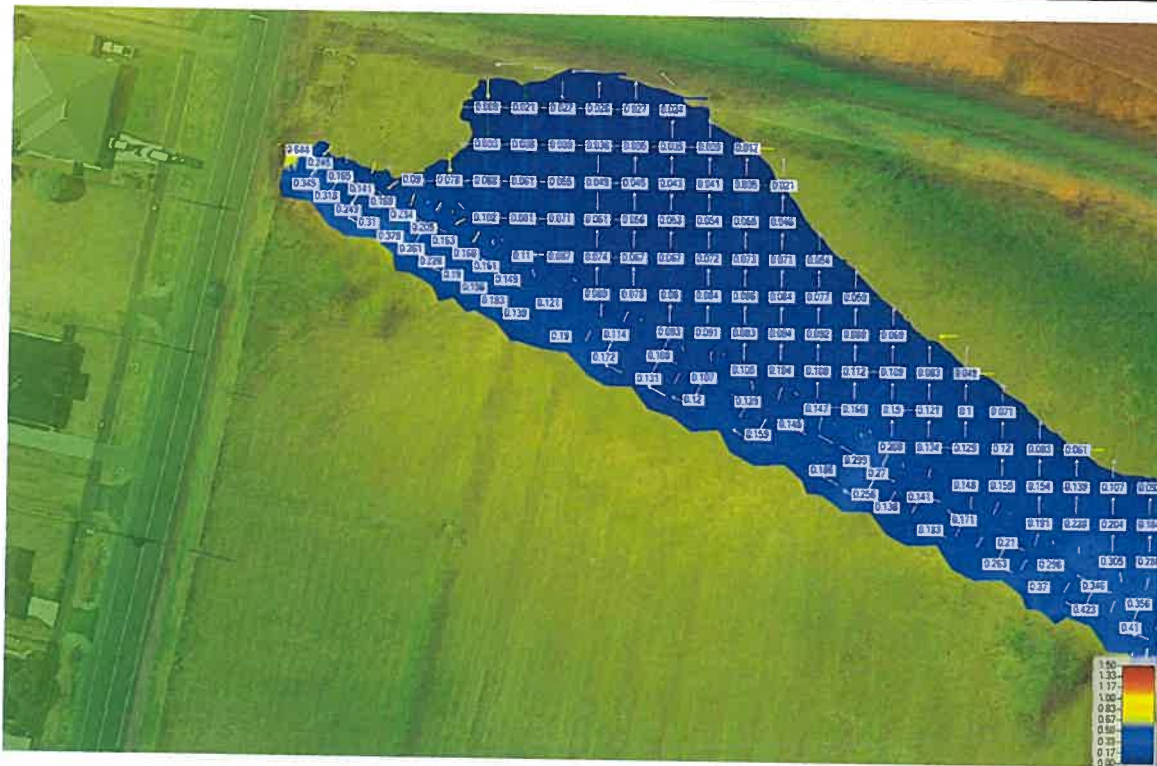


Figure 13: 1% AEP Velocity Map (Embankment)

Table 4: 1% AEP Flood Data (Embankment)

Recurrence Interval (years)	100
Peak Flow Rates (m³/s)	3.049
Peak Depth (m)	1.523
Peak Velocity (m/s)	1.028
Water Surface Elevation (AHD)	171.86
Critical Duration	12 hrs

4.9 1 in 50 Year Event (2% AEP) (Embankment)

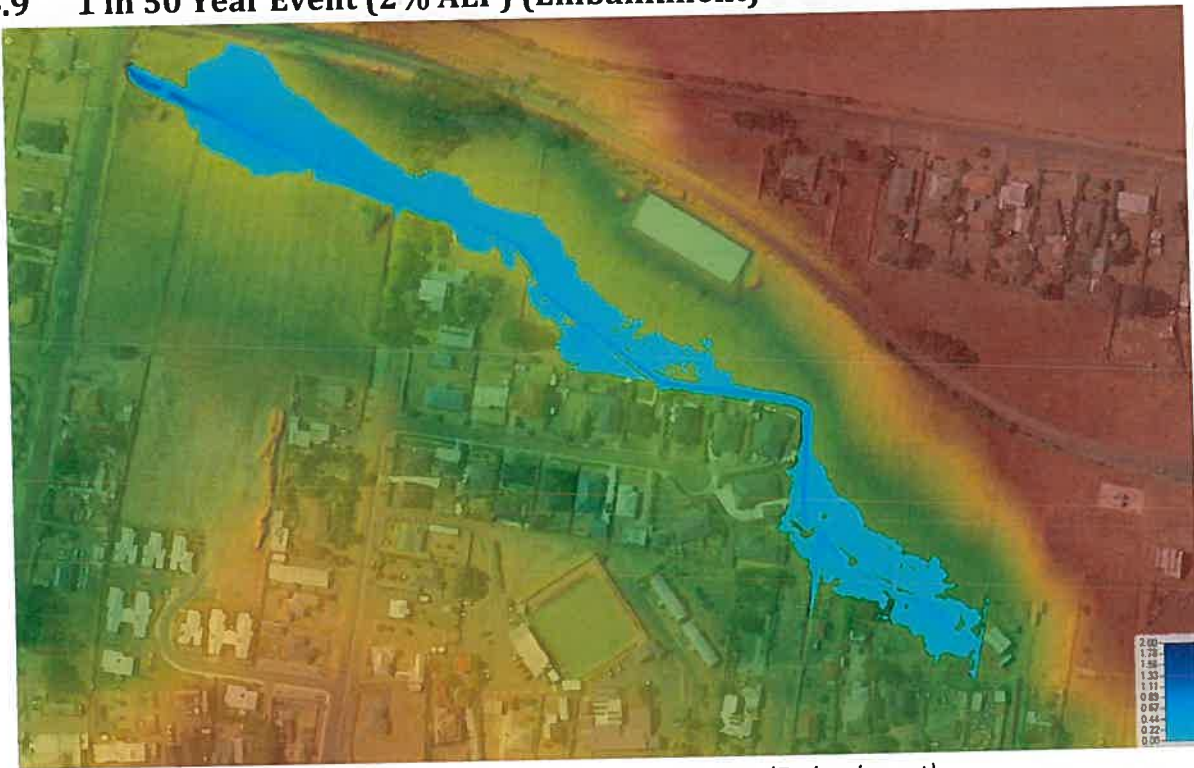


Figure 14: 2% AEP Catchment Flood Map (Embankment)

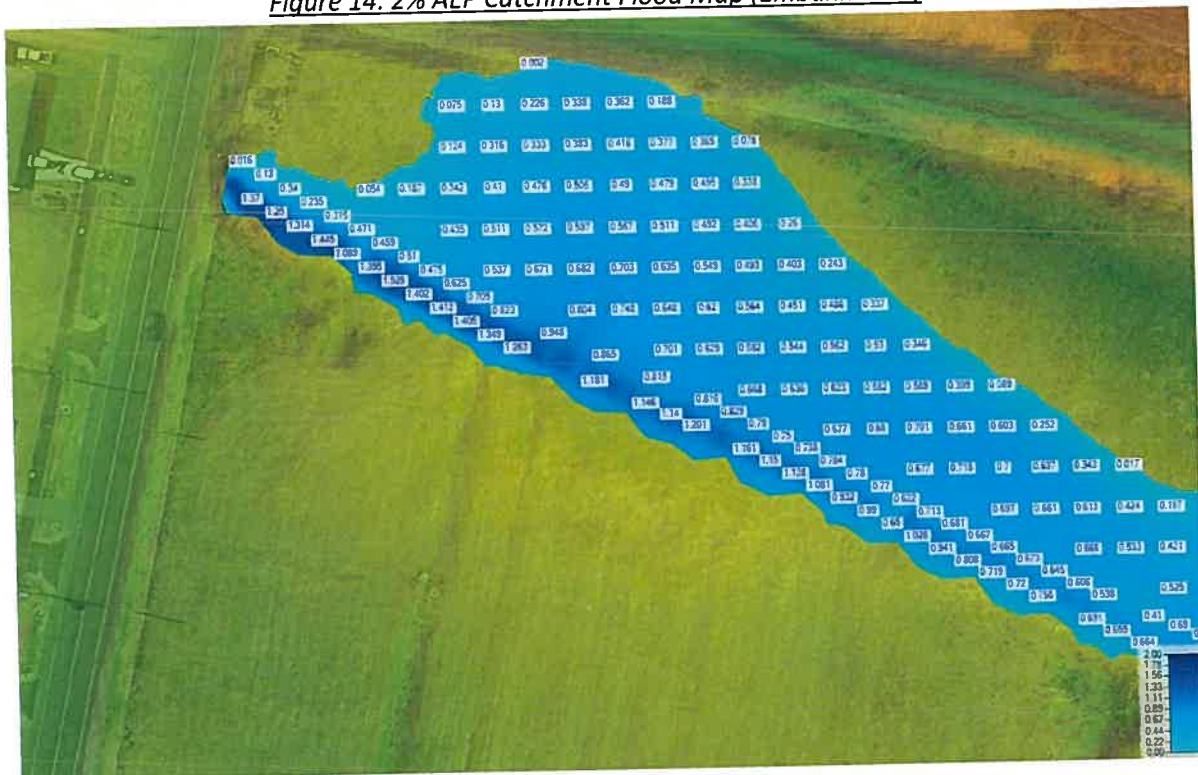


Figure 15: 2% AEP Flood Map (Embankment)

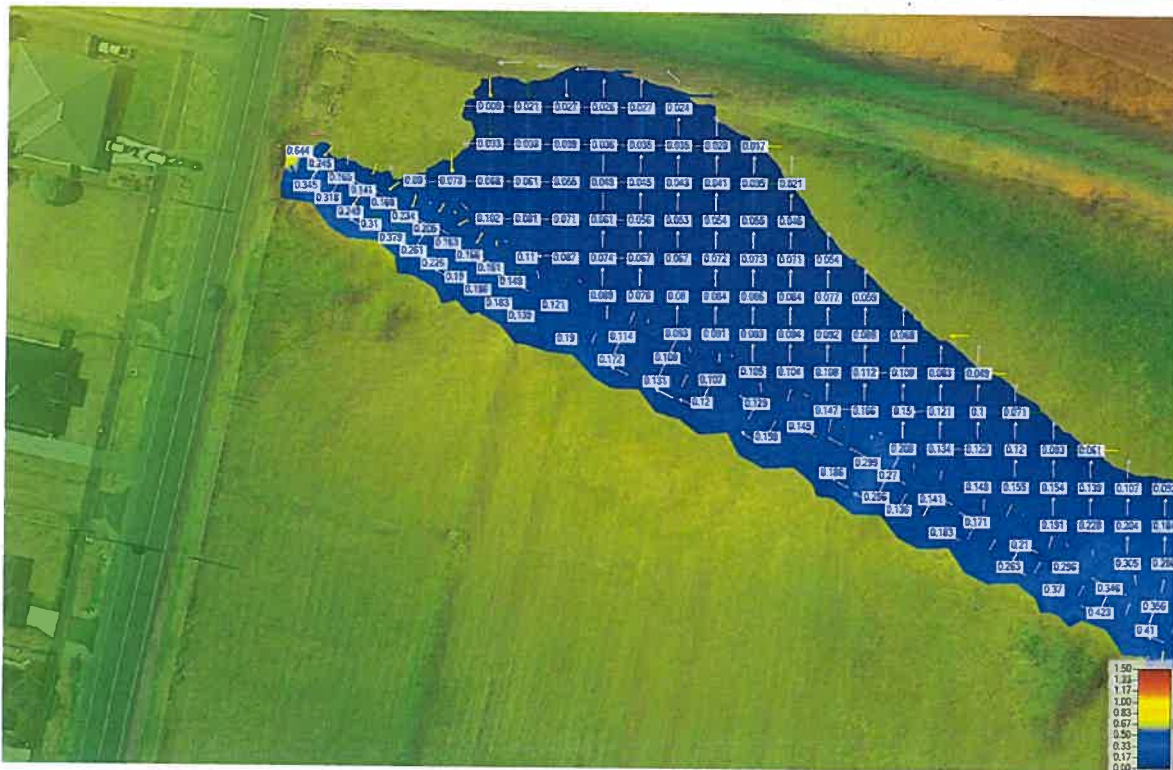


Figure 16: 2% AEP Velocity Map (Embankment)

Table 5: 2% AEP Flood Data (Embankment)

Recurrence Interval (years)	50
Peak Flow Rates (m ³ /s)	2.223
Peak Depth (m)	1.290
Peak Velocity (m/s)	0.853
Water Surface Elevation (AHD)	171.63
Critical Duration	8 hrs

Refer to Appendix C for embankment flood modeling for 20 and 10 years events.

4.10 Existing Land Profile vs. Embankment Summary

From the modeling it was found that using the 1 in 100 year event had the greatest impact on the proposed development site and adjoining upstream lands. But it was also observed that the 1 in 50 year event produced the largest change between the two scenarios in terms of water surface elevation and velocity, refer to Table 6.

Table 6. Variation by Existing land Profile and Embankment.

Recurrence Interval (years)	50 (2% AEP Ex)	50 (2% AEP Embank)	Variation	100 (1% AEP Ex)	100 (1% AEP Embank)	Variation
Peak Depth (m)	1.220	1.300	0.08	1.514	1.523	0.009
Peak Velocity (m/s)	0.829	0.853	0.024	1.022	1.028	0.006
Water Surface Elevation (AHD)	171.63	171.71	0.08	171.77	171.78	0.009

Note: All peak values were located within close proximity to the outlet i.e. culvert

These results indicate that whilst substantial areas of the site near the creek are likely to be inundated under the 1 in 100 year event, the depth of the inundation would be limited. Maximum flood levels of approximately 1.5m would occur at the downstream end of the site, immediately adjacent to the creek and existing road culvert. More typical flooding across the flood-prone area, flooding would be 0.8m to 1.1m.

As seen in Table 6 the proposed site hazard mapping for risk management will be based on the 1 in 100 year event for the proposed embankment.

4.11 Local Urban Catchment Runoff

Local urban catchment runoff passes through the site at one main inlet point i.e. un-named creek, which is located in the northern section of the proposed development site. This creek is north of Meander Valley Road which has been identified as the major contributor to the inflow of water from the urban catchment which is directed through to the site. MVC have provided the inflow hydrographs of all the storm events used to model the flooding impacts.



Figure 17: Proposed Site, Lot 1 William Street, Westbury Existing Site

5. Hazard mapping of the Proposed Development

The major concerns for this project are the potential damage to buildings within the flood affect area as well as the risk of the general public during a flooding event.

Using ARR Table 6.7.1 Flow Hazard Regimes for People ([Cox et al., 2010](#)) the following hazarding mapping of the proposed site can be seen in Figure 19 Flood Hazard Map (Proposed).

Table 6.7.1. Flow Hazard Regimes for People ([Cox et al., 2010](#))

DV (m^2s^{-1})	Children (H.M = 25 to 50) ¹	Adults (H.M > 50)
0	Safe	Safe
0 - 0.4	Low Hazard if depth < 0.5m and velocity < 3m/s otherwise Extreme Hazard	Low Hazard if depth < 1.2m and velocity < 3m/s otherwise Extreme Hazard
0.4 - 0.6	Significant Hazard; Dangerous to most if depth < 0.5m and velocity < 3m/s otherwise Extreme Hazard	
0.6 - 0.8	Extreme Hazard; Dangerous to all	Moderate Hazard; Dangerous to some ² if depth < 1.2m and velocity < 3m/s otherwise Extreme Hazard
0.8 - 1.2		Significant Hazard; Dangerous to most ³ if depth < 1.2m and velocity < 3m/s otherwise Extreme Hazard
> 1.2		Extreme Hazard; Dangerous to all

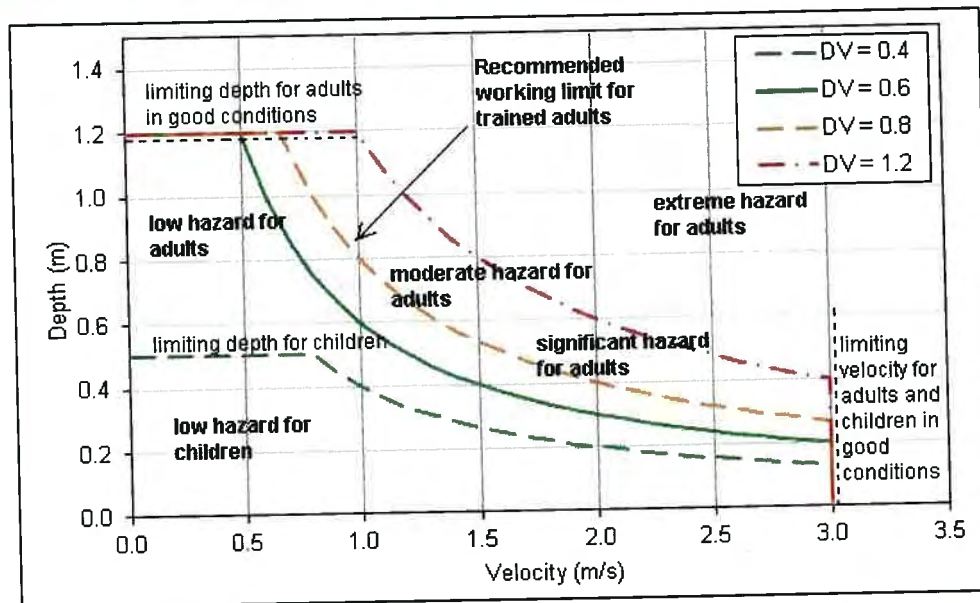


Figure 18: Safety Criteria for People in Variable Flow Conditions [Cox et al. \(2010\)](#)

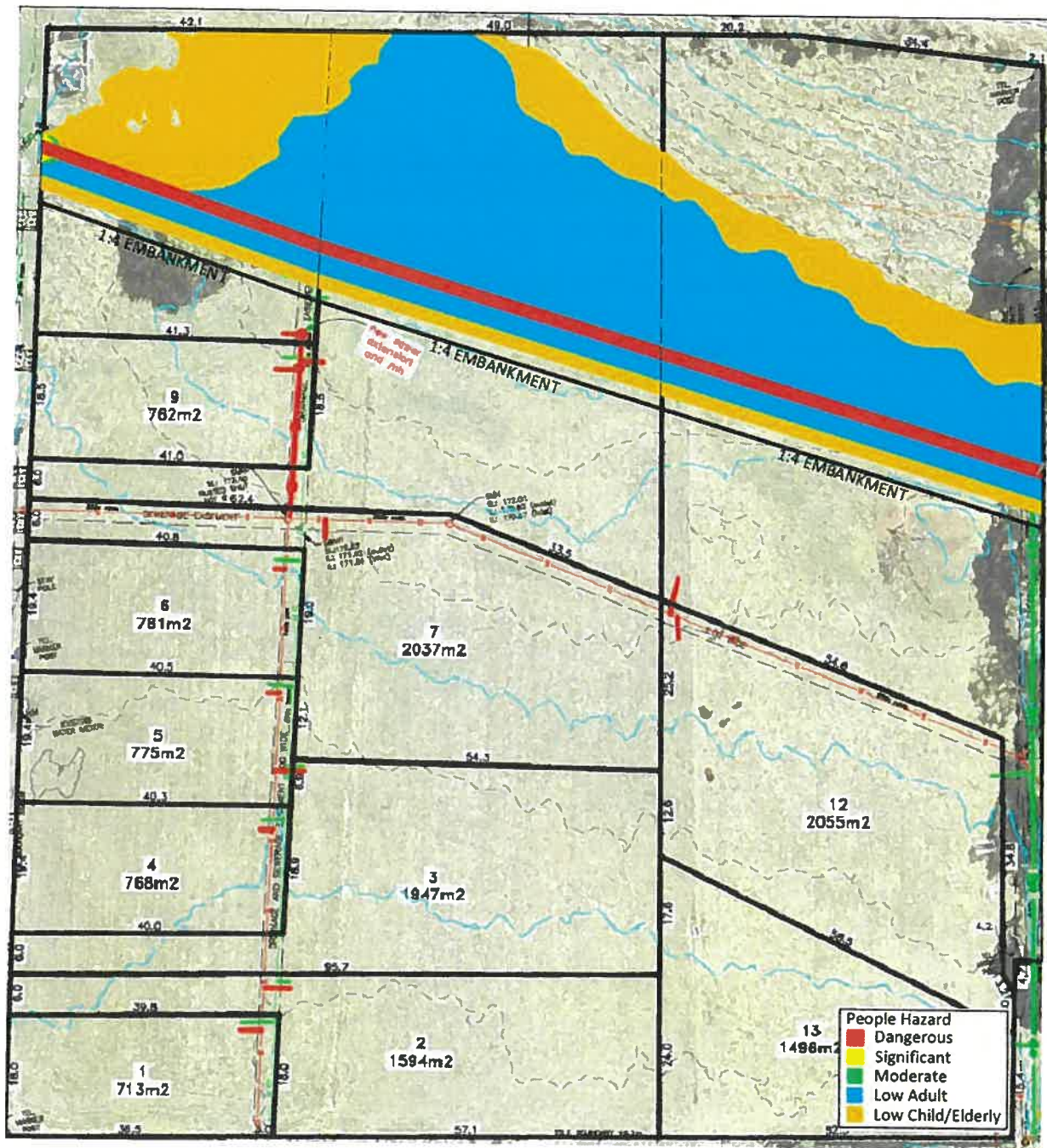


Figure 19: 1% AEP Flood Hazard Map (Proposed)

6. Conclusion

6.1 Flood Susceptibility

The investigation undertaken has indicated that the major cause of flooding at the site would be from the local urban catchment upstream. Adequate provision will need to be made in the design of the project to allow for runoff from the local catchment area.

Due to the fact that a significant proportion of the proposed site east of William Street is at risk of flooding from the un-named creek, the expected depths of flooding are such that the risk to the development can be managed. However the extent and depth of flooding likely to occur is likely to be such that it would not constitute a significant risk to the viability of the project. However, the following recommendations are made to minimize the risk to people and building under a flooding event.

6.2 Recommendations

1. No Building Zone to be mapped. Refer to Appendix A;
2. Installation of 1:4 earth stabilized embankment above the 1 in 100 year event with a minimum freeboard of 400mm. Refer to Appendix A;
3. Maintenance of the natural creek flow path;
4. Removal of the existing vehicle crosses;
5. Installation of an inlet headwall from LGAT Standard Drawings TSD-SW21.

Should you require any further information, please contact me on 0400 347 100.



Marcus Salonen
B.E. (Civil/Structural), MIE Aust, CP Eng, NER.
Accreditation No. CC7347
RPEQ. No 20174

7. Council Flood Risk Requirements

Meander Valley Council requirements for properties located in a Flood Affected Areas specified in their Flood Prone Land Code within the Meander Valley Interim Planning Scheme, include the following:

E5 Flood Prone Areas Code

- E5.2 Application of this Code
- E5.5 Use Standards
- E5.6 Development Standards
- E5.7 Risk Assessment

The following planning considerations were undertaken from the view of the modified development site.

7.2 Planning Considerations

E5.2 Application of this Code	
E5.2.1 This code applies to use or development of land:	
a) mapped as flood risk on the planning scheme maps; or	No
b) even if not mapped under subparagraph (a) if it is:	Yes
i. potentially subject to flooding at a 1% annual exceedance probability; or	N/A
ii. less than the height indicated on the coastal inundation risk height map; or	
iii. identified in a report prepared by a suitably qualified person in accordance with the development application which is lodged or required in response to a request under Section 54 of the Act as actually or potentially subject to flooding at a 1% annual exceedance probability.	Yes – Refer to report for details

E5.4 Use or Development Exempt from this Code	
E5.4.1 The following use or development is exempt from this code:	
a) use and development for agriculture (not including development for dairies and controlled environment agriculture) and agricultural infrastructure such as farm tracks, culverts and the like.	No
b) use and development for Forestry.	No
c) extensions to existing development where floor area does not increase by more than 10% over the floor area which existed as at the effective date.	No
d) development of outbuildings where the level of the 1% AEP flood is not higher than 300 millimetres above the point where the wall attaches to the footing.	No

E5.5 Use Standards	
E5.5.1 Use and flooding To ensure that use does not compromise risk to human life, and that property and environmental risks are responsibly managed.	
A1 – The use must not include habitable rooms.	Not Applicable
A2 - Use must not be located in an area subject to a medium or high risk in accordance with the risk assessment in E5.7.	<ul style="list-style-type: none"> - All building areas for the proposed development are outside of the 1% AEP hazard flood map. - A no build zone has been applied to all sites that have flood inundation located within their boundaries. - Refer to Appendix A (Proposed Site Fill Plan & No Building Zone Plan).

E5.6 Development Standards	
<p>E5.6.1 Flooding and Coastal Inundation To protect human life, property and the environment by avoiding areas subject to flooding where practicable or mitigating the adverse impacts of inundation such that risk is reduced to a low level.</p>	
<p>P1.1 - It must be demonstrated that development:</p> <ul style="list-style-type: none"> a) where direct access to the water is not necessary to the function of the use, is located where it is subject to a low risk, in accordance with the risk assessment in E5.7 a); or b) where direct access to the water is necessary to the function of the use, that the risk to life, property and the environment is mitigated to a medium risk level in accordance with the risk assessment in E5.7. 	<p>Yes, the development is of low risk according to E5.7 due to the applied no build zone within the proposed sub-division. Refer to Appendix A (No Building Zone Plan).</p> <p>N/A</p>
<p>P1.2 - development subject to medium risk in accordance with the risk assessment in E5.7 must demonstrate that the risk to life, property and the environment is mitigated through structural methods or site works to a low risk level in accordance with the risk assessment in E5.7.</p>	<p>Refer to main body of report and attached Appendices.</p>
<p>P1.3 - Where mitigation of flood impacts is proposed or required, the application must demonstrate that:</p> <ul style="list-style-type: none"> a) the works will not unduly interfere with natural coastal or water course processes through restriction or changes to flow; and b) the works will not result in an increase in the extent of flooding on other land or increase the risk to other structures; 	<p>The hydraulic modeling shows so very minor flow depth and velocity change within the existing creek. These depths and velocities increases are of an insignificant magnitude. Refer to main body of report.</p> <p>The proposed works i.e. (embankment) within the sub-division have identified an increase of 9mm average depth to the flood water during the 1 in 100 year event. This very minor increase has little to no impact of adjoining properties and lands.</p>

<p>c) inundation will not result in pollution of the watercourse or coast through appropriate location of effluent disposal or the storage of materials; and</p>	<p>The proposed sewer and storm water connection points within each lot of the sub-division are located above the 1 in 100 year event. Refer to Cohen & Associates (7692 Plan of Subdivision Version 7 on 15-1-19).</p>
<p>d) where mitigation works are proposed to be carried out outside the boundaries of the site, such works are part of an approved hazard reduction plan covering the area in which the works are proposed.</p>	<p>N/A</p>

8. Implementation of a Flood Risk Management Plan

At the first signs that there may be a rainfall event, check reliable weather reports (eg Bureau of Meteorology) for any possible forecast warnings issued. If any storm warnings have been forecasted, a Flood Risk Management Plan must be actioned.

During flood events many local streets and roads may be cut off by floodwaters that may make the escape by vehicle extremely difficult. Travelling through floodwaters on foot should be avoided at all times. Travelling by vehicles through floodwaters is dangerous as obstructions can be hidden under the floodwaters.

It is recommended that during any flood event, staying within the building as much as practical is always the safest option and do not evacuate the building unless instructed by the State Emergency Services (SES) or police.

Develop your own 'Family Flood Plan' generally in accordance with this Flood Risk management Plan. In the case that flooding should occur and children are home alone, arrangements should be made to ensure the children are aware not to leave the premises and to follow the 'Family Flood Plan'.

If flood levels appear to approach the dwelling of the residence:

- Move important documents, personal items, photographs and vital medical supplies to a safe and easily accessible place with a pre-prepared 'Emergency Flood Kit'
- Gather medicines, special requirements for infants or elderly, mobile phones, first aid kit, special papers, battery operated torch and radio, fresh water, canned food, water proof or easy dry clothing all packed in one location
- Locate any pets and gather special requirements for them
- Put on strong shoes, raise any items within the home that may be damaged by water to as high a level as possible, with electrical items on top. Turn off any large electrical items at the power point such as a TV that cannot be raised.

In the event that flood waters appear that they may enter the dwelling:

- a) Turn off electricity at the switchboard
- b) Turn off gas and water at the meter
- c) Block toilet bowls with a strong plastic bag filled with earth or sand
- d) Cover drains in showers, baths, and laundry with a strong plastic bag filled with earth or sand.
- e) Once flood waters have entered the building, all occupants residing within the dwelling must move to the 'First Floor' for refuge from a possible PMF storm event. It is only safe to leave this 'Safe Zone' once the flood water begins to recede away from the dwelling.

In the event that flood waters have risen up to the building, do not evacuate the building under any circumstances, unless instructed by the SES or police personnel and continue to monitor the Bureau of Meteorology forecast and warnings.

In the case of a medical or life threatening emergency call 000.

A laminated copy of the Flood Risk Management Plan should be permanently attached to an inside cupboard door in the kitchen and/or laundry of the main dwelling and to the inside of the electrical meter box

D1 Consulting Engineers Pty Ltd – Limitations of Report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

Project specific criteria

The report has been developed on the basis of unique project specific requirements as understood by D1 Consulting Engineers Pty Ltd and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by D1 Consulting Engineers Pty Ltd and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

Subsurface variations with time

Because a report is based in conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variability's inherent in soil and rock masses.

Report Recommendations & integrity

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout the area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought. This report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Specific purposes

This report should not be applied to any project other than the originally specified at the time the report was issued. This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, D1 Consulting Engineers Pty Ltd take no responsibility for such issues.

Interpretation by others

D1 Consulting Engineers Pty Ltd will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from D1 Consulting Engineers Pty Ltd

E5.7 Risk Assessment

- a) Where an assessment of risk under the Risk Consequence and Likelihood Matrix Table for a use or development is required, it is to be classified through the determination of consequence contained in the criteria in b) together with the likelihood of flood occurrence contained in c).

Table E5.1 AS/NZS 4360:2004 Risk Consequence and Likelihood Matrix Table Likelihood Consequences

Likelihood	Consequences				
	Catastrophic	Major	Moderate	Minor	Insignificant
Moderate	High	High	High	Medium	Low
Unlikely	High	Medium	Medium	Low	Low
Rare	High	Medium	Medium	Low	Low

b) Consequence Criteria

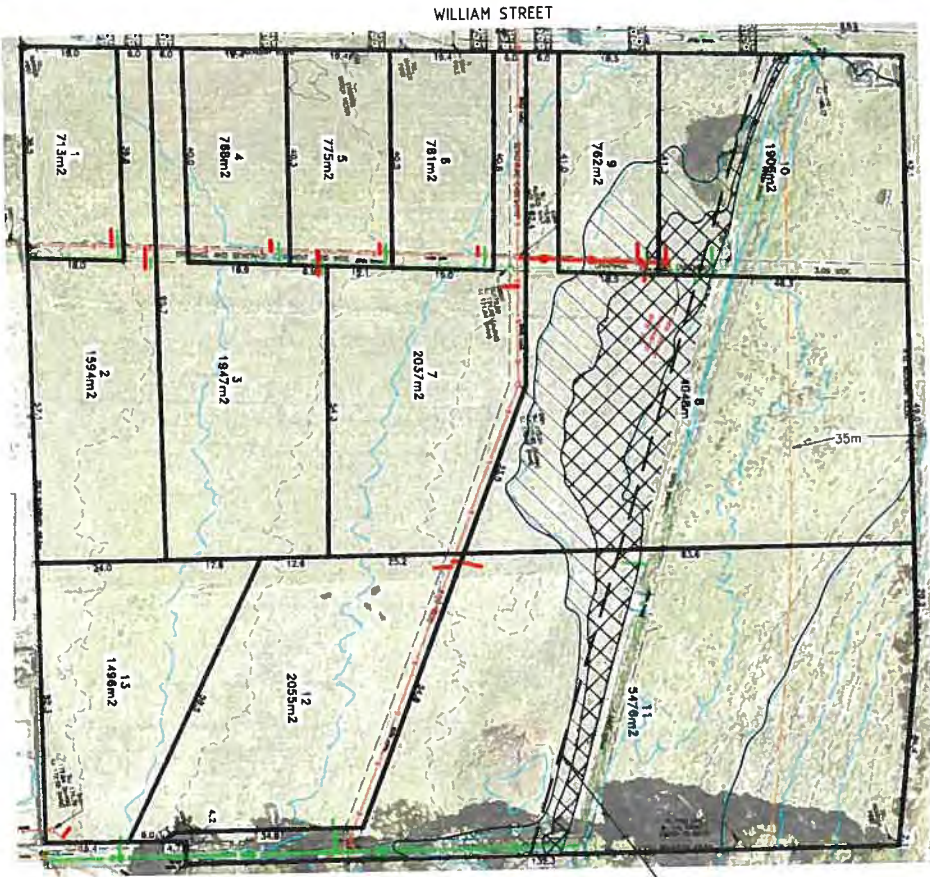
- Catastrophic** Loss of life, loss of significant environmental values due to a pollution event where there is not likely to be recovery in the foreseeable future.
- Major** Extensive injuries, complete structural failure of development, destruction of significant property and infrastructure, significant environmental damage requiring remediation with a long-term recovery time.
- Moderate** Treatment required, significant building or infrastructure damage i.e. loss of minor outbuildings such as car ports, public park shelters and the like. Replacement of significant property components such as cladding, flooring, linings, hard paved surfaces. Moderate environmental damage with a short-term natural or remedial recovery time.
- Minor** Medium loss – seepage, replacement of floor/window coverings, some furniture, repair of building components of outbuildings and repair and minor replacement of building components of buildings where direct access to the water is required. Minor environmental damage easily remediated.
- Insignificant** No injury, low loss – cleaning but no replacement of habitable building components, some repair of garden beds, gravel driveways etc. Environment can naturally withstand and recover without remediation. Inundation of the site, but ground based access is still readily available and habitable buildings are not inundated, including incorporated garages.

c) Likelihood – Annual Exceedance Probability

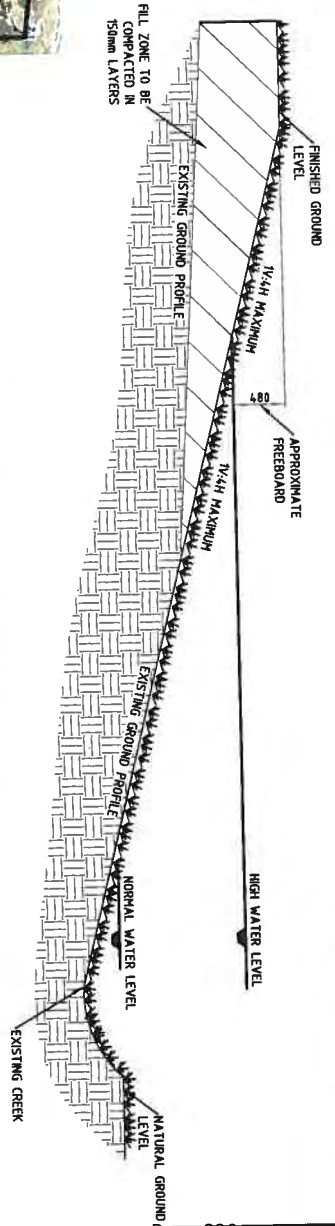
1:20 (5%) Moderate 1:50 (2%) Unlikely 1:100 (1%) Rare

Prepared By D1 Consulting Engineers Pty Ltd
 10 Jackson Street, Launceston TAS 7248
 Ref: 10219, Dated 09/05/2019

Appendix A



PROPOSED SITE FILL PLAN
1:1000



TYPICAL 1:4 EMBANKMENT DESIGN
1:50

1:4 EARTH EMBANKMENT ALIGNMENT

LEGEND	
	- 500-1000mm COMPACTED FILL
	- 0-500mm COMPACTED FILL

REV No.	DESCRIPTION	ISSUED BY	DATE
1	FOR PLANNING	M.S.	09.05.19

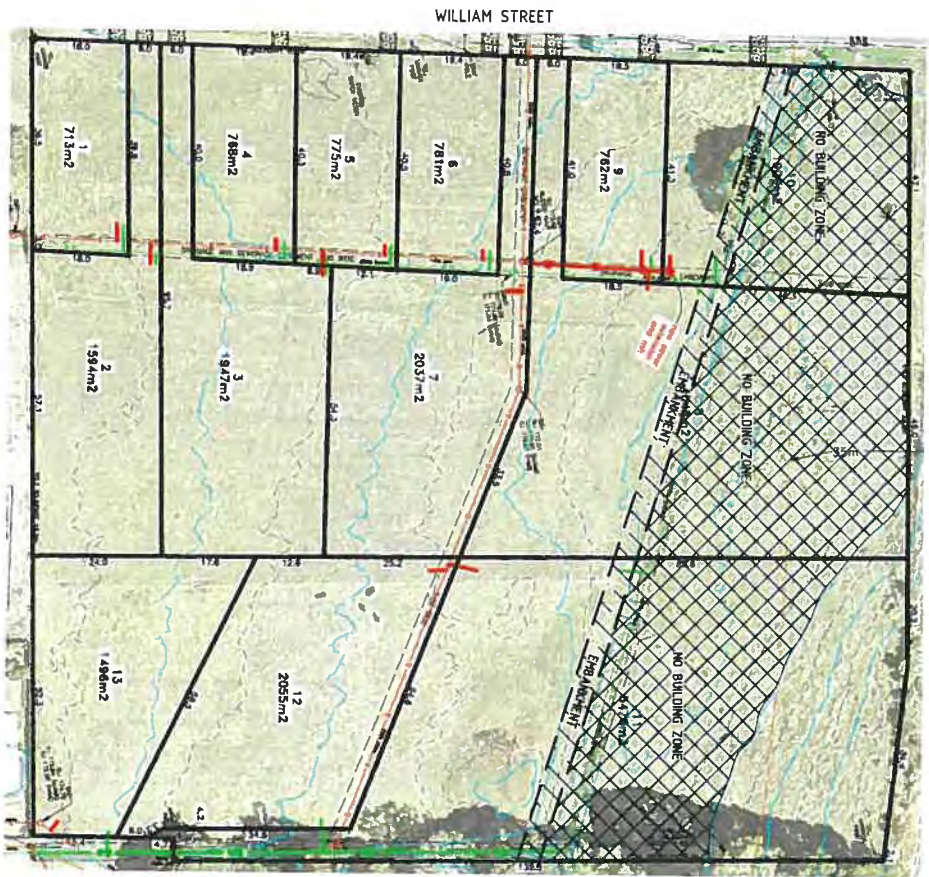


D1 Consulting Engineers
10 Jackson Street, Moorabry TAS 7248
Phone 0400 347 100 or 0418 511 734
Email Chris.mcleand@redmail.com
Marcus.Salmond@redmail.com

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SCALE	DATE	DRAWN	DATE	JOB No.	MS
1:50 & 1:1000	MAY 2019	M.S.		10219	CHECKED
					REV / DWG. No
					1 / P01

DO NOT SCALE. Locations are indicative only.



PROPOSED NO BUILDING ZONE PLAN
1:1000

DO NOT SCALE. Locations are indicative only.

1	FOR PLANNING	M.S.	09.05.19
REV No.	DESCRIPTION	ISSUED BY	DATE



D1 CONSULTING ENGINEERS Pty Ltd

D1 Consulting Engineers

10 Jackson Street, Honbury, TAS 7248
Phone 0400 347 100 or 0418 571 734
Email Chris.mclean@d1ce@gmail.com
Marcus.Salmond@d1ce@gmail.com

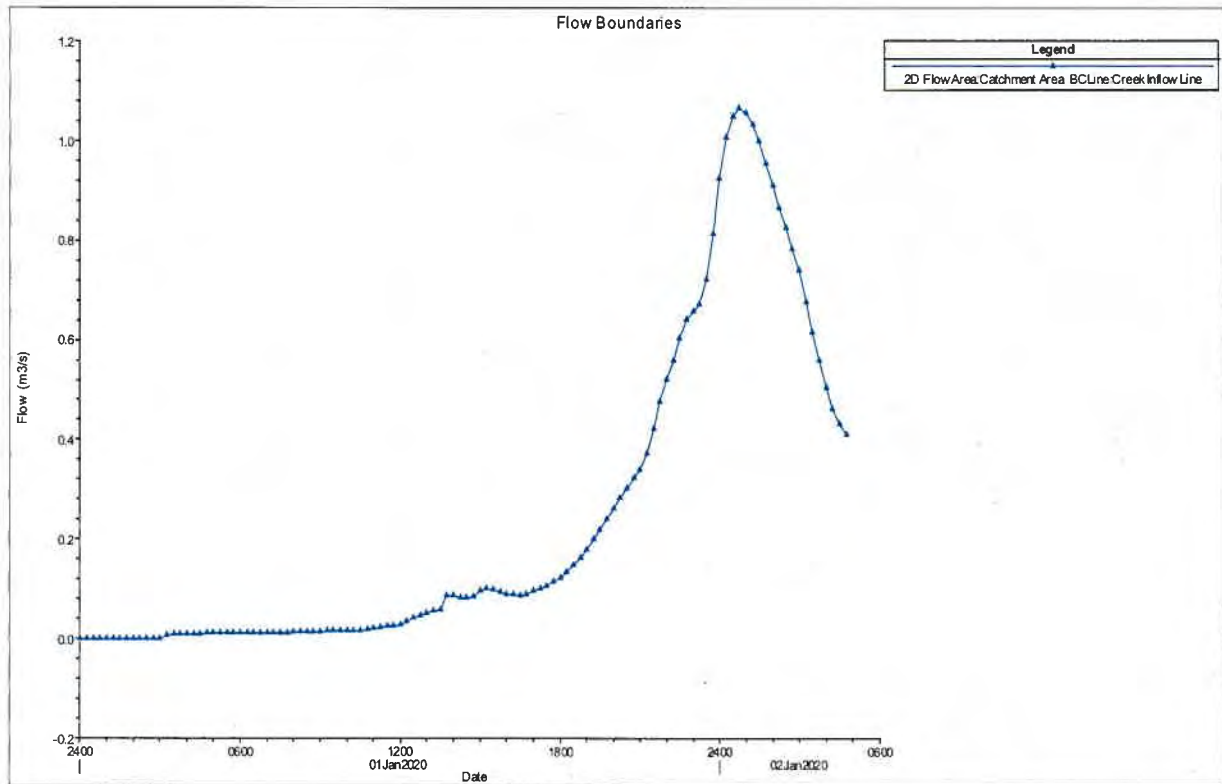
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SCALE	1:1000	JOB No.	MS
DATE	MAY 2019	10219	CHECKED
DRAWN	M.S.	WILLIAM FRANKLIN PTY LTD	REV
		LOT 1 WILLIAM STREET,	DWG. No
		WESTBURY	1
		PROPOSED NO BUILDING ZONE PLAN	P02

Appendix B

1 in 20 Year Event (5% AEP)

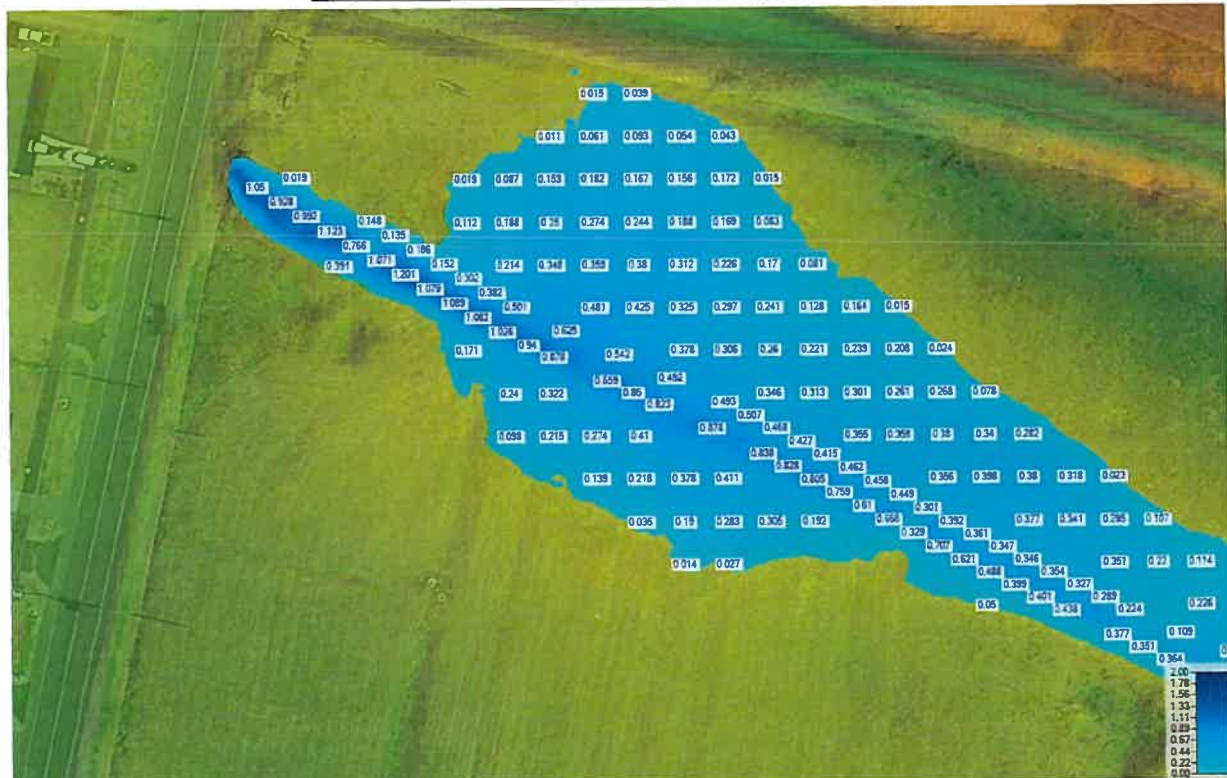
Urban Catchment Hydrograph



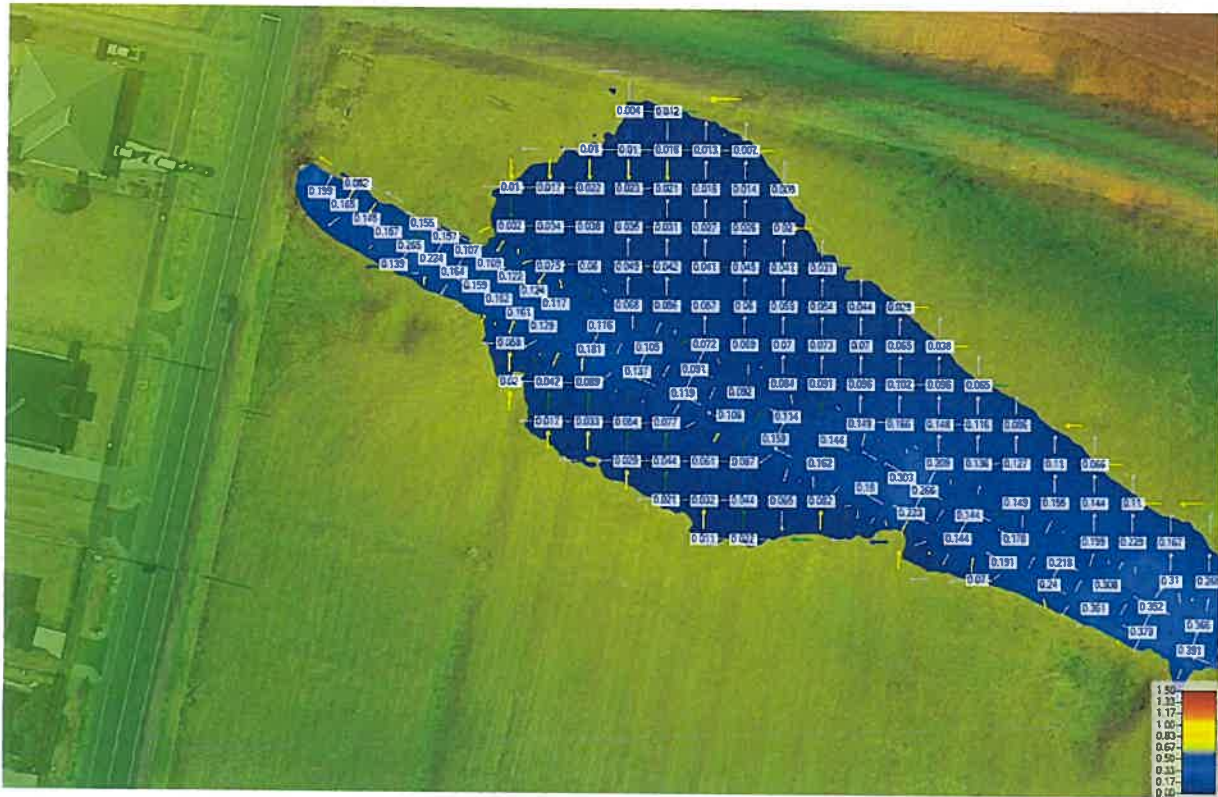
5% AEP Inflow hydrograph



5% AEP Catchment Flood Map (Existing Land Profile)



5% AEP Flood Depth Map (Existing Land Profile)



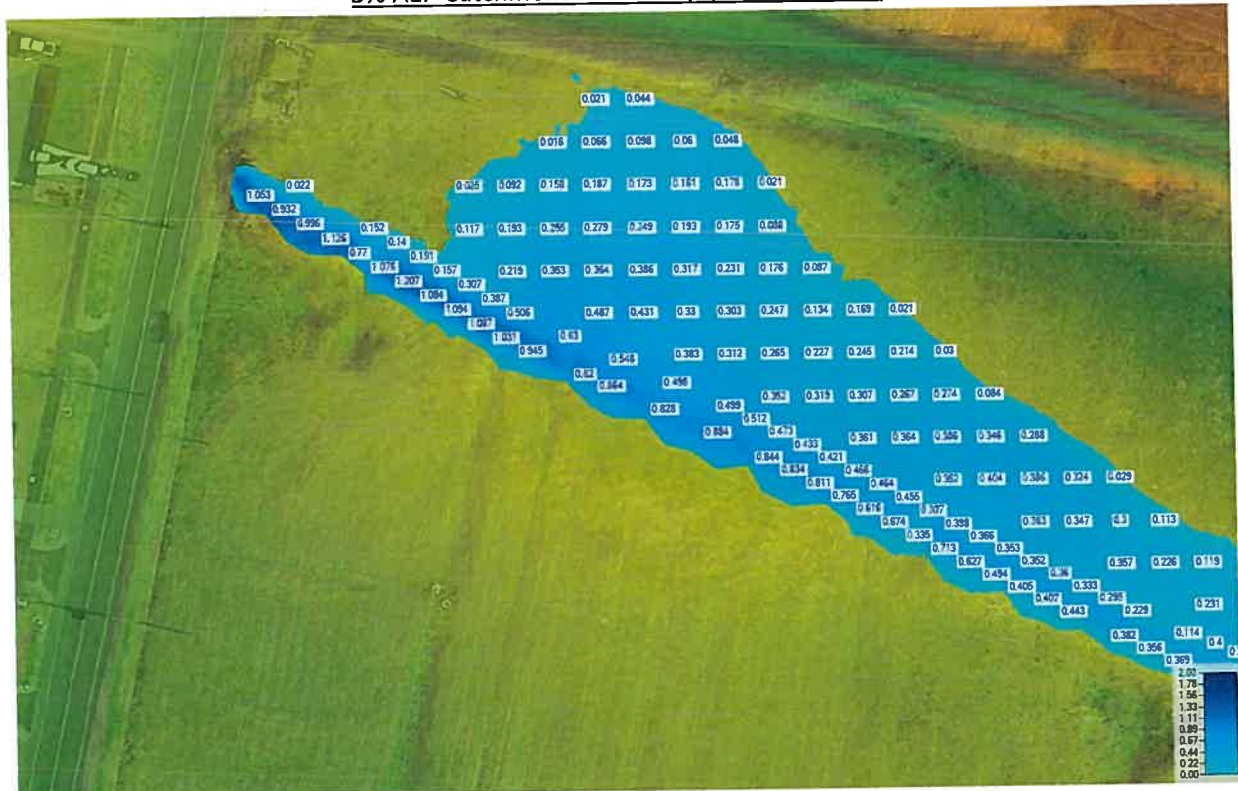
5% AEP Velocity Map (Existing Land Profile)

5% AEP Flood Data

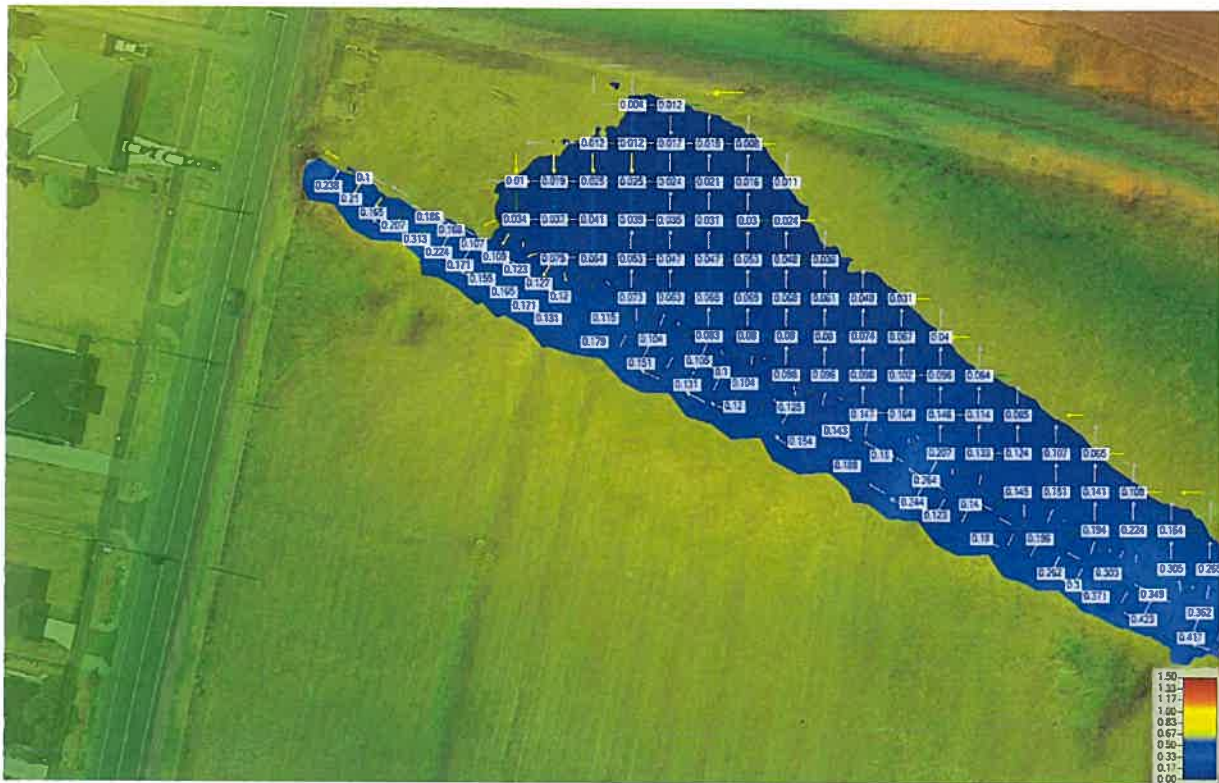
Recurrence Interval (years)	20
Peak Flow Rates (m³/s)	1.065
Peak Depth (m)	0.927
Peak Velocity (m/s)	0.615
Water Surface Elevation (AHD)	171.32
Critical Duration	6 hrs



5% AEP Catchment Flood Map (Embankment)



5% AEP Flood Depth Map (Embankment)



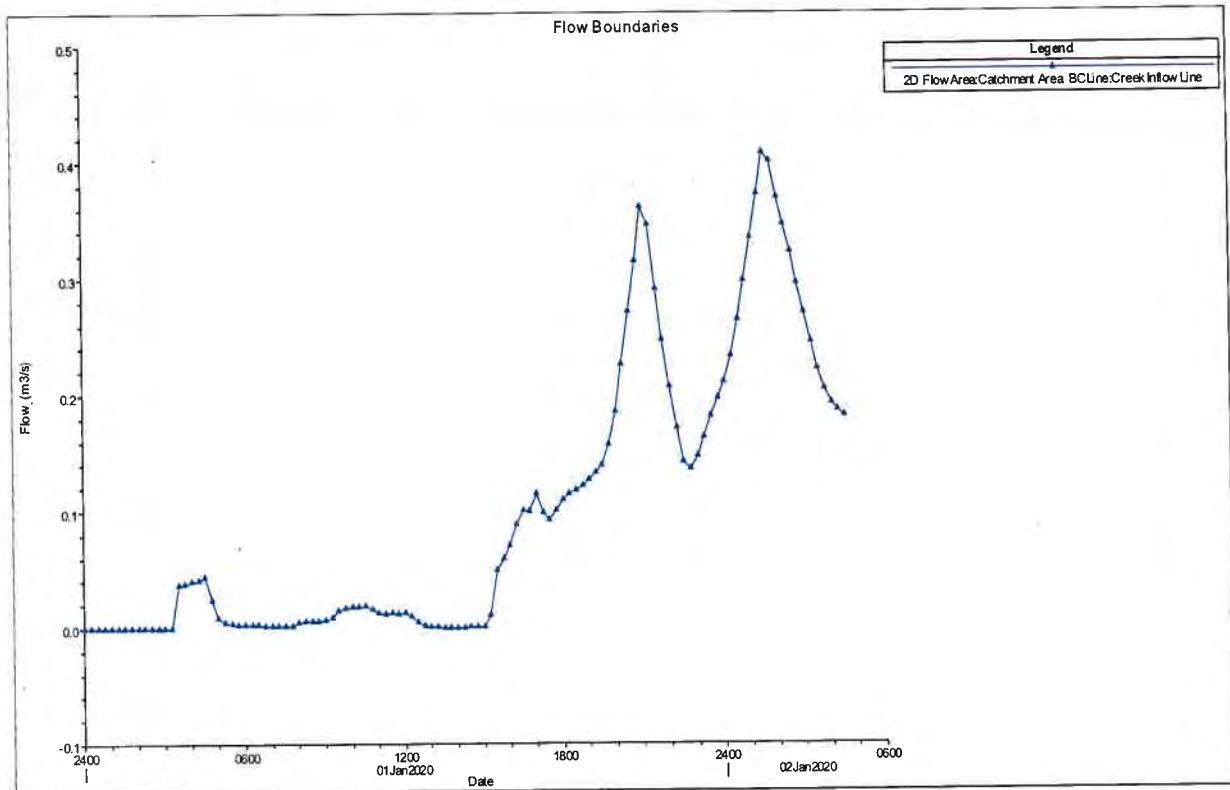
5% AEP Velocity Map (Embankment)

5% AEP Flood Data (Embankment)

Recurrence Interval (years)	20
Peak Flow Rates (m³/s)	1.065
Peak Depth (m)	1.061
Peak Velocity (m/s)	0.631
Water Surface Elevation (AHD)	171.32
Critical Duration	6 hrs

1 in 10 Year Event (10% AEP)

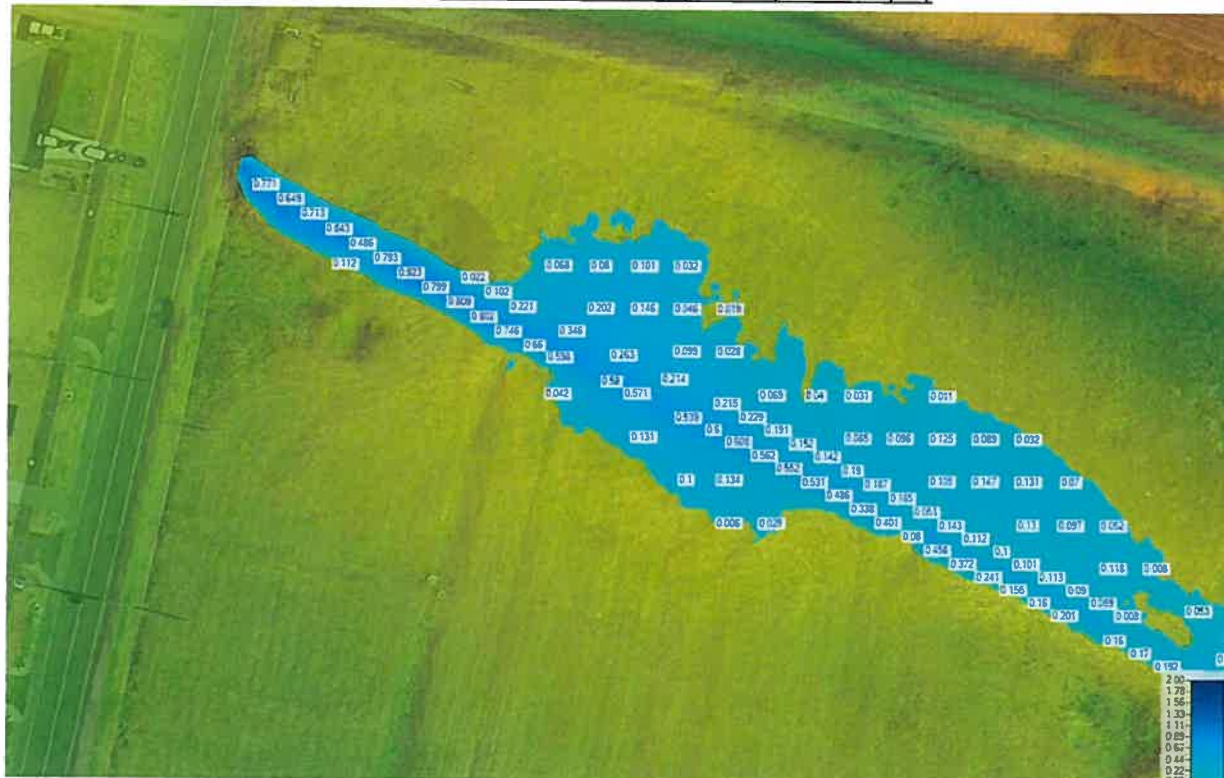
Urban Catchment Hydrograph



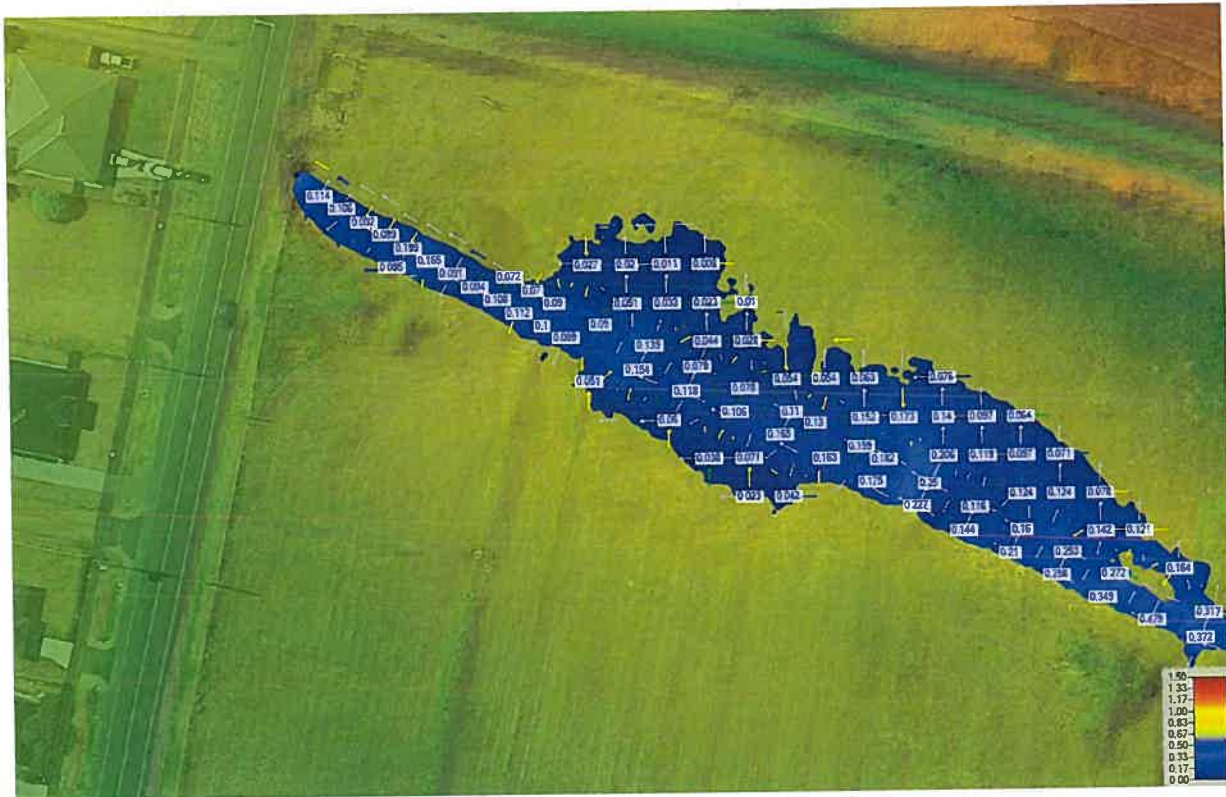
10% AEP Inflow hydrograph



10% AEP Catchment Flood Map (Existing Land Profile)



10% AEP Flood Depth Map (Existing Land Profile)



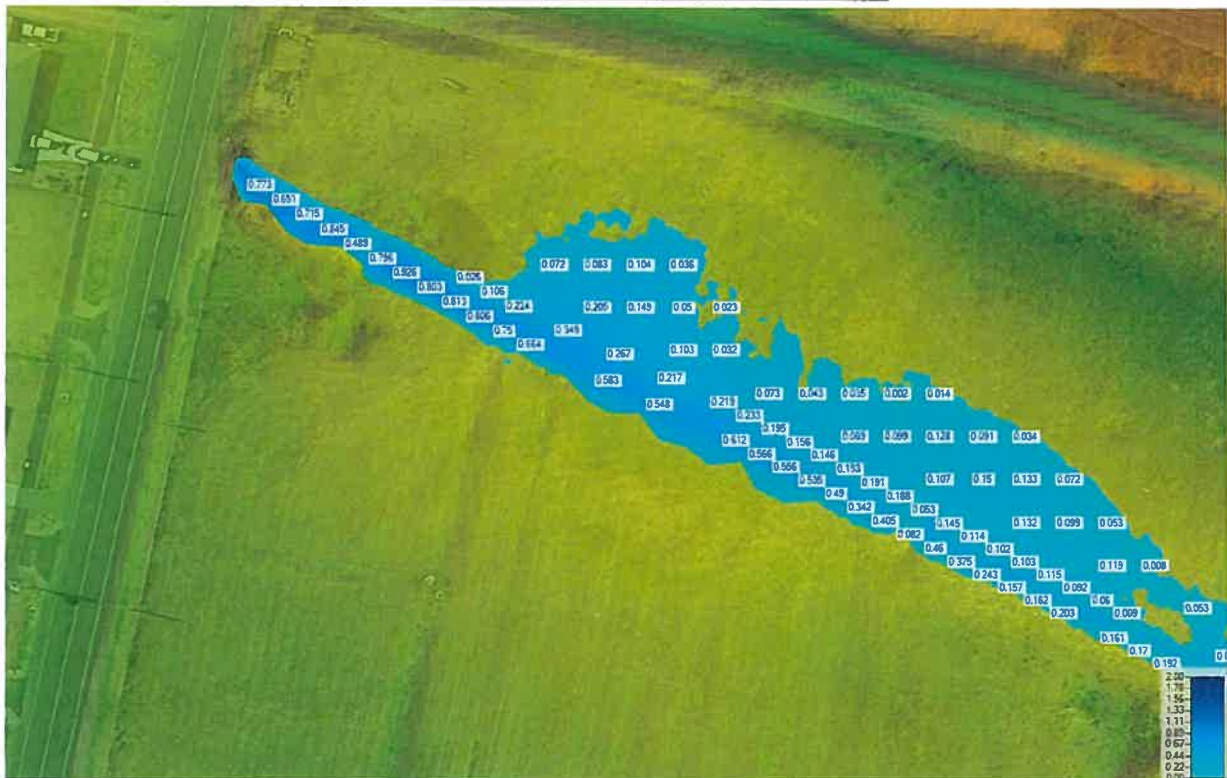
10% AEP Velocity Map (Existing Land Profile)

10% AEP Flood Data

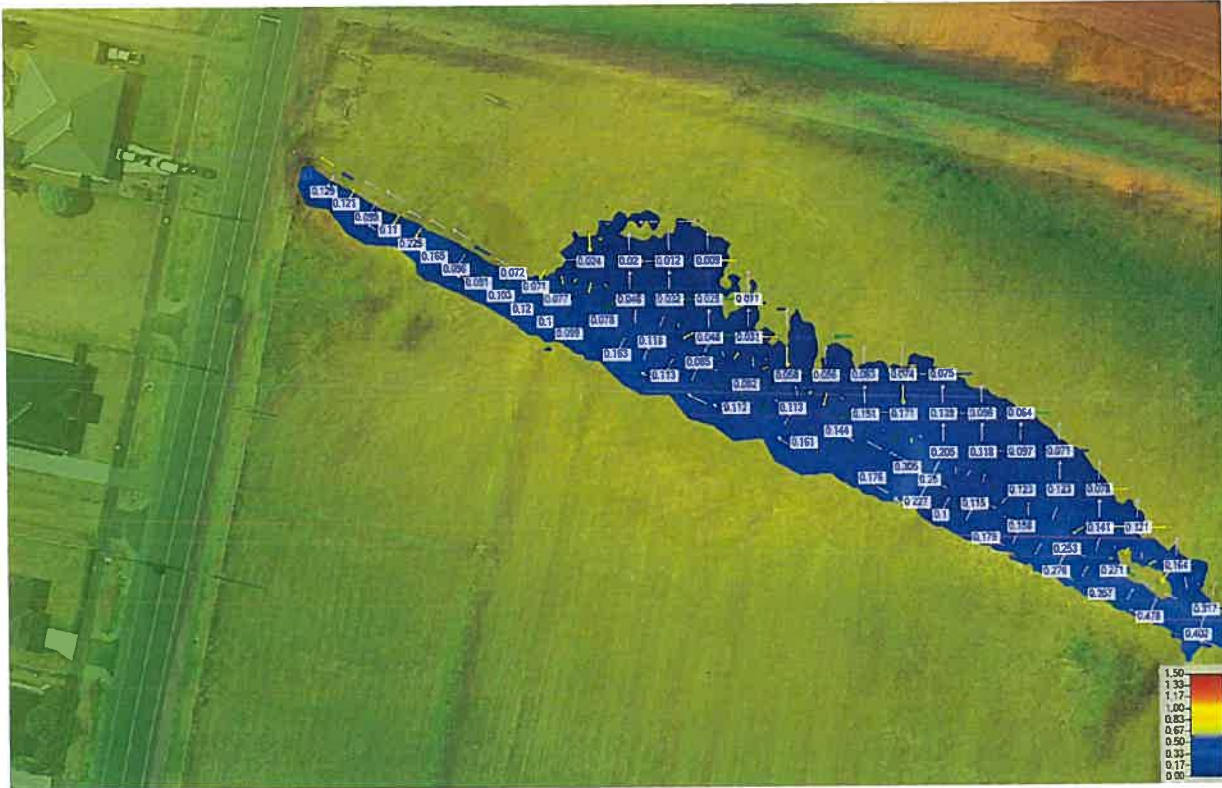
Recurrence Interval (years)	10
Peak Flow Rates (m³/s)	0.408
Peak Depth (m)	0.780
Peak Velocity (m/s)	0.409
Water Surface Elevation (AHD)	171.04
Critical Duration	12 hrs



10% AEP Catchment Flood Map (Embankment)



10% AEP Flood Depth Map (Embankment)



10% AEP Velocity Map (Embankment)

10% AEP Flood Data (Embankment)

Recurrence Interval (years)	10
Peak Flow Rates (m³/s)	0.408
Peak Depth (m)	0.781
Peak Velocity (m/s)	0.428
Water Surface Elevation (AHD)	171.04
Critical Duration	12 hrs

From: Jennifer Jarvis
Sent: 24 Feb 2019 02:10:35 +0000
To: Leanne Rabjohns
Subject: RE: PA\19\0053 - referral to TasRail - 19 William Street, Westbury
Attachments: RE: Westbury Subdivision(s), RE: Westbury Subdivision(s)

Dear Leanne

Thank you for sending through this notification/referral in relation to the proposed 13-lot subdivision at William Street, Westbury.

Following review of the available documentation, TasRail submits the below response for consideration, noting TasRail's comments are focussed on setback distances; drainage; potential exposure of future residents being exposed to train noise/vibration.

Setback Distance

- It is difficult to provide a response on the setback distances, because the issue of most interest to TasRail will arise when purchasers of the lots submit planning applications for the development of each block. Looking at the subdivision plan it is clear that the lots backing on to the rail line may encounter issues (lot 10 and 8 and potentially lot 11 if more than one dwelling planned), depending on how close to the boundary of rail land they are looking to site a dwelling. For clarification, TasRail measures the setback distance from the boundary of rail corridor land, **not** from the rails/tracks.
- It is noted that the author of the submitted noise impact assessment report recommends that residences have a setback distance of at least 35m – will Council be enforcing this as a condition of the subdivision approval, or will the setback distance be up to the future owners of each lot and assessed as part of normal planning process when the specific building/development plans are submitted by the owners of those lots?
- A recommendation that would avoid setback issues for future purchasers of the subdivision lots is for Council to require the developer of the subdivision to install an appropriately designed and constructed 'acoustic' boundary fence across all of the lots backing on to the railway corridor/rail land. Such fence should be similar to those used on highways – i.e. generally lightweight, pre-cast concrete panels. This would not only reduce noise exposure for owners of the lots, but also minimise potential for rail trespass and encroachment risks/issues.
- Should Council not accept the above recommendation, then at the very least TasRail would argue that the developer/seller of the lots be required to formally disclose to potential purchasers that the lots are located less than the recommended 50m setback distance so that buyers are fully aware prior to purchase. TasRail would assert this should happen even with agreement by the developer to build an acoustic fence. It is TasRail's experience (and complaints history) that the level of due diligence undertaken by a prospective buyer of property near a railway line is generally minimal and often influenced by the seller of the real estate who may not have a factual understanding of the train operating schedule or train horn protocols. As Council is aware, TasRail operates 24/7 with a majority of services operating through the night/early hours of the morning.

Drainage

- From the documentation provided, TasRail is not able to identify the proposal for stormwater discharge and run-off.
- For clarity, TasRail will not give its consent or approval for any water to be discharged into the rail drainage system or onto any part of rail land.
- TasRail asserts that any development should provide for all stormwater (and any other run-off) to be appropriately designed so that it connects and discharges into TasWater or other appropriately authorised connection. Should such design require stormwater or other infrastructure services to be installed under the rail line or rail property in order to connect into an authorised outlet, then a separate permit and licence from TasRail will be required. Such permit and licence is subject to TasRail terms and conditions including compliance with AS4799 but to a minimum depth of 2 metres. Fees apply.

Sight Lines

- The proposed subdivision itself will not result in any change to sight lines on approach to the William Street level crossing which is protected with active controls (warning lights and bells). However, the future purchasers of the Lots in closest proximity to the crossing will need to be cognisant that the design of any fencing, landscaping and vegetation avoid potential to obstruct the line of sight, noting a train driver needs to have full and clear view of any traffic approaching/entering the level crossing at this location.

Noise Modelling/Absence of TIA

- In short, TasRail will not require a TIA be undertaken on this occasion for much the same reason as stated in the first dot point under the heading 'setback distances'.
- TasRail notes that the proponent engaged a consultant (Steven Carter) to undertake noise assessments based on two days and one night of train operations in only calm weather conditions and the report of Mr Carter's findings and analysis has been presented as an alternative to a TIA.
- When contacted by Mr Carter back in September 2018, TasRail provided advice (see attached emails) re an acoustic noise model that had been built for TasRail using actual noise measurements of the TR Class of Locomotives operating on the network and that can predict train noise emissions using actual land data files. As is his prerogative, Mr Carter used a different methodology to measure noise from passing trains, but for a very limited duration that did not provide for changing weather conditions which do influence train horn noise emissions. Mr Carter's report acknowledges that a longer deployment would be needed to properly understand variation of noise emissions. His analysis also referred to a 1990 train noise prediction program developed in Canada, however TasRail does not use this program so cannot comment on its adequacy for Tasmanian freight rail operations conditions.

- As Council is aware, TasRail operates 24/7 with a majority of services operating through the night/early hours of the morning. TasRail's current train use protocols require the train horn to be sounded twice per crossing (once on approach and once on entry) for a duration of one second per blow. The train driver also has the discretion to sound the horn at any time he/she perceives a risk.
- It is TasRail's experience (and complaints history) that the level of due diligence undertaken by a prospective buyer of property near a railway line is generally minimal and often influenced by the seller of the real estate who may not have a factual understanding of the train operating schedule or train horn protocols. As Council is aware, TasRail operates 24/7 with a majority of services operating through the night/early hours of the morning.

I trust the above information is of assistance. Please don't hesitate to contact me if you have any questions or need further information/clarification.

Kind regards

Jennifer Jarvis



Manager Group Property & Compliance |
Phone: 03 6335 2603 | Mobile: 0428 139 238
11 Techno Park Drive, Kings Meadows, Tasmania, 7249
Jennifer.Jarvis@tasrail.com.au

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From: Leanne Rabjohns [<mailto:Leanne.Rabjohns@mvc.tas.gov.au>]
Sent: Monday, 3 December 2018 11:08 AM
To: Property
Subject: PA\19\0111 - referral to TasRail - 1 Peyton Street, Westbury - subdivision

Good morning Sir/Madam

Council is processing an application for planning approval for an 8 lot subdivision at 1 Peyton Street in Westbury (see dropbox link below).

Our Ref: PA\19\0053

7 March 2019

Planning Department
Meander Valley Council

**RE: MAKING AND WIDENING OF COUNCIL ROAD – FRANKLIN STREET,
WESTBURY**

This letter confirms my approval under Section 6 of the Local Government Act 1982 for the widening of the northern section of Franklin Street, Westbury and construction of a turning head, by the developer of the proposed subdivision at Lot 1 William Street, Westbury (PID 2779257).

Yours sincerely



Martin Gill
GENERAL MANAGER

From: Martin Gill
Sent: 21 Feb 2019 12:45:48 +1100
To: Dino De Paoli
Cc: Beth Williams; Leanne Rabjohns; Jo Oliver; Matthew Millwood; Peter Jones
Subject: RE: Making and widening of Council Road - Proposed Residential Subdivision - Lot 1 William Street Westbury

Hello Dino,

Under my delegation I am comfortable to support your recommendation and allow the planning permit process to continue.

Regards

Martin

Martin Gill | General Manager
Meander Valley Council
working together

T: 03 6393 5317 | **F:** 03 6393 1474 | **E:** martin.gill@mvc.tas.gov.au | **W:** www.meander.tas.gov.au
26 Lyall Street (PO Box 102), Westbury, TAS 7303



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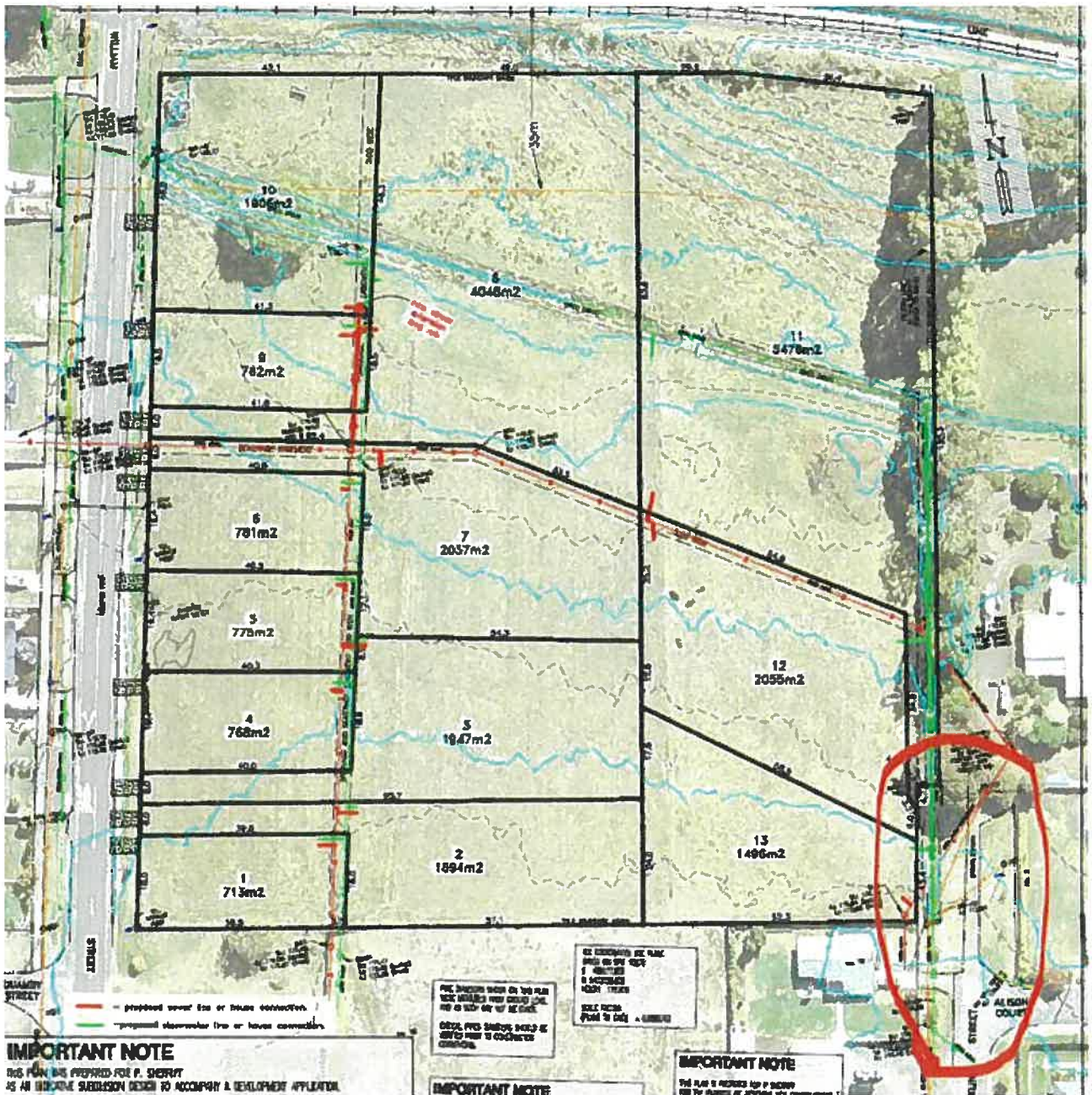
From: Dino De Paoli
Sent: Thursday, 21 February 2019 12:36 PM
To: Martin Gill
Cc: Beth Williams; Leanne Rabjohns; Jo Oliver; Matthew Millwood; Peter Jones
Subject: Making and widening of Council Road - Proposed Residential Subdivision - Lot 1 William Street Westbury

Hello Martin

The purpose of this email is to advise of a recent subdivision application for residential development at Lot 1 William Street, Westbury. Refer location in image below (green star).



The current plan of subdivision is shown in the second image below. Although this layout may change, there will be a requirement for the developer to provide a turning head arrangement at the end of Franklin Street. There will also be a requirement for the short section of Franklin Street between Alison Court and the north end to be widened.



With reference to Section 6 of the Local Government Highways Act 1982, I recommend that Council approves for the creation of a new section of public road for the turning head and widening of the short section of Franklin Street described above. Final details to be determined through the planning process.

It would be appreciated if you could confirm your approval of the recommendation, through your delegation from Council under Section 6, to enable the planning application process to continue. If ok, I will arrange with Beth for letter to be prepared using your electronic signature that will be issued to the planners and go on file.

Kind regards

Dino

Dino De Paoli | Director Infrastructure Services
Meander Valley Council
working together

T: 03 6393 5340 | **F:** 03 6393 1474 | **M:** 0409 547 797 | **E:** Dino.DePaoli@mvc.tas.gov.au | **W:**
www.meander.tas.gov.au
26 Lyall Street (PO Box 102), Westbury, TAS 7303



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ENVIRONMENTAL DYNAMICS

6 Gourlay Street, West Hobart, Tasmania 7000. Tel (03) 6231 0500

ABN 78 680 886 343

12 February 2019

William Franklin Pty Ltd
PO Box 30
Shearwater, TAS 7307
Attn: Peter Sherriff

Dear Peter,

Re: Proposed subdivision, Lot 1 Williams Street Westbury Reissued noise impact assessment

Reason for updating the assessment

I write to update the noise impact assessment of the proposed subdivision at Lot 1 Williams Street, Westbury. My first assessment was provided on 17 November 2018, and this updated assessment has been requested by Council in response to the developer (William Franklin Pty Ltd) revising the proposed subdivision layout. The revisions to the layout do not affect the noise impact assessment, so the only change to this report is the layout presented in Figure 2, which has been updated to the new version (dated 15 January 2019).

Location and layout of the proposed subdivision

Figure 1 shows the location of the proposed subdivision on the east side of Williams Street. TasRail's Western railway easement defines the north boundary of the subdivision, so noise from passing trains is the principle issue, with noise from traffic on Williams Street also needing to be assessed. Figure 2 shows the planned layout of the subdivision lots.

Setback of residences from railway line

Requiring residences to have a satisfactory setback from the railway is the obvious key to reducing the noise of passing trains to an acceptable level. There are numerous residences in Westbury and elsewhere in Tasmania (e.g. Perth) that are set back by less than 20m from a railway but in my opinion a greater set back is appropriate and informal discussions with the Environment Protection Authority and TasRail have supported this position. The *Road and Rail Assets Code* recommends a 50m set back.

Noise logger deployment

I deployed a noise logger at a distance of 35m from the northern boundary of a subdivision proposed a short distance east of Williams Street, at Peyton Street. The proposed Peyton Street subdivision has greater line of sight to the railway than the Williams Street subdivision, and it was also a more secure location for the noise logger. The noise logger's distance of 35m from the railway easement is about 40m from the railway line itself. The noise logger was set to record noise level statistics with a 1 minute averaging period, which is appropriate for measuring noise from a passing train.

..12



Figure 1. Location of the proposed subdivision.

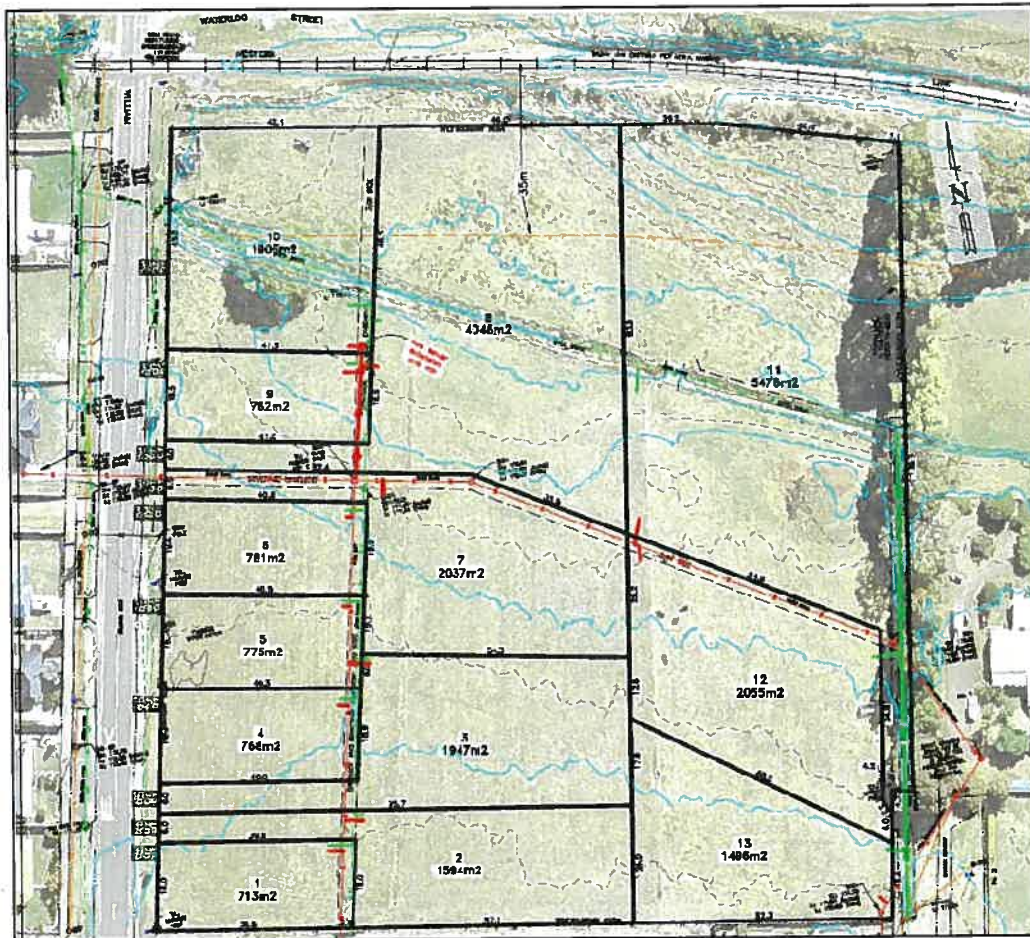


Figure 2. Planned layout of the subdivision lots, 15 January 2019, prepared by Cohen & Associates.

Figure 3 shows the approximate location of the noise logger, which had clear line of sight to passing trains apart from a row of trees that can be seen NW of the noise logger. The rule of thumb is that 30m of trees with good understorey will reduce noise by about 5 dB, so a single line of trees with no understorey will not significantly reduce noise from the passing train.

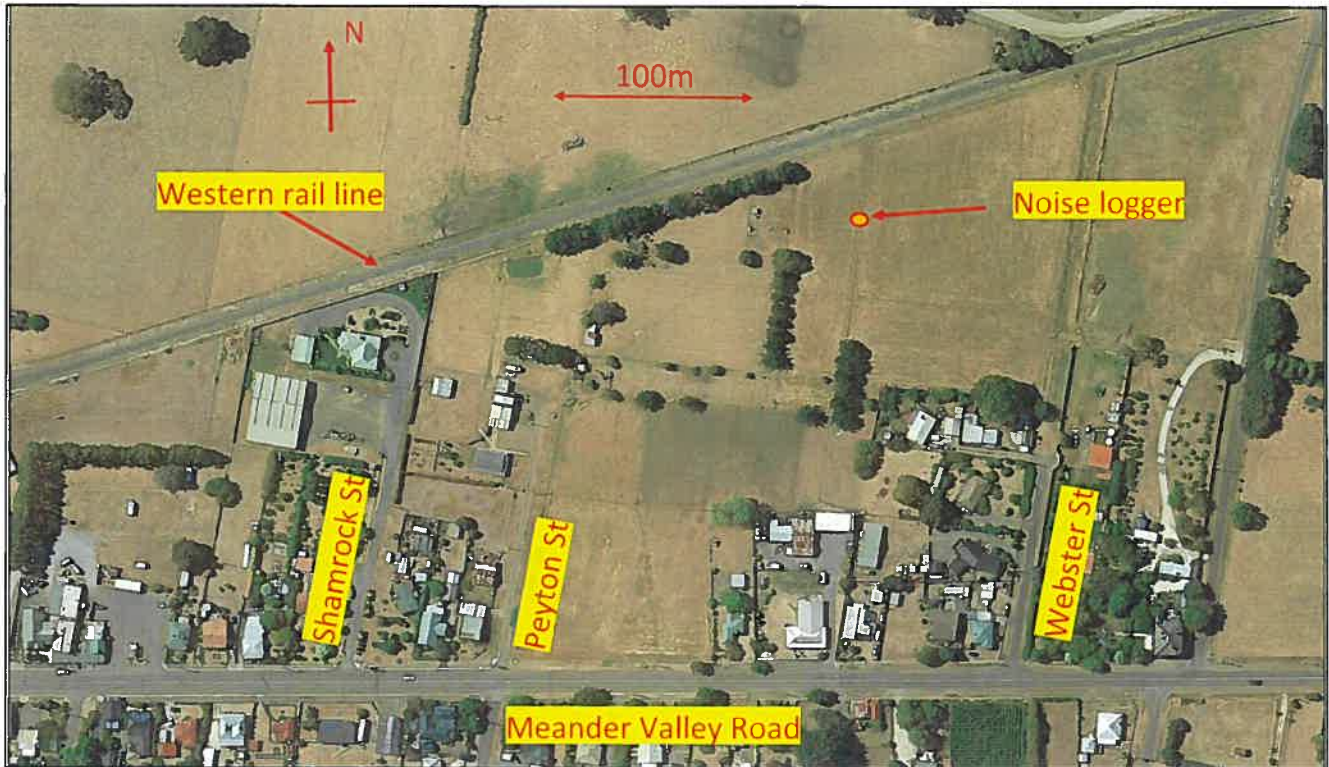


Figure 3. Location of noise logger, 35m from the railway easement and about 40m from the railway.

The noise logger was deployed from 2:30pm on Wednesday 3rd October 2018 until 1:00pm on Thursday 4th October 2018. The weather was fine and calm, good for noise level measurements. TasRail kindly provided a list of the six trains passing through Westbury in this period, given in Table 1, and advised this is fairly typical daily train movement profile, with most trains passing through Westbury during the night.

Train	East/West	Speed km/h	Wagons	Locomotives
Coal @ 1600	West	50	17 (Heavy)	2
Paper @ 1730	East	50	32 (Approx.)	2
Empty Coal @ 2315	East	50	17 (Light)	2
Paper @ 2345	West	50	32 (Heavy)	2
Containers @ 0045	East	50	30-50	2-3
Containers @ 0415	West	50	30-50	2-3

Table 1. Train movements through Westbury from noon Wednesday 3 October to noon Thursday 4 Oct.

Noise level measurements

Figure 4 shows the L_{eq} (1 min) noise levels (dBA re 20 μ Pa) recorded by the noise logger. A longer deployment of at least a week would be needed to properly understand the diurnal variation of noise levels at this location, but Figure 4 shows that L_{eq} noise levels at night (10pm to 7am) can reduce to less than 35 dBA, and the calm conditions on Thursday morning resulted in similarly low L_{eq} noise levels. L_{90} noise levels are interpreted as background noise levels and (quite typically) were between 2 and 5 dB lower than the L_{eq} noise levels. The spikes in the L_{eq} (1 min) noise levels during the period marked by the dash line in Figure 3 are due to the passing trains listed in Table 1.

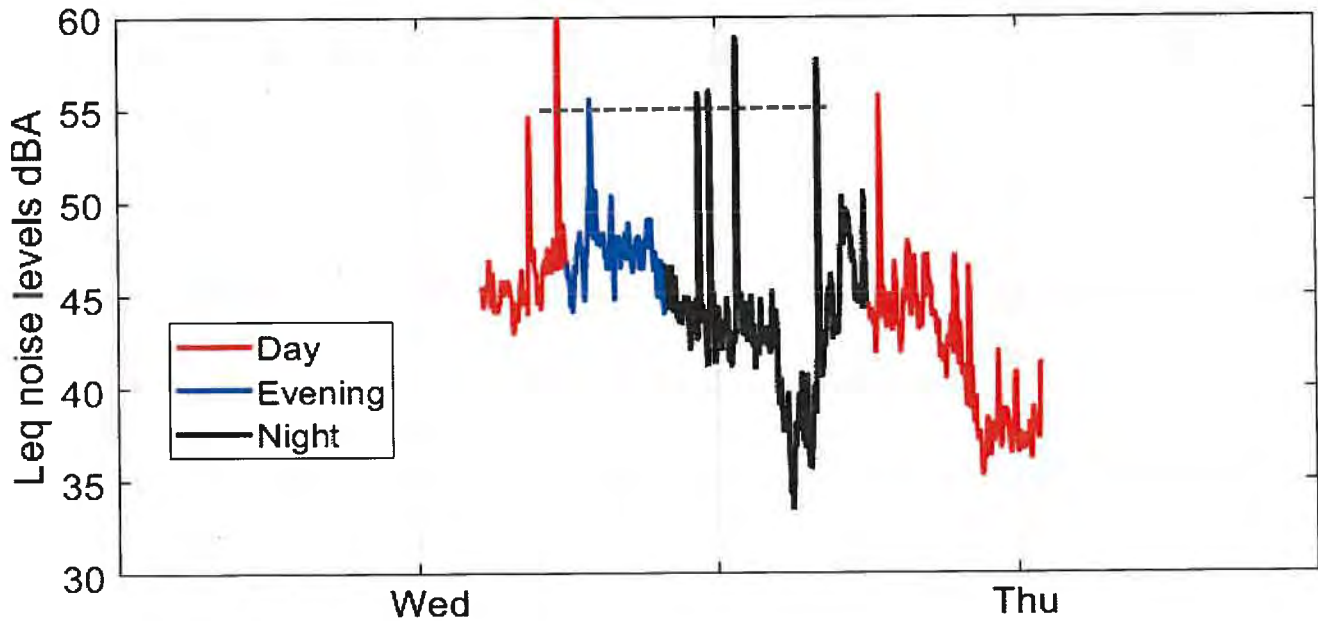


Figure 4. L_{eq} (1 min) noise levels (dBA) recorded by the noise logger. The noise spikes during the period marked by the dash line are the six trains listed in Table 1.

The top plot of Figure 5 shows the variation in L_{eq} (1 min) noise levels as the six trains passed, with the peak L_{eq} (1 min) noise levels ranging from about 60 dBA for the west bound 16:00h coal train to about 85 dBA for the 17:30h east bound paper train and the 00:45h east bound container train. Noise levels are elevated for about six minutes for each pass-by.

The bottom plot of Figure 5 shows the L_{max} and L_{eq} (1 min) noise levels for the 17:30h east bound paper train, showing the peak L_{max} noise level as the train passed was about 105 dBA.

Noise level predictions

STEAM, *Sound from Trains Environmental Analysis Method (1990)*, is a train noise prediction program developed by the Ontario Ministry of the Environment. The method assumes that the sound level at the receptor is comprised of three elements: locomotive engine and exhaust noise (assumed to constitute one source), wheel-rail interaction noise, and warning signal noise emitted when the train approaches a level crossing. The validity of the prediction method is limited to source-to-receiver distances between 15 m and about 500 m.

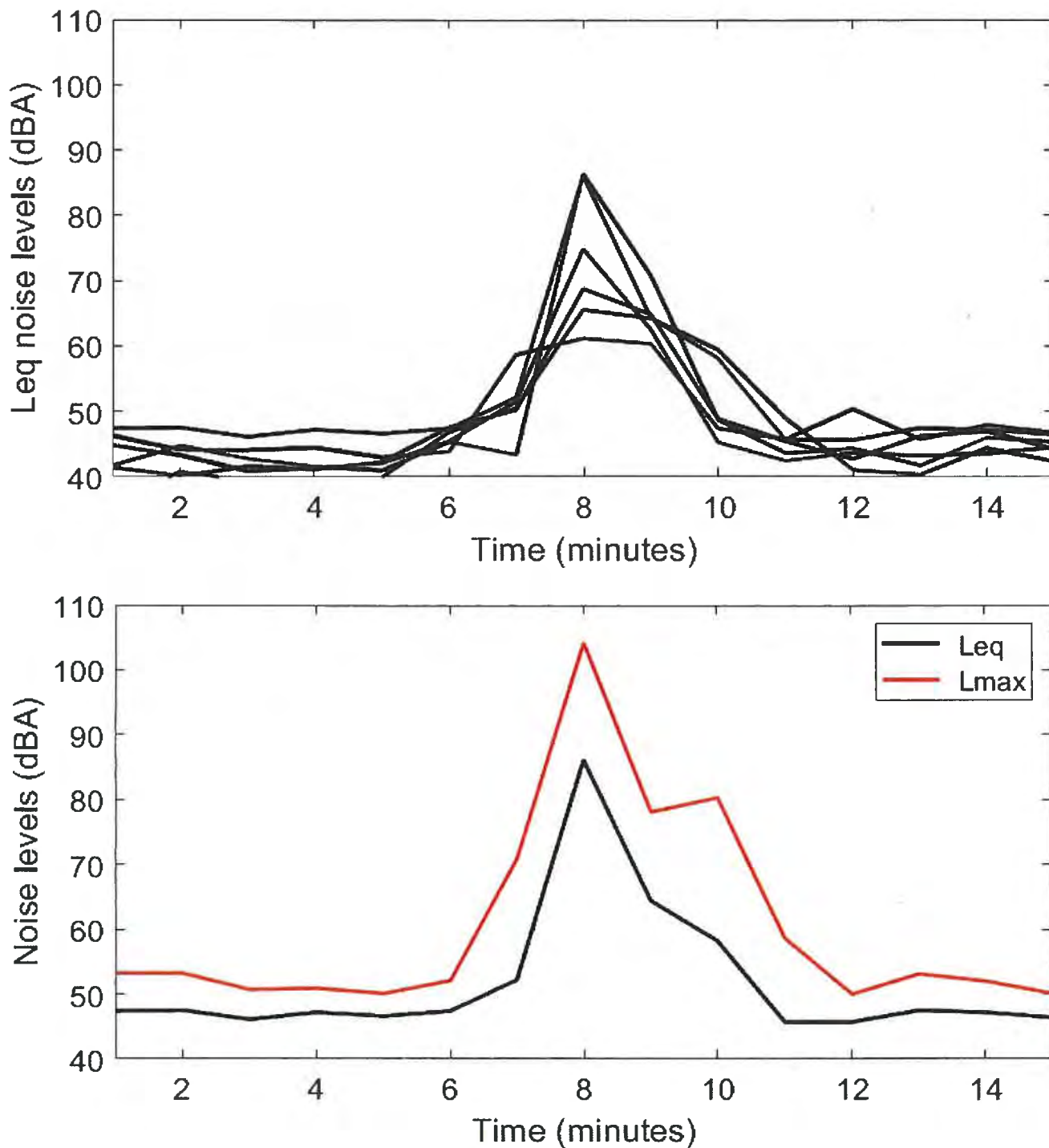


Figure 5. L_{max} and L_{eq} (1 min) noise levels during train pass-bys. See text for discussion.

Figure 6 shows a screen image of STEAM applied to the 17:30h east bound paper train. It predicts an L_{eq} (1 h) noise level of 59.5 dBA at a 40m set back from the railway (a set back of 35m from the TasRail easement plus a 5m addition to reach the train). STEAM’s minimum averaging period is one hour, so this can’t be compared to the L_{eq} (1 min) noise levels shown in Figure 5, but the usefulness of STEAM is it provides predictive power to explore the relative effectiveness of different set backs and barriers.

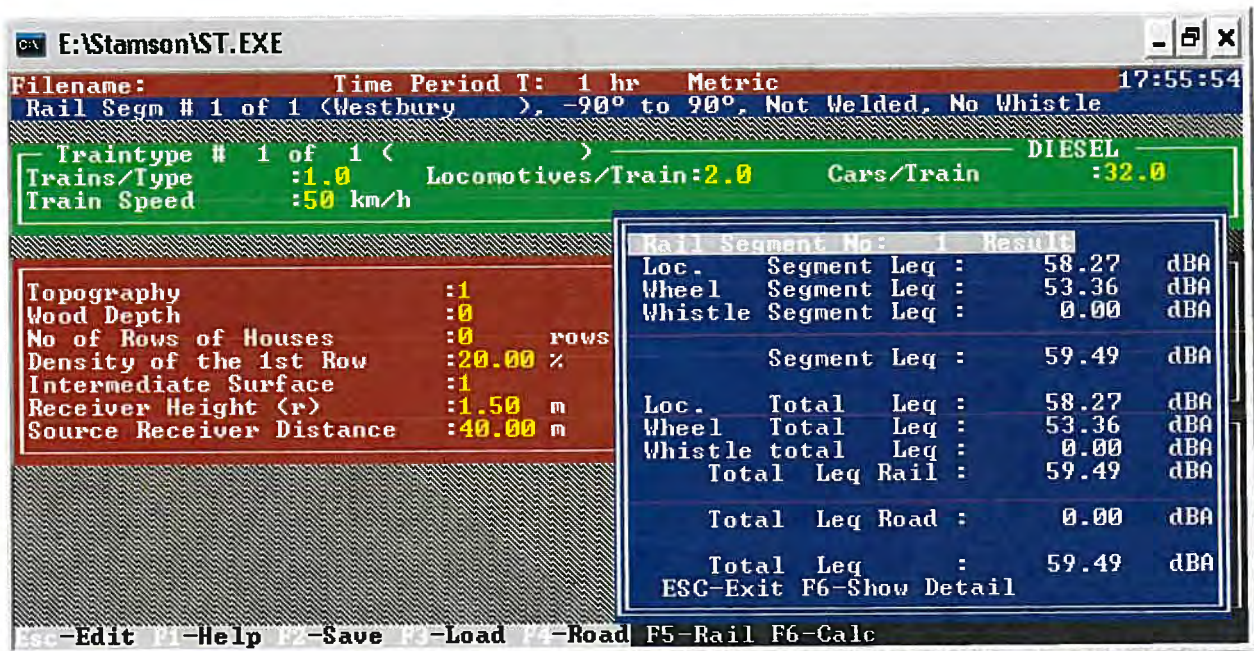


Figure 6. Screen shot of STEAM’s prediction of L_{eq} (1 h) noise levels for the 17:30h paper train.

STEAM predicts L_{eq} (1 h) noise levels of 64.3 dBA and 57.9 dBA for set backs of 20m and 50m respectively. Therefore changing from a set back of 20m that is quite common for residences in Westbury, to a set back of 40m, reduces noise levels by $64.3 - 59.5 = 4.8$ dBA which is worth doing although less than the 6 dB reduction that would result if a train was a point noise source. Changing the set back from 40m to the 50m recommended by the *Road and Rail Assets Code* would further reduce the noise levels by about $59.5 - 57.9 = 1.6$ dBA.

STEAM predicts L_{eq} (1 h) noise levels of 58.5 dBA for the 40m set back if a 1.8m high standard fence (rails and palings) is built along the north property boundary, which reduces noise levels by $59.5 - 58.5 = 1.0$ dBA. The locomotive noise component of the prediction is essentially unchanged because it is above the level of the fence, but the wheel-rail interaction noise is reduced. Unfortunately, the locomotive noise is dominant, so blocking the wheel-rail interaction noise only reduces the overall noise by about 1 dB.

Traffic noise

Terrain blocks line of sight from the proposed subdivision to the Bass highway and highway traffic noise will not significantly impact the subdivision.

Williams Street links the town of Westbury to both the Bass Highway and the Industrial Estate beyond, so its traffic noise needs to be considered. The road has a flat gradient and the speed limit on the section of road adjacent to the proposed subdivision is 50 km/h.

Tasmania's *Traffic Noise Management Guidelines* (October 2015) considered that the maximum noise level outside a residence should be L_{10} (18 hours: 6am to midnight) = 63 dBA. This criterion would be easily met at the façade of a residence with a 15m set back from Williams Street, but its 18 hour averaging period is not, in my opinion, appropriate for Williams Street.

Meander Valley Council has advised that no traffic counts are available, but the nature of Westbury is such that Williams Street carries primarily day-time traffic, so the goal is to ensure day time noise levels in living areas within residences are acceptable. *AS/NZS 2107:2016 Acoustics – Recommended design sound levels and reverberation times for building interiors* recommends noise levels of 30 to 40 dBA respectively for living areas of residences located near minor roads.

I assumed a nominal worst case traffic profile of 50 light vehicles, 10 medium trucks, and 5 heavy trucks per hour during the day, and used a road traffic noise model (STAMSON) to predict L_{eq} (1 h) noise levels of 58 dBA at a nominal setback of 15m from the road. Figure 7 shows a screen shot of the model's prediction.

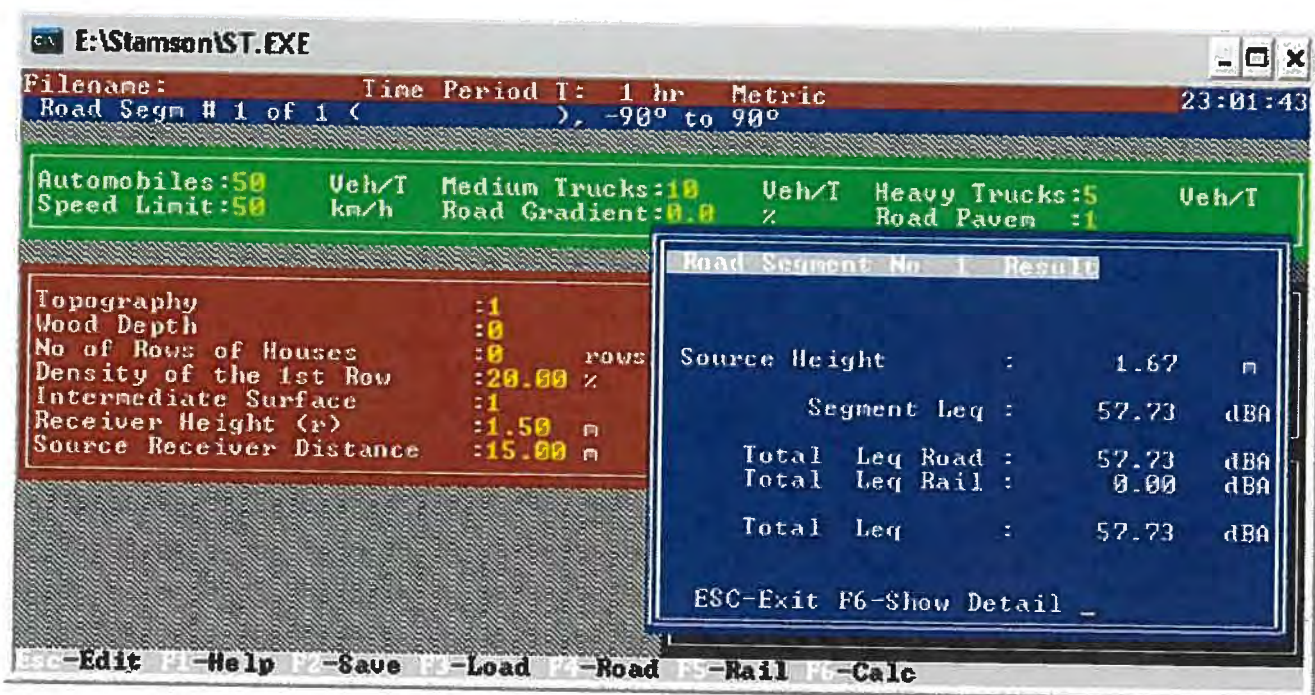


Figure 7. Screen shot of STAMSON's prediction of L_{eq} (1 h) noise levels at a residence set back 15m from Williams Street.

The building envelope of a residence with a window open a little will typically reduce noise by about 15 dB, in which case the noise levels inside a residence with a 15m set back from the road and no fence will be $58 - 15 \approx 43$ dBA. Although this is 3 dB higher than the recommended maximum noise level of 40 dB, in my opinion it is acceptable, given the assumed worst case traffic profile is likely higher than the actual traffic profile, even

during a busy period. The number of heavy trucks strongly influences the prediction. Five heavy vehicles per hour was assumed and if in fact there are no heavy trucks then the 57.7 dBA prediction decreases to 53.6 dBA. Overall, most of the time the noise levels inside living areas of a residence with a 15m setback from the road will be less than the 40 dBA upper limit of the recommended noise level range.

To be clear:

- i) The set back is measured from the road. The set back from the boundary of the subdivision is about 12m.
- ii) When the residences are designed, the set back can be relaxed if measures are taken to ensure acceptable indoor noise levels in living areas within the residences. For example, the model shows that noise levels can be reduced by about 5 dB by building a 1.8m high solid fence (ordinary rail and paling construction) along the west side of the subdivision at a distance of 3m from the road. Incorporating noise mitigation measures into the design of a residences can also allow the set back to be relaxed.

Conclusions and recommendations

Train noise

William Franklin Pty Ltd has advised that a 35m set back of residences from the northern property boundary is acceptable, which is a set back of 40m from the railway line.

The train movement profile for the western line is for most trains to pass Westbury at night (10pm to 7am) so the concern for the proposed subdivision is night time noise impact on bedrooms. Measurements made in early October 2018 at a set back of 35m from the property boundary and 40m from the railway found L_{eq} (1 min) noise levels from six trains ranged from about 60 to 85 dBA, with L_{max} noise levels some 15 to 20 dB higher.

The train noise prediction model STEAM shows that changing the set back from 40m to the 50m recommended by the *Road and Rail Assets Code* would only reduce the noise levels by about 1.6 dBA. A reduction of about 1 dB can be achieved by building a 1.8m high fence along the north property boundary.

AS 2107:2016 Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors, recommends noise levels of 30 to 35 dBA for bedrooms. If a window is partly open, then the reduction in noise levels between the outside and inside of the bedroom will be about 15 dB so noise levels inside the bedroom will be about 35 dBA when the train noise at the bedroom façade rises to about 50 dBA. Figure 5 shows this means the entire train pass by period will impact the bedroom.

If the windows are closed, glass such as Hush glass (available from Viridian Glass) is used, then the noise level reduction across the façade should improve to 20 – 25 dB, which will reduce the duration and severity of train noise impact. Further impact reduction will be achieved if bedrooms are located on the south side of residences so the main building acts as an acoustic barrier.

A 1.8m high fence along the north property boundary will only reduce noise by about 1 dB, which is not enough for me to recommend building a fence on the grounds of noise mitigation.

Two questions that are difficult to answer are i) whether future railway activity might be different to the present situation; and ii) what this would mean for the proposed subdivision. In my opinion, an increase in day time train movements is unlikely to cause noise nuisance and some increase in night time train movements should also be acceptable. And future trains may be quieter than present trains, with reduced engine and exhaust noise.

Train horn noise

The noise logger recorded two horns from the six trains, one from the 23:15h east bound coal train, the other from the 23:45h west bound paper train. The horns were sounded about 28 minutes before/after the train passed Peyton Street and noise levels were comparable to the train pass-by noise.

Traffic noise

The proposed subdivision does not have line of sight to the Bass highway and is not significantly impacted by highway traffic noise.

A road traffic noise model based on an estimated worst-case hourly traffic profile predicts that Williams Street traffic noise levels impacting a residence will be acceptable if the residence has a set back of 15m from the road (i.e. a set back of about 12m from the west boundary of the subdivision).

When the residences are designed, the set back can be relaxed if measures are taken to ensure acceptable day time indoor noise levels in living areas within the residences (Williams Street's traffic is mainly associated with the day time). Typical measures include building a 1.8m high fence on the west side of a lot, and incorporating noise mitigation measures into the design of a residence.

Considering future traffic activity, it is common to assume a small annual increase in traffic (e.g. 2 percent) over a suitable planning horizon (e.g. 10 years). In my opinion this kind of assumption is more appropriate to arterial routes such as the Bass Highway, and it is difficult to predict future traffic on road such as Williams Street. However, the worst case situation considered by this assessment is conservative and the recommended set back is such that an increase in day time traffic is unlikely to cause noise nuisance and some increase in night time traffic should also be acceptable.

Vibration

I have not examined the issue of vibration impact on the subdivision due to passing trains, but in general the peak particle velocity due to a passing train decreases rapidly with distance from a railway so the vibration levels at residences set back by 40m from the railway should be much less than at the many residences in Westbury with set backs of 20m or less.

Recommendations

- i) Residences should have a set back of at least 35m from the north property boundary. The set back to the railway lines will then be about 40m, and the set back to the bedrooms will be more (see v below).

- ii) Residences should have a set back of at least 15m from the road. The set back can be relaxed if noise mitigation measures are implemented that ensure achieving acceptable day time noise levels inside living areas of a residence.
- iii) The proximity of the Western railway to the proposed subdivision is obvious, but the attention of prospective buyers of residences in the subdivision should be drawn to this fact, perhaps through an advisory note in Section 337 of the property title.
- iv) The attention of prospective buyers of any residence with a set back of less than 50m should be drawn to the fact the residence is closer than the 50m set back recommended by the *Road and Rail Assets Code*.
- v) Bedrooms should be located on the south side of residences, and attention paid to the bedroom envelope. I recommend the use of glass that is able to significantly better noise reduction than normal glass, such as Viridian's Hush Glass.

Yours sincerely,



**Dr Steve Carter, FIEAust, CPEng
Environmental Engineer**

Leanne Rabjohns

From: Jennifer Jarvis <Jennifer.Jarvis@tasrail.com.au>
Sent: Thursday, 6 June 2019 3:42 PM
To: Leanne Rabjohns
Subject: PA-19-0053 - Subdivision proposal 19 William Street Westbury

Hello Leanne

Just getting back to you about this matter.

Setback Distance

- It is difficult to provide a response on the setback distances, because the issue of most interest to TasRail will arise when purchasers of the lots submit planning applications for the development of each block. Looking at the subdivision plan it is clear that the lots backing on to the rail line may encounter issues (lot 10 and 8 and potentially lot 11 if more than one dwelling planned), depending on how close to the boundary of rail land they are looking to site a dwelling. For clarification, TasRail measures the setback distance from the boundary of rail corridor land, not from the rails/tracks.
- It is noted that the author of the submitted noise impact assessment report recommends that residences have a setback distance of at least 35m – will Council be enforcing this as a condition of the subdivision approval, or will the setback distance be up to the future owners of each lot and assessed as part of normal planning process when the specific building/development plans are submitted by the owners of those lots?
- A recommendation that would avoid setback issues for future purchasers of the subdivision lots is for Council to require the developer of the subdivision to install an appropriately designed and constructed 'acoustic' boundary fence across all of the lots backing on to the railway corridor/rail land. Such fence should be similar to those used on highways – i.e. generally lightweight, pre-cast concrete panels. This would not only reduce noise exposure for owners of the lots, but also minimise potential for rail trespass and encroachment risks/issues.
- Should Council not accept the above recommendation, then at the very least TasRail would argue that the developer/seller of the lots be required to formally disclose to potential purchasers that the lots are located less than the recommended 50m setback distance so that buyers are fully aware prior to purchase. TasRail would assert this should happen even with agreement by the developer to build an acoustic fence. It is TasRail's experience (and complaints history) that the level of due diligence undertaken by a prospective buyer of property near a railway line is generally minimal and often influenced by the seller of the real estate who may not have a factual understanding of the train operating schedule or train horn protocols. As Council is aware, TasRail operates 24/7 with a majority of services operating through the night/early hours of the morning.

Sight Lines

- The proposed subdivision itself will not result in any change to sight lines on approach to the William Street level crossing which is protected with active controls (warning lights and bells). However, the future purchasers of the Lots in closest proximity to the crossing will need to be cognisant that the design of any fencing, landscaping and vegetation avoid potential to obstruct the line of sight, noting a train driver needs to have full and clear view of any traffic approaching/entering the level crossing at this location.

Noise

- In short, TasRail will not require a TIA be undertaken on this occasion for much the same reason as stated in the first dot point under the heading 'setback distances'.
- TasRail notes that the proponent engaged a consultant (Steven Carter) to undertake noise assessments based on two days and one night of train operations in only calm weather conditions and the report of Mr Carter's findings and analysis has been presented as an alternative to a TIA.
- When contacted by Mr Carter back in September 2018, TasRail provided advice (see attached emails) re an acoustic noise model that had been built for TasRail using actual noise measurements of the TR Class of Locomotives operating on the network and that can predict train noise emissions using actual land data files. As is his prerogative, Mr Carter used a different methodology to measure noise from passing trains, but for a very limited duration that did not provide for changing weather conditions which do influence train horn noise emissions. Mr Carter's report acknowledges that a longer deployment would be needed to properly understand variation of noise emissions. His analysis also referred to a 1990 train noise prediction program developed in Canada, however TasRail does not use this program so cannot comment on its adequacy for Tasmanian freight rail operations conditions.
- As Council is aware, TasRail operates 24/7 with a majority of services operating through the night/early hours of the morning. TasRail's current train use protocols require the train horn to be sounded twice per crossing (once on approach and once on entry) for a duration of one second per blow. The train driver also has the discretion to sound the horn at any time he/she perceives a risk.
- It is TasRail's experience (and complaints history) that the level of due diligence undertaken by a prospective buyer of property near a railway line is generally minimal and often influenced by the seller of the real estate who may not have a factual understanding of the train operating schedule or train horn protocols. As Council is aware, TasRail operates 24/7 with a majority of services operating through the night/early hours of the morning.

Kind regards
Jennifer Jarvis



Manager Group Property & Compliance |
Phone: 03 6335 2603 | Mobile: 0428 139 238
11 Techno Park Drive, Kings Meadows, Tasmania, 7249
Jennifer.Jarvis@tasrail.com.au

 facebook.com/Follow.TasRail  twitter.com/TasRail



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Index No. 14740	
Doc No.	
RCVD	18 SEP 2018 MVC
Action Officer SS	Dep. CDS
EO	OD ✓



Meander Valley Council

APPLICATION FORM

PLANNING

Land Use Planning and Approvals Act 1998

- Application form & details MUST be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	14740	Assessment No:	50 - 4200 - 0920
DA\	19/0081	PA\	19/0053

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	Lot 1 William Street	Certificate of Title:	Volume 150259 Folio 1
Suburb:	Westbury Tas	Lot No:	
Land area:	2.325 ha	m ² / ha	
Present use of land/building:	Grocery/Hobby Farm	(vacant, residential, rural, industrial, commercial or forestry)	

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- Building work
 - Change of use
 - Subdivision
 - Forestry
 - Demolition
 - Other

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m² New building height: m

Materials: External walls: Colour:
 Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 150259	FOLIO 1
EDITION 3	DATE OF ISSUE 26-Jun-2018

SEARCH DATE : 18-Sep-2018
SEARCH TIME : 09.16 AM

DESCRIPTION OF LAND

Town of WESTBURY
Lot 1 on Sealed Plan 150259
Derivation : Whole of Lot 1 & Part of Lot 2 Section A 5-2-25
Granted to Edward Martin & Whole of Lot 1001 (418m2) The Crown
Prior CTs 230867/1 and 150259/1001

SCHEDULE 1

M698655 TRANSFER to WILLIAM FRANKLIN PTY LTD Registered
26-Jun-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP150259 EASEMENTS in Schedule of Easements
D52486 BURDENING EASEMENT: a right of drainage and a
sewerage easement (appurtenant to Lot 2 on Sealed
Plan 162062) over the Drainage and Sewerage Easement
3.00 Wide and Drainage Easement 3.00 Wide on Sealed
Plan 150259 Registered 06-May-2013 at noon
D52487 BURDENING EASEMENT: a sewerage easement in favour of
Tasmanian Water and Sewerage Corporation (Northern
Region) Pty Limited over the land marked Sewerage
Easement 3.00 Wide on Sealed Plan 150259 Registered
06-May-2013 at 12.01 PM
C766862 FENCING PROVISION in Transfer

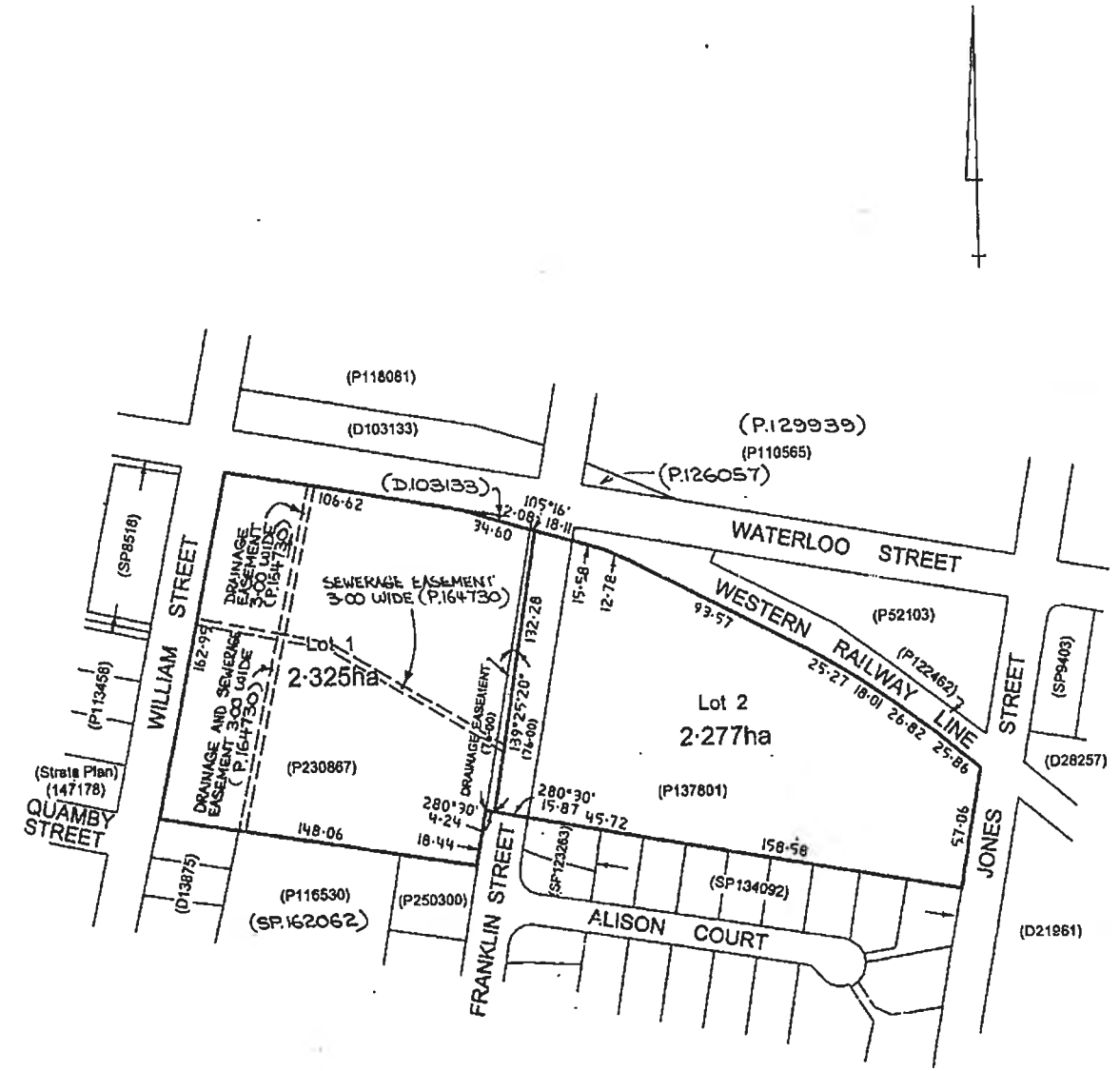
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: Lot 1 - Terence Michael O'Grady & the Crown Lot 2 - Jo-Ann Lee Geard and the Crown FOLIO REFERENCE: Lot 1 - F.R.230867/1 Lot 2 - F.R.137801/1 F.R.150259/1000,1001 GRANTEE: Whole of Lot 1 & part of Lot 2 Section A (5-2-25) Granted to Edward Martin, part of Lots 3 & 4 Section A1 (6-3-4) Granted to Edward Martin and whole of 418m ² & 2229m ² the Crown. Lot 1001 Lot 1000	PLAN OF SURVEY BY SURVEYOR Micheal James Rathwell LOCATION TOWN OF WESTBURY SCALE 1:2000 LENGTHS IN METRES		REGISTERED NUMBER SP150259
			APPROVED EFFECTIVE FROM 18 MAY 2007 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 121 (4840-42)	LAST UPI No. 6503189 & 6503315	LAST PLAN No. P230867 & P137801	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1 IS COMPILED FROM F.R. 230867/1 & THIS SURVEY.
 LOT 2 IS COMPILED FROM F.R. 137801/1 & THIS SURVEY.

NOT EXAMINED



071015

[Signature]
 CROWN COUNCIL DELEGATE DATE

From: roger travis
Sent: 12 Jun 2019 15:34:06 +1000
To: Planning @ Meander Valley Council
Subject: Ref no PA\19\0053

In relation to the application for planning PA\19\0053 located at William & Franklin streets.

We live at 41 Waterloo street ph 0466 013 976 and would like to ensure only single, single level domestic (no commercial) dwellings are situated on the lots with no further subdivision's.

Thanks Roger & Wendy Travis

Sent from my iPhone

Index No.		14740	
Doc No.		1356518	
RCVD	24 JUN 2019	MVC	
Action Officer	LR	Dept.	COS
EO		OD	✓

2 Alison Court
 Westbury 7303
 Ph: 0439617321

PA/19/0053

Manager
 Meander Valley Council
 Westbury 7303

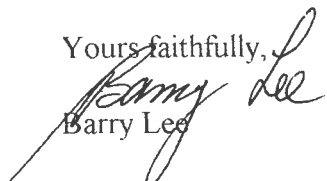
Your Reference 27-76 (7692)
 13 Lot Subdivision
 William/Franklin Street, Westbury

Dear Sir,

I refer to the above application, and in particular lots 11, 12, and 13. Would your officers be able to provide me with a drawing (rough) indicating the actual property entrances on lower Franklin street.

My property is very close to this proposed development.

Yours faithfully,


 Barry Lee

21/06/19

PLANNING AUTHORITY 3

Reference No. 125/2019

20 PIONEER DRIVE, MOLE CREEK

Planning Application: PA\19\0216

Proposal: Partial Change of Use to Food Services (Café)

Author: Natasha Whiteley
Town Planner

1) Introduction

Applicant	Theresa L Hatton Building Design
Owner	P Mansfield
Property	20 Pioneer Drive, Mole Creek (CT: 50692/1)
Zoning	Village Zone
Discretions	E6.6.1 Car Parking Numbers
Existing Land Use	Residential – Single dwelling
Number of Representations	Two (2)
Decision Due	10 July 2019
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

2) Recommendation

It is recommended that the application for Use and Development for a Partial Change of Use to Food Services (Café) on land located at 20 Pioneer Drive, Mole Creek (CT: 50692/1), by Theresa L Hatton Building Design, be APPROVED, generally in accordance with the endorsed plans:

- a) Theresa L. Hatton Building Designer; Date: 15 April 2019; Drawing No: 4908P; Sheets: 02 – 09.**
- b) Theresa L. Hatton Building Designer; Date: 24 April 2019; Covering letter; Pages: 1-4.**
- c) Sample Menu; Pages 1-2**

and subject to the following conditions:

- 1. The concrete slab is to be designed and constructed to enable stormwater to be evenly dispersed and not concentrated to one (1) point, to the satisfaction of Council's Town Planner.**

Notes:

1. Any changes to the menu need to be approved by Council's Environmental Health Officer on (03) 6393 5320 because it may impact the existing on-site wastewater management system and require further assessment.
2. Registration as a Food Business under the *Food Act 2003* is required as food is provided as part of the change of use. Please contact Council's Environmental Health Officer on (03) 6393 5320 for further information.
3. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au.
4. This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:
 - a) Building approval
 - b) Plumbing approvalAll enquiries should be directed to Council's Permit Authority on 6393 5320 or Council's Plumbing Surveyor on 0419 510 770.
5. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
6. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au.

7. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
8. 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.
9. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
10. 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.

3) Background

20 Pioneer Drive is located towards the eastern entrance to Mole Creek. The property is 1.09ha and contains a double storey house and associated residential outbuildings. The property contains a burdening easement for an absorption drain from the property to the west, which is located to the north of the dwelling.

It is proposed to convert the two (2) front bedrooms of the dwelling into a 19 seat café. Two (2) internal walls will be removed to open up the space to install a serving counter and indoor seating area. An outdoor seating area will also be provided to the front of the dwelling.

An aerial photo of the subject and surrounding land is shown in Photo 1 below along with the existing and proposed ground floor plans which are shown in Figure 1 & 2 below. The full plans and details are included in the attachments.

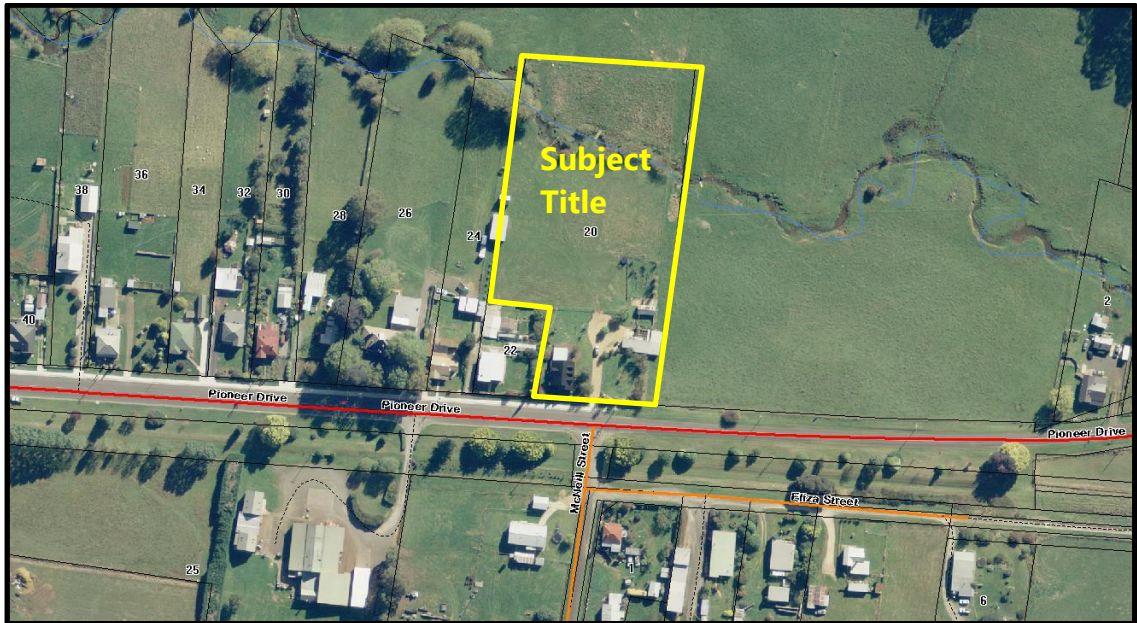


Photo 1: aerial photo of subject and surrounding land

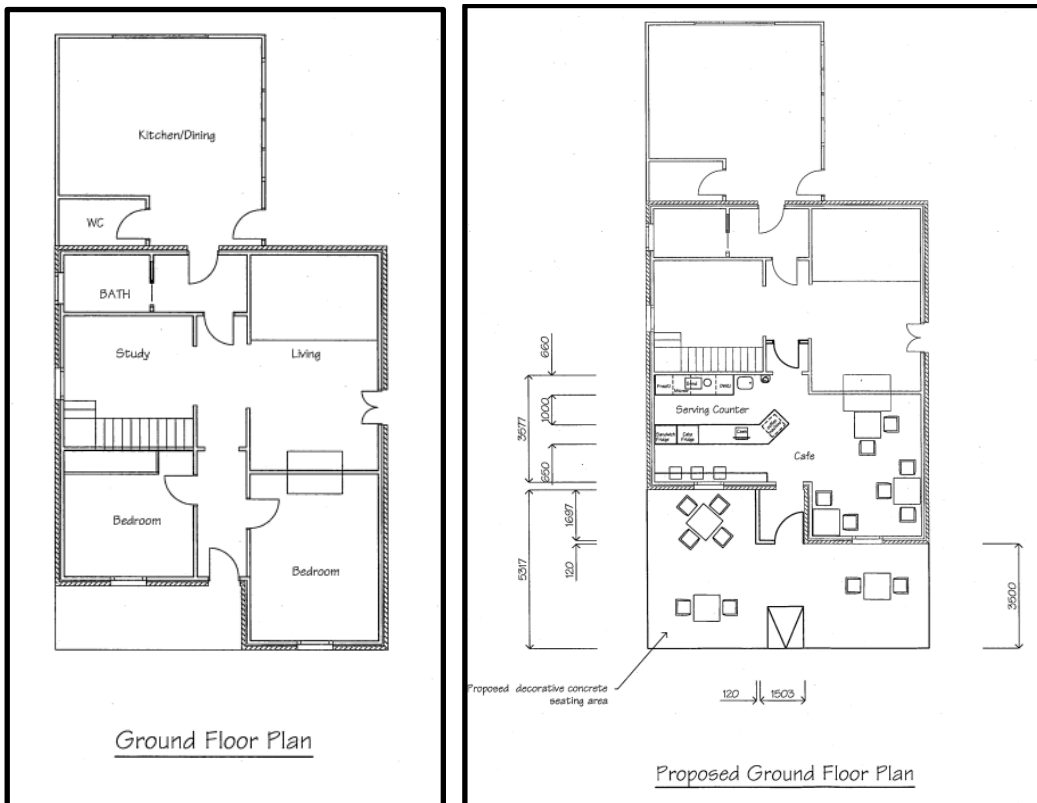


Figure 1 & 2: existing ground floor plan and proposed ground floor plan

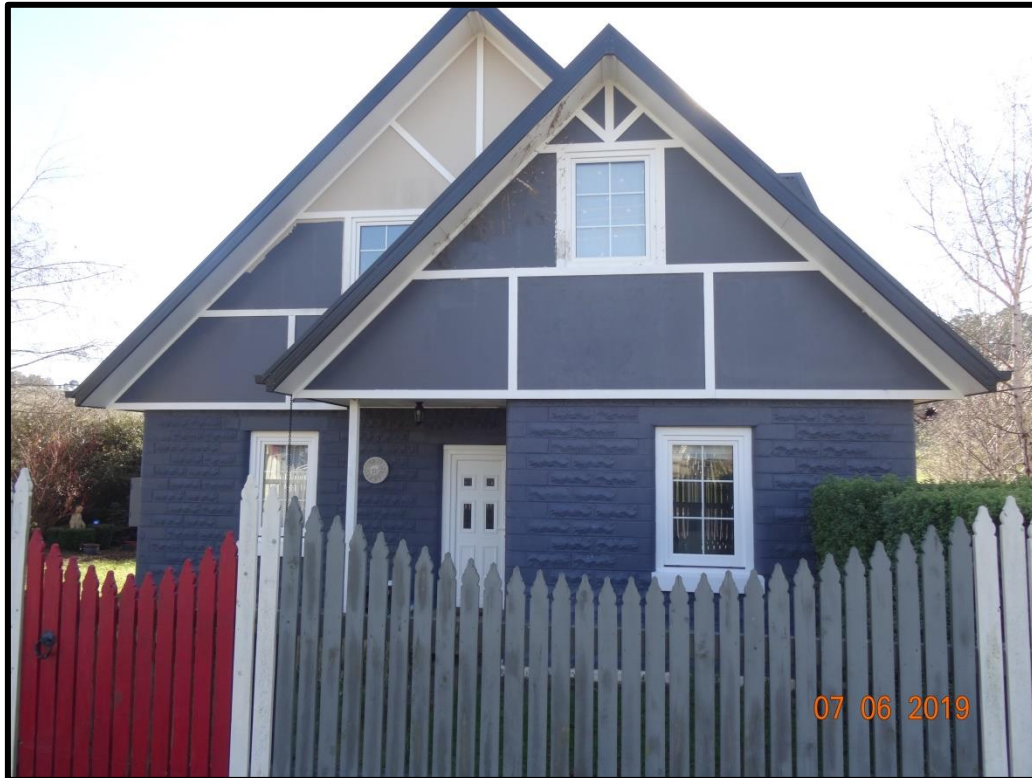


Photo 2: subject dwelling viewed from Pioneer Drive

4) Representations

The application was advertised for the statutory 14-day period.

Two (2) representations were received (attached documents). A summary of the representations is as follows:

Representation 1:

- a) In relation to 'This is not a very busy part of the township' – This is considered misleading. There are two businesses either side of the proposed site and both run heavy trucks and machinery. McNeill Street is opposite the proposed dwelling and Eliza Street runs off McNeill Street. Both are single narrow streets marked 'No Through Road'. The corner of McNeill Street and Pioneer Drive is a school bus drop-off point. The whole section of Pioneer Drive down to Caveside Road is consistently busy with through, local and turning traffic.
- b) In relation to 'The location provides wide road and on street parking areas' – The wide road has three residences adjacent to the site with 4 driveway access points. The opposite site is mainly R Stephens Apiarists frontage with benches for visitors to use. There is a high volume of traffic turning into Stephens, especially in spring/summer. The representors

house is on the corner of McNeill Street and Eliza Street opposite the proposed site. Have a problem with large campervan vehicles parking directly in front of property impinging on privacy. Presumed they park there because they don't consider Pioneer Drive wide enough to park safely.

- c) The site is at the top of a steep rise as you approach from Deloraine. Visibility is poor, and there is a problem with traffic slowing from the 80km/h to 60km/h zones with most travelling at speed past the proposed site. Problem exiting McNeill Street safely when turning right into Pioneer Drive because of low visibility.
- d) Regarding 'Existing hedge lowered to make café more inviting' and 'Passive Surveillance will be allowed through lowering of the hedging'. Hedge is still higher than the front fence. If driving there is no time to passively survey the site unless you want to be rear-ended.
- e) Proposed signage is inadequate. A sandwich board out the front will impede pedestrians and cycling school children. The sign on the house will not be seen from a driving position without loss of vigilance by driver in an already hazardous zone. Signage would need to be posted well in advance of the site, out of town.
- f) Parking should be off-street.
- g) High possibility of traffic hazard due to volume of heavy vehicles.
- h) Further loss of amenity to adjacent and neighbouring residences.

Representation 2

- a) Concerns that the applicant has suggested that there are no café/food outlets in Mole Creek. There are multiple food suppliers from supermarket providing take away food; Café Bozzy providing sit in and take away options; Mole Creek Hotel providing meals and take away options.
- b) Concerned with the claim of not being a busy part of town. It is at the entry to Mole Creek and will be a safety concern with all on road parking as it is also on a rise. At the start of the 60km/h zone from the 80km/h zone but motorists do not always heed to the speed limit.

Comment:

- a) The property is located at the entrance to Mole Creek. The two (2) businesses referred to are on the opposite side of the road to the proposed Café. Mole Creek Road and subsequently Pioneer Drive provides for both through and local traffic. Traffic matters that are relevant are discussed below.
- b) An assessment of the road has been undertaken by Council's Director Infrastructure Services. It is considered that the proposed on-street parking will not generate an increased safety issue to the road users. The road is approximately 9m in width providing the ability for cars to park on the street whilst not impacting on the natural flow of traffic. There is also 50m of kerb and channelling in front of 20 and 22 Pioneer Drive that is suitable for parking of customers to the café. If on-street parking becomes an issue in the future it can be reviewed by Council at that point in time.
- c) Council does not consider the proposed on-street parking to impede the safety and efficiency of the road users. Sight distance from the McNeill Street intersection is not considered to be impacted as it is anticipated that most traffic will park either in front of 20 Pioneer Drive or to the west of McNeill Street where the formation of the road lends itself for on-street parking. The safe intersection sight distance for a speed limit of 60km/h zone is 80m and the McNeill Street intersection achieves 140m of sight distance.
- d) The application documentation provided responses to sections of the Planning Scheme regarding Streetscape Integration and Appearance. These requirements pertain to the development of Multiple Dwellings. Therefore these comments which discuss passive surveillance are not subject to the planning assessment because the development is for Food Services and not within the Residential use class of the Planning Scheme. Passive surveillance is not required to be considered for the proposal.
- e) The erection of a sandwich board sign is allowed under the Planning Scheme. The Planning Scheme allows the board to be located in the road reserve providing it is located out of the principal pedestrian flows and does not otherwise impede pedestrian movement and allows a minimum of 1.2m for pedestrian traffic. The sandwich board can be located on the grassed area between the footpath and front boundary so as to not impact pedestrian traffic.

The sign on the building is considered to be permitted as it complies with the requirements of the Signage Code in the Planning Scheme for wall signs. Assessment of its visibility is not a planning consideration. Only the signage that was proposed as part of the application can be considered as part of the planning assessment.

- f) The application is to consider on-street car parking. Council has considered that on-street parking will not impact the efficiency or safety of road uses. Refer to further assessment below.
- g) As discussed in detail below.
- h) The amenity impacts of on-street car-parking have been considered in the car parking numbers assessment below.
- i) The application documentation outlined that the closest food business is 5-6km away from the subject site. The food businesses operating in Mole creek are less than 1km from the proposed site. The Planning Scheme does not consider the number of food businesses in operation in a town. The Village zoning of the subject property provides Food Services as a Permitted use, meaning that if all the requirements of the Planning Scheme are complied with, an approved planning permit must be issued. The application has applied for on-street car parking meaning that the application is considered a Discretionary Planning Application with the outcome being either an approval or refusal.
- j) Refer to comments above.

5) Consultation with State Government and other Authorities

The application was referred to TasWater. TasWater replied on 13 May 2019 stating that 'the proposed development does not require a submission from TasWater'.

Department of State Growth provided the following comments on 20 June 2019:

Just to advise the Department have no objection to the proposal and note that the existing access is already provided to an appropriate standard (kerb crossover and concrete driveway).

Please be aware that any on street parking management issues that may arise from the business operation will be the responsibility of Council to address under its maintenance control area as specified by the Roads and Jetties Act 1935 and

also the Transport Commission direction for the management of parking controls on State Roads where the speed limit is less than 70 km/h.

6) Officers Comments

Use Class: Food Services

Applicable Standards

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

Village Zone	
Scheme Standard	Assessment
16.3.1 Amenity	
Acceptable solution A1	Complies
Acceptable solution A2	Complies
Acceptable solution A3	Complies
16.3.2 Village Character	
Acceptable solution A1	Complies
Acceptable solution A2	Complies
E6 Car Parking and Sustainable Transport Code	
E6.6.1 Car Parking Numbers	
Acceptable solution A1	Relies on Performance Criteria P1
Acceptable solution A2	Complies
Acceptable Solution A3	Complies
E14 Signage Code	
E14.4 Use and Development Exempt From This Code	
A Frame Sign	Sandwich board can comply with the Exemption
E14.6.12 Wall Signs	
Acceptable Solution A1	Complies
E15 Karst Management Code	
E15.5 Use Standards	
Acceptable Solution A5	Complies
Acceptable Solution A6	Complies
Acceptable Solution A7	Complies
E15.6.1 Sediment and Pollution	
Acceptable Solution A2.1	Complies
Acceptable Solution A2.2	Complies (with recommended condition)
E15.6.2 High Sensitivity Karst Features	
Acceptable Solution A1 b)	Complies

Performance Criteria

E6 Car Parking and Sustainable Transport Code

E6.6.1 Car Parking Numbers

Objective

To ensure that an appropriate level of car parking is provided to service use.

Performance Criteria

The number of car parking spaces provided must have regard to:

- a) the provisions of any relevant location specific car parking plan; and*
- b) the availability of public car parking spaces within reasonable walking distance; and*
- c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and*
- d) the availability and frequency of public transport within reasonable walking distance of the site; and*
- e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and*
- f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and*
- g) an empirical assessment of the car parking demand; and*
- h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and*
- i) the recommendations of a traffic impact assessment prepared for the proposal; and*
- j) any heritage values of the site; and*
- k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:
 - i) the size of the dwelling and the number of bedrooms; and*
 - ii) the pattern of parking in the locality; and*
 - iii) any existing structure on the land.**

Response

The proposal applies to utilise on-street parking on Pioneer Drive to meet the parking requirements associated with the Café. This requires assessment against the performance criteria.

Council does not have any specific car parking plans.

There is ample informal car parking available along Pioneer Drive, that is within close proximity and reasonable walking distance to the property as demonstrated in photo 3 below. There is approximately 50 m between the crossovers of 20 and 22 Pioneer Drive to provide for the four (4) car parking spaces as required by the

Planning Scheme.

All properties along this section of Pioneer Drive have the availability of off-street parking to meet the need of the residential and business uses. Whilst some people may park on the road the potential reduction in availability of informal car parking spaces along Pioneer Drive is not considered to significantly impact the amount of car parking available in the street. There is a significant amount of car parking available in Pioneer Drive that is within a reasonable walking distance to the area they may visit.

Whilst there is ample area available on-site for car parking, it is more common for cafés of this type of nature, to utilise on-street car parking rather than forming off-street car parking areas. The subject property has a well formed driveway and established gardens. It is proposed to keep the residential use and food services business separated and therefore, the request for parking on the street will maintain the separation and provide direct access to the café from Pioneer Drive.

Mole Creek Road is a wide road, being approximately 9m in width. The width of the road lends itself to on-street parking. The southern side of Pioneer Drive is maintained by Council as an open space area. Whilst there is indented parking available further south along Pioneer Drive, on-street parking in front of 20 Pioneer Drive is considered to be readily accessible given the formed kerb and guttering and footpath. It is considered that on-street parking can appropriately be provided without having any impact on the safety of the road users.

Given the net floor area of the café is 60m², the Planning Scheme requires four (4) on-site car parking spaces. Four (4) car parking spaces can be located on the northern side of Pioneer Drive between the crossovers of 20 and 22 Pioneer Drive as this strip is approximately 50m long and can accommodate the planning scheme requirements for parallel parking (length 6.7m width 2.3m). It is not considered necessary to delineate the car parking spaces as there are significant lengths of road, away from property accesses that could be used for car parking.

The on-street car parking is not considered to impact the streetscape, other than enhancing a vibrant feel to the rural township. Car parking in the street is a character of the area. The established open space area on the southern side of Pioneer Drive lends itself for people to pull over and park and explore the town. The amenity of the area is also not considered to be impacted as most car parking can occur in front of 20 Pioneer Drive. 22 Pioneer Drive has a front boundary fence and an established garden including some larger silver birch trees. The house is located approximately 6.3m from the front boundary which provides for separation between the on-street car parking and use of the footpath and the dwelling. Given the width of the road and adjoining open space area to the south of Pioneer Drive,

it is not considered to impact the amenity of the properties on the southern side of Pioneer Drive. Additionally the hours of operation are proposed between 9am and 6pm and therefore not considered to impact the amenity of the adjoining residents.

Council Director Infrastructure Services has provided the following comments:

It is not considered in this instance that there would be any adverse impact on road safety in proximity of the proposed development. The location of the proposal on a main road in a 60 km/hr zone with on-street parking is similar to many other locations in townships within Meander Valley.



Photo 3: area available for car parking in Pioneer drive out side 20 Pioneer Drive

The proposed development is considered consistent with the Objective and Performance Criteria.

Conclusion

It is considered that the application for Use and Development for a partial change of use to Food Services is acceptable in the Village Zone and is recommended for approval.

DECISION:

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



- Application form & details MUST be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? Yes No
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	<input type="text" value="20 Pioneer Drive"/>	Certificate of Title:	<input type="text" value="506 92"/>
Suburb:	<input type="text" value="More Creek"/>	Lot No:	<input type="text" value="1"/>
Land area:	<input type="text" value="1.1"/>		m ² / ha
Present use of land/building:	<input type="text" value="Dwelling"/>		(vacant, residential, rural, industrial, commercial or forestry)

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

<input checked="" type="checkbox"/> Building work	<input checked="" type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m² New building height: m

Materials:	External walls:	<input type="text" value="Glass Entry"/>	Colour:	<input type="text"/>
	Roof cladding:	<input type="text" value="Glass"/>	Colour:	<input type="text"/>



Theresa L. Hatton Building Designer Individual Design

P.O. Box 282, Launceston TAS 7250

Telephone: 63347144

24 /04/19

Meander Valley Council,
Att: Planning Officer
P.O. Box 102,
Westbury TAS 7303

Dear Planning Officer,

RE Proposed Café at 20 Pioneer Drive, Mole Creek

The property is Lot 1 D50692 which has a dwelling on it. The Client is P Mansfield. The proposal is to convert the 2 front rooms of the dwelling at 20 Pioneer Drive, Mole Creek into a 18 Seat Café, having indoor and outdoor seating. This is a start up business. The area does not have a café close to the township centre. The nearest café is 5/6km down the road. The Café will be 1 staff. The hours of operation would be Wednesday through to Sunday 9-4 & 9 5/6pm on Weekends depending on traffic into the Café, maybe longer in the summer months. The products served will be bought in or made up ie sandwiches. The Café would like to have a standard size sandwich board out the front and a large sign on the front of the dwelling with the Café name.

The Zone under the Meander Valley Council Planning Scheme is Village Zone

The site is 1070m², with dwelling and garage

16 Village Zone

16.4.2.2 Streetscape integration and appearance

Objective

- a) To integrate the layout of residential development with the streetscape; and

The house has a hedge at the front and existing hedge has been lowered to make the Cafe more inviting

- b) To promote passive surveillance; and

With a lower hedge this will allow passive surveillance

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Theresa L. Hatton

Building Designer

Individual Design

P.O. Box 282, Launceston TAS 7250

Telephone: 63347144

- c) To provide each dwelling with its own sense of identity.

The dwelling will predominately stay the same except for changing the front access.

16.4.2.6 Landscaping

The existing landscaping will remain.

Objective

- a) To provide appropriate landscaping that respects the landscape character of the neighbourhood; and
- b) To encourage the retention of mature vegetation on the site.

Acceptable Solutions Performance Criteria

A1 Landscaping must be provided to the frontage and within the development including:

- a) the retention or planting of vegetation; and
- b) the protection of any predominant landscape features of the neighbourhood; and
- c) pathways,

The existing landscaping will remain.

E6 Car Parking and Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective

To ensure that an appropriate level of car parking is provided to service use.

Acceptable Solution Performance Criteria

P1 The number of car parking spaces provided must have regard to:

- a) the provisions of any relevant location specific car parking plan; and



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P.O. Box 282, Launceston TAS 7250

Telephone: 63347144

The cafe is going to operate with 19 seats, the property is located at the eastern side of the township. These are photos looking in both directions. At this stage given the location of the property we would proposed to use the current on street parking. This is not a very busy part of the township and across the road are trees and a lovely seating area. When the development grows we would look at providing off street parking.

- b) the availability of public car parking spaces within reasonable walking distance; and

As you can see from the pictures above there us the availability of parking on the street

- c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and

N/A

- d) the availability and frequency of public transport within reasonable walking distance of the site; and

N/A

- d) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and

The access to the building for accessibility has been catered for through the front of the building due to the existing landscaping and slope of the land.

- e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and

The location provides wide road, and on street parking areas. Parking on street would allow privacy to the remainder of the dwelling

- f) an empirical assessment of the car parking demand; and

This is a start up business and it is hoped that the business will be busy to be able to understand the parking demand

- g) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and

The parking on the street would not affect the streetscape

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Telephone: 63347144

h) the recommendations of a traffic impact assessment prepared for the proposal; and

The site distances would be acceptable

j) any heritage values of the site; and

N/A

k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:

i) the size of the dwelling and the number of bedrooms; and

ii) the pattern of parking in the locality; and

iii) any existing structure on the land.

N/A

E15.6.2

The soil on the property is more than 500mm in depth, there does not appear to be any, karren, caves or sinking streams on the property.

If you have any further questions please contact the undersigned.

Yours faithfully,

Theresa Hatton.

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Sample Menu

Croissants or Baguettes

- **Ham, cheese and salad** \$12
- **Brie cheese and cranberry sauce** \$12
- **Salmon and cream cheese** \$15
- **Butter and Tasmanian made jam (or Leatherwood Honey)** \$ 8

Light lunch

- **Gourmet Pies** – served with relish and garden salad \$18
- **Tasmanian Cheese Platter for 2** – a selection of local cheeses, crackers, relish, roasted nuts and dried fruit \$32
- **Tasmanian grazing Platter for 2** – a selection of locally made cured meats, cheeses, crackers and pickles
- **Soup of the day** – served with fresh baguette and butter \$12

Cakes and Biscuits

Please see our display for selection and prices

Sample Menu

Hot Beverages

- **Coffee** - Cappuccino, Latte, Flat White, Long Black

- extra shot

with soy, almond or
lactose free milk

syrup flavour

- **Hot Chocolate**

- **Chai Latte**

- **Tea** - English Breakfast, Earl Grey, Green tea, Peppermint tea

Pot for 1
Pot for 2

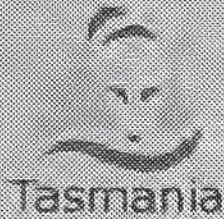
Cold Beverages

- **Milkshakes** - choc, strawberry, caramel, vanilla, banana, peanut butter choc.
- **Iced Chocolate**
- **Iced Coffee**

Please order at the counter

SEARCH OF TORRENS TITLE

VOLUME 50692	FOLIO 1
EDITION 2	DATE OF ISSUE 18-Sep-2006



RESULT OF SEARCH
RECORDER OF TITLES, TASMANIA
 Issued pursuant to the Land Titles Act 1980

SEARCH DATE : 22-Jul-2008
 SEARCH TIME : 02.42 pm

DESCRIPTION OF LAND

Parish of ALPHINGTON, Land District of DEVON
 Lot 1 on Diagram 50692
 Derivation : Part of Lot 1195 Gtd. to H. Reid
 Prior CT 4773/72

SCHEDULE 1

C735282 TRANSFER to REX TONY MANSFIELD and PETRA KATHARINA
 MANSFIELD - Registered 18-Sep-2006 at 12:01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant, if any
 SP 50413 BURDENING EASEMENT: Right of Drainage (appurtenant to Lot
 1 on Sealed Plan No. 50413) over Drainage Easement
 (Absorption Drain) on Diagram No. 50692
 C735283 MORTGAGE to Australia and New Zealand Banking Group
 Limited - Registered 18-Sep-2006 at 12:02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

END OF SEARCH.

18 MAR 2008

Warning: The information appearing under Unregistered Dealings and Notations has not been formally recorded in the Register.

Putting it all together

PLAN OF TITLE
LOCATION SEVEN - ALPHINGTON
D. 50692

PLAN OF TITLE

LOCATION SEVEN - ALPHINGTON

Registered Plan No.
D. 50692

LAST SURVEY PLAN NO. 349636

COMPILED BY L.T.O.

SCALE 1:2000 LENGTHS IN METRES

APPROVED 15 SEP 19

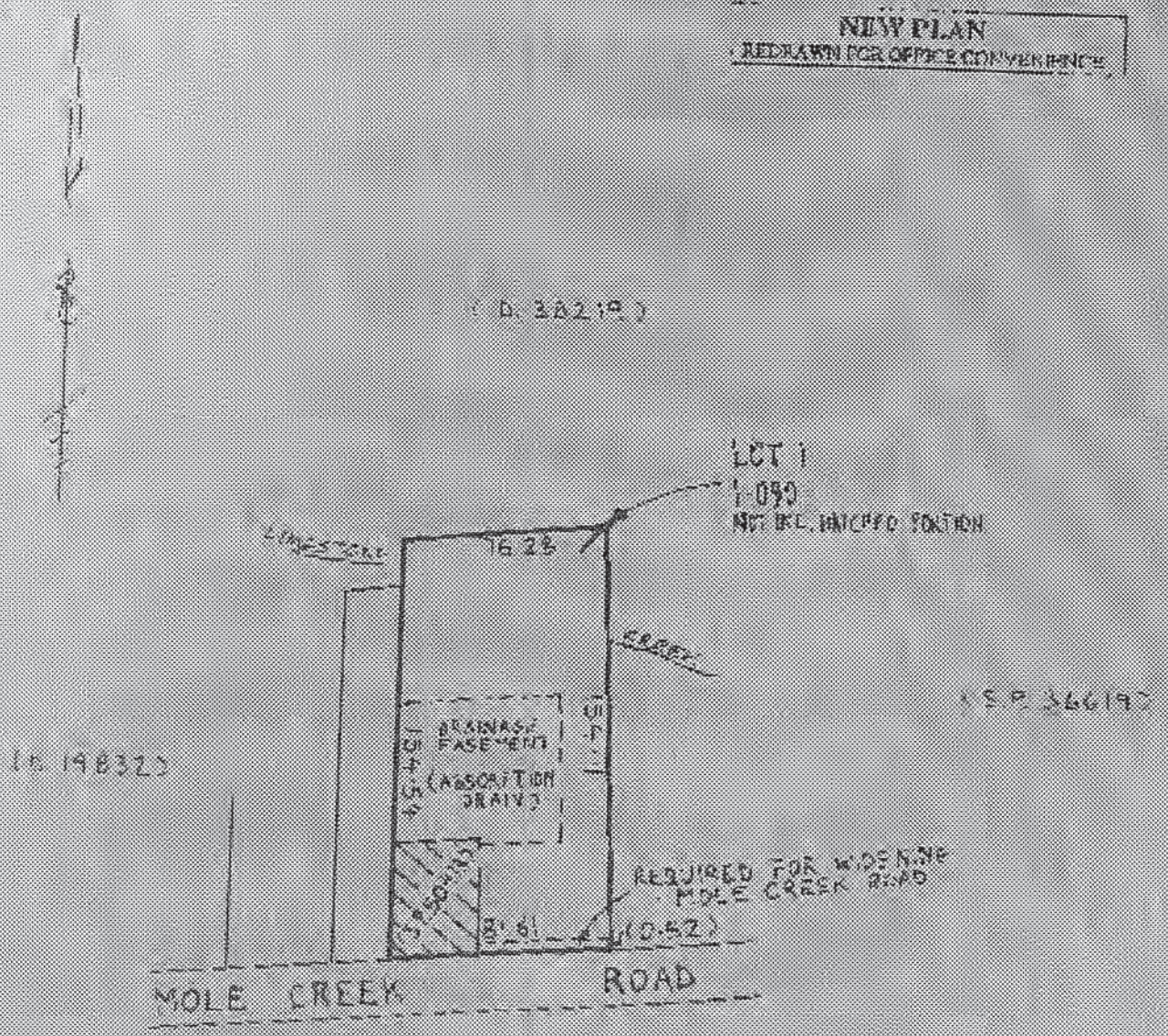
Michael J. ...
Surveyor

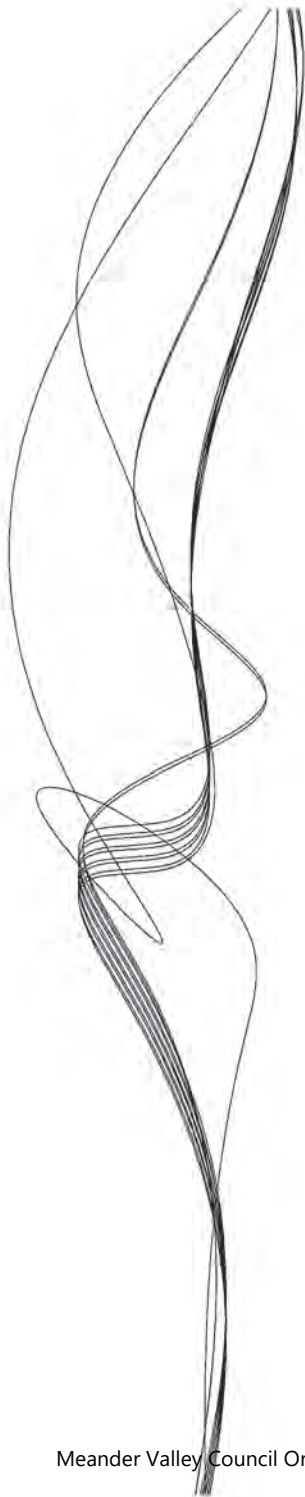
SHEET 12 OF 12 (19479) LAST PLAN No.

LAST PLAN No.

ALL EXISTING SURVEY NUMBERS TO CROSS REFERENCED ON THIS PLAN

NEW PLAN
REDRAWN FOR OFFICE CONVENIENCE





Proposed Cafe
for P. Mansfield
at 20 Pioneer Drive
Mole Creek.

PLANNING DOCUMENTATION ONLY
Planning Application Set



Individual Designs

Theresa L. Hatton
Building Designer

Accredited Building Practitioner
Accreditation Number CC 298 R

Architectural Drawings No. 4908P-01, 09

15th April 2019

Drawing No. 4908P-01 of 09

Telephone (05) 6354 7144
Telephone 0408 129 202

P.O. Box 282, Launceston 7250
ABN 22 654 809 821

Information Page

Project Address:
20 Pioneer Drive
Mole Creek
Client: P.Mansfield

Designer: Theresa . L Hatton
Accreditation No. : CC298R

Title: 50692/1

Index of Drawings:

- Architectural
- 1- Cover Page
 - 2- Information Sheet
 - 3- Site Plan
 - 4- Enlarged Site Plan
 - 5- Drainage Plan
 - 6- Existing Floor Plan
 - 7- Demolition Floor Plan
 - 8- Proposed Floor Plan
 - 9- Elevations

Floor Area: 31m²
Wind Speed: N2
Soil Classification: N/A
Climate Zone: 7
Bushfire - Prone Area:



Individual Designs

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Building Designer

Accredited Building Practitioner
Accreditation Number CC 298 R

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theresa.hatton@bigpond.com

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ABN 22 654 809 821

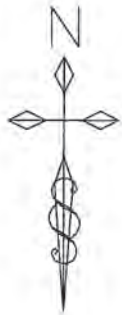
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PLANNING
DOCUMENTATION ONLY

Proposed Cafe
at 20 Pioneer Drive
Mole Creek

for P Mansfield
©Theresa L. Hatton 2019
Scale 1:100 U.N.O
15th April 2019

Drawing No. 4908P.02 of 09
Page 291



Proposed Site Plan

GENERAL NOTES

- 1 Check all dimensions and verify levels on site.
- 2 Do Not Scale from this drawing - if in doubt ask.
- 3 All workmanship and materials to comply with all relevant S.A.A. Codes and the B.C.A.
- 4 These drawings have been prepared for application of Planning permit from the Local Council only. Not all details for the entering into a contract or tender are covered in these documents. They are to be used as a guide only for the building works.
- 5 Confirm all project details with the owner prior to the purchase of materials, commencement of work and construction.

PLANNING DOCUMENTATION ONLY

 **Theresa L. Hatton**
Building Designer

Individual Designs ABN 22 654 809 221

Telephone (03) 63 347144 Telephone 0408 129 202
P.O. Box 282, Luncheon 7250

Proposed Cafe
at 20 Pioneer Drive
Mole Creek

for P Mansfield
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Scale 1:1000 U.N.O
15th April 2019

Note

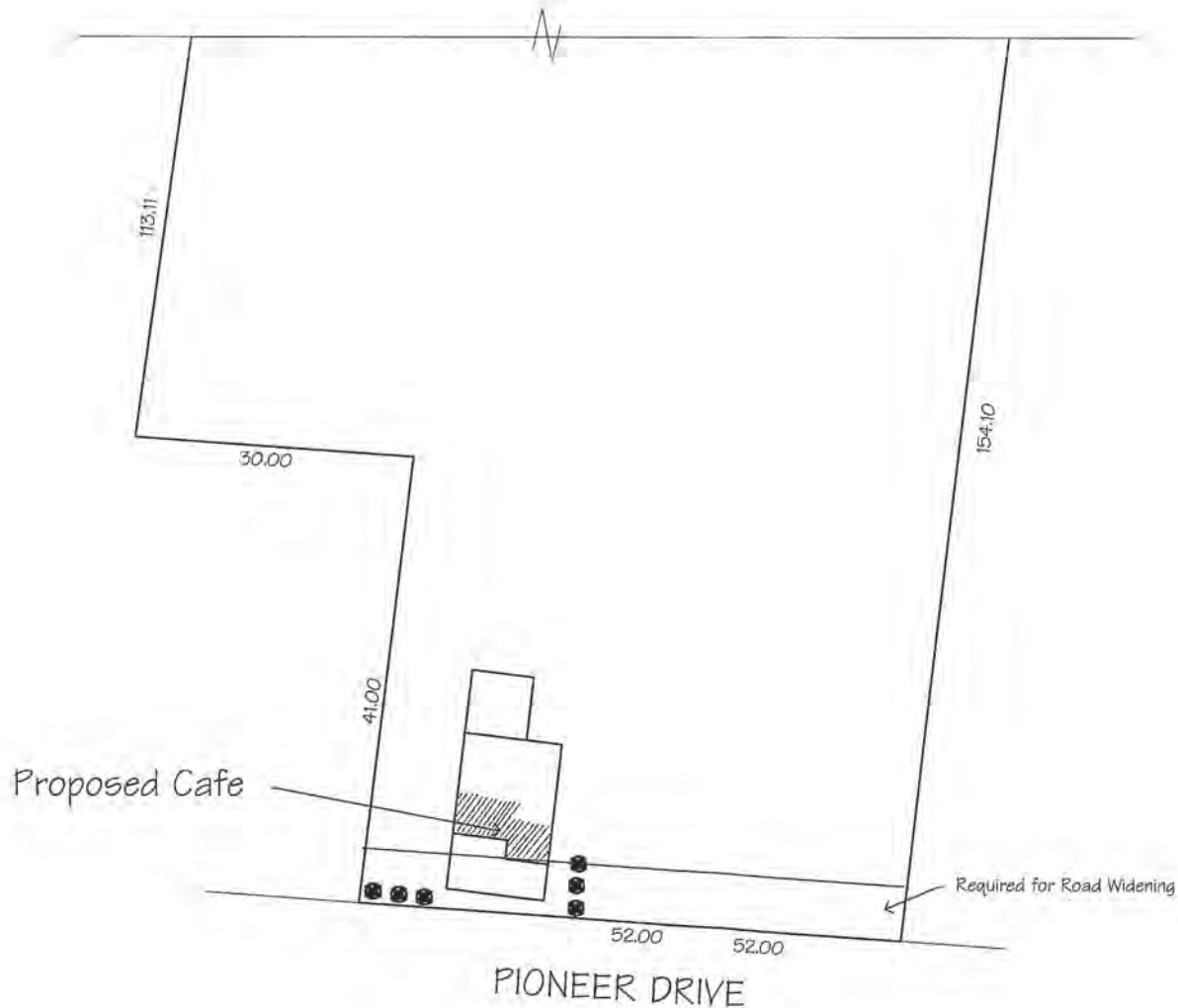
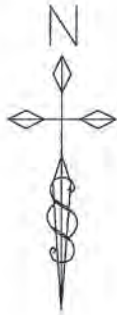
Title details taken from 50692/1

Title boundaries measurements are in meters

Meander Valley Council Ordinary Agenda - 9 July 2019

PLANNING AUTHORITY 3

Drawing No. 4908 Page 292 of 09



GENERAL NOTES

- 1 Check all dimensions and verify levels on site.
- 2 Do Not Scale from this drawing - if in doubt ask.
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- 5 Confirm all project details with the owner prior to the purchase of materials, commencement of work and construction.

PLANNING DOCUMENTATION ONLY

 **Theresa L. Hatton**
Building Designer

Individual Designs ABN 22 654 209 221

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P.O. Box 282, Launceston 7250

Proposed Cafe
at 20 Pioneer Drive
Mole Creek

for P Mansfield

©Theresa L. Hatton 2019

Scale 1:500 U.N.O

15th April 2019

Proposed Enlarged Site Plan

PLANNING AUTHORITY 3

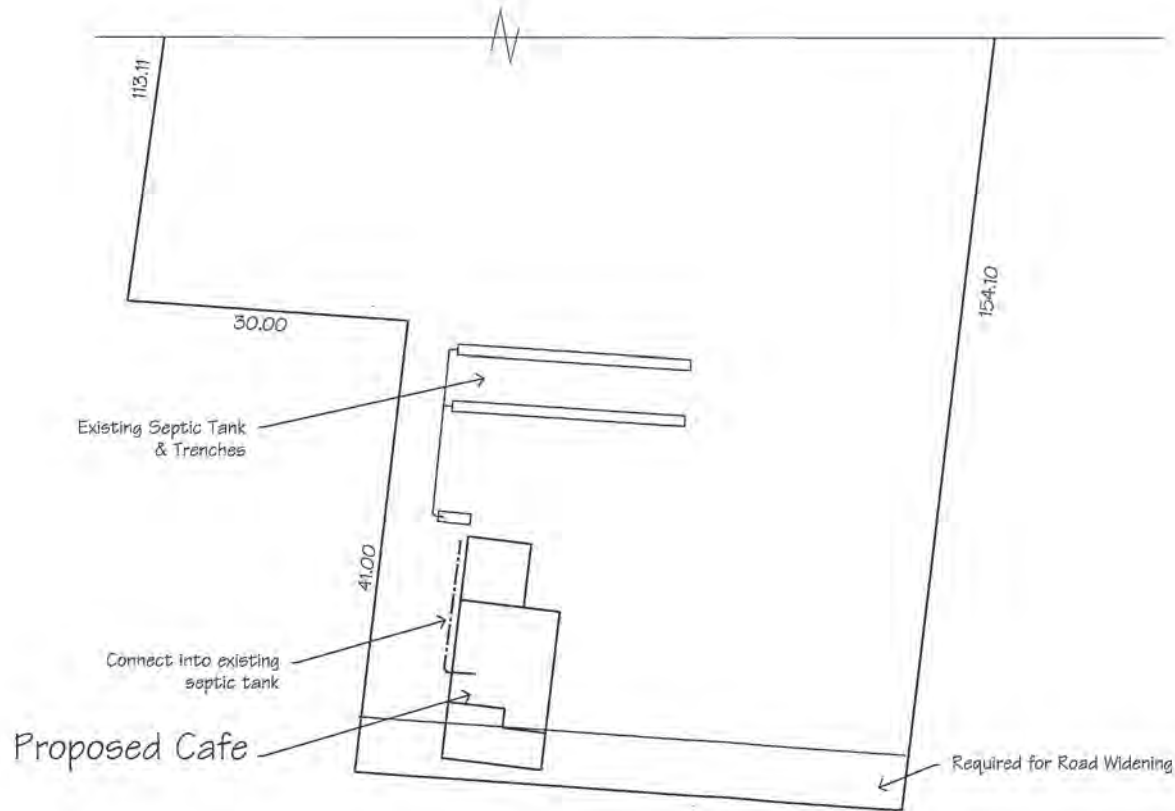
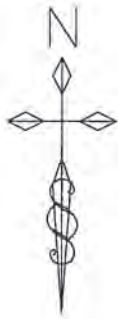
Drawing No. 4908704 of 09

Note

Title details taken from 50692/1

Title boundaries measurements are in meters

Meander Valley Council Ordinary Agenda - 9 July 2019



Proposed Drainage Plan

GENERAL NOTES

- 1 Check all dimensions and verify levels on site.
- 2 Do Not Scale from this drawing - if in doubt ask.
- 3 All workmanship and materials to comply with all relevant S.A.A. Codes and the B.C.A.
- 4 These drawings have been prepared for application of Planning permit from the Local Council only. Not all details for the entering into a contract or tender are covered in these documents. They are to be used as a guide only for the building works.
- 5 Confirm all project details with the owner prior to the purchase of materials, commencement of work and construction.

LEGEND

DP * Downpipe

PLANNING
DOCUMENTATION ONLY

 **Theresa L. Hatton**
Building Designer

Individual Designs ABN 22 654 809 821

Telephone (03) 83 347144 Telephone 0408 129 202

P.O. Box 282, Launceston 7250

Proposed Cafe
at 20 Pioneer Drive
Mole Creek

for P Mansfield

©Theresa L. Hatton 2019

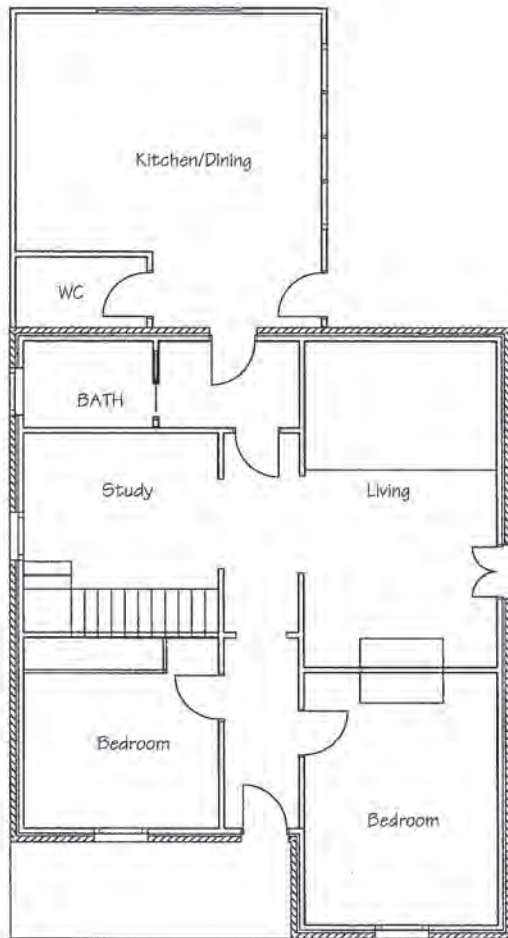
Scale 1:500 U.N.O

15th April 2019

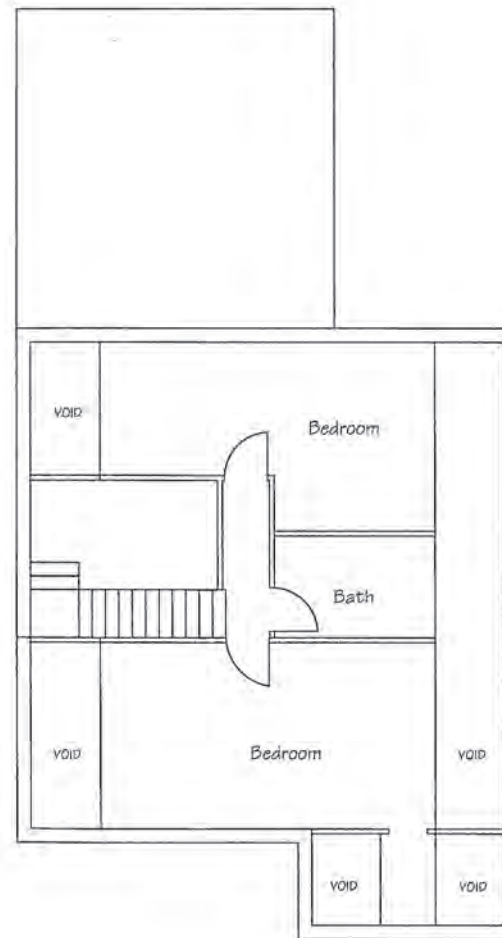
Note

Title details taken from 50692/1

Title boundaries measurements are in meters



Ground Floor Plan



First Floor Plan

GENERAL NOTES

- 1 Check all dimensions and verify levels on site.
- 2 Do Not Scale from this drawing - if in doubt ask.
- 3 All workmanship and materials to comply with all relevant S.A.A. Codes and the B.C.A.
- 4 These drawings have been prepared for application of Planning permit from the Local Council only. Not all details for the entering into a contract or tender are covered in these documents. They are to be used as a guide only for the building works.
- 5 Confirm all project details with the owner prior to the purchase of materials, commencement of work and construction.



PLANNING
DOCUMENTATION ONLY

Theresa L. Hatton
Building Designer

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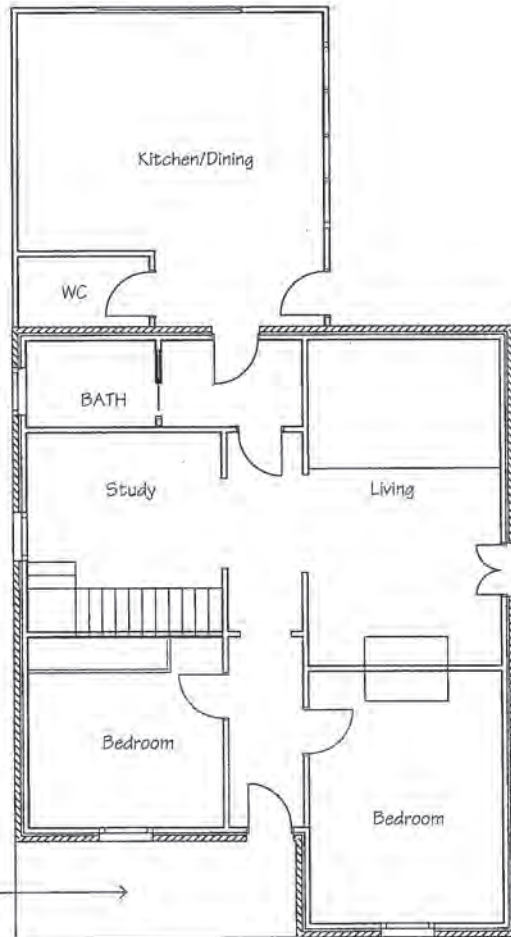
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15th April 2019

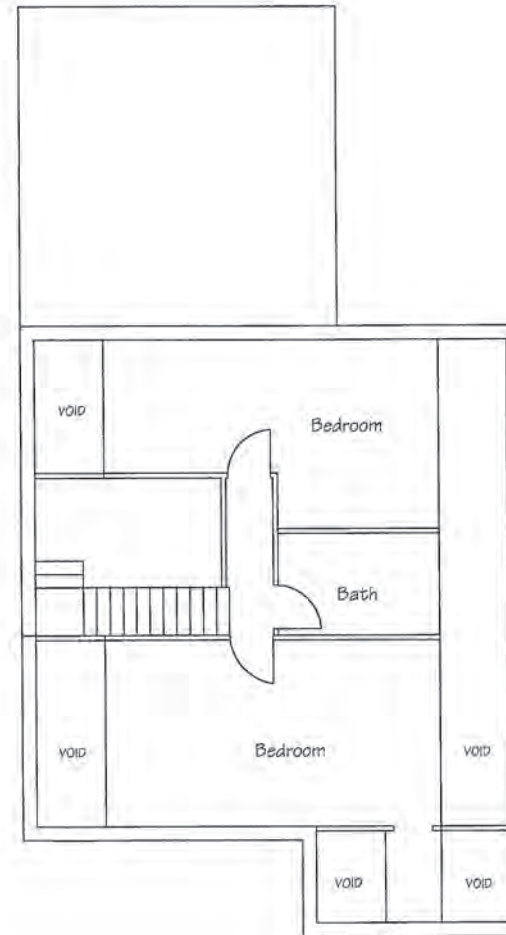
Drawing No. 49081909

GENERAL NOTES

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Demolition Ground Floor Plan



First Floor Plan



PLANNING DOCUMENTATION ONLY

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P.O. Box 282, Launceston 7250

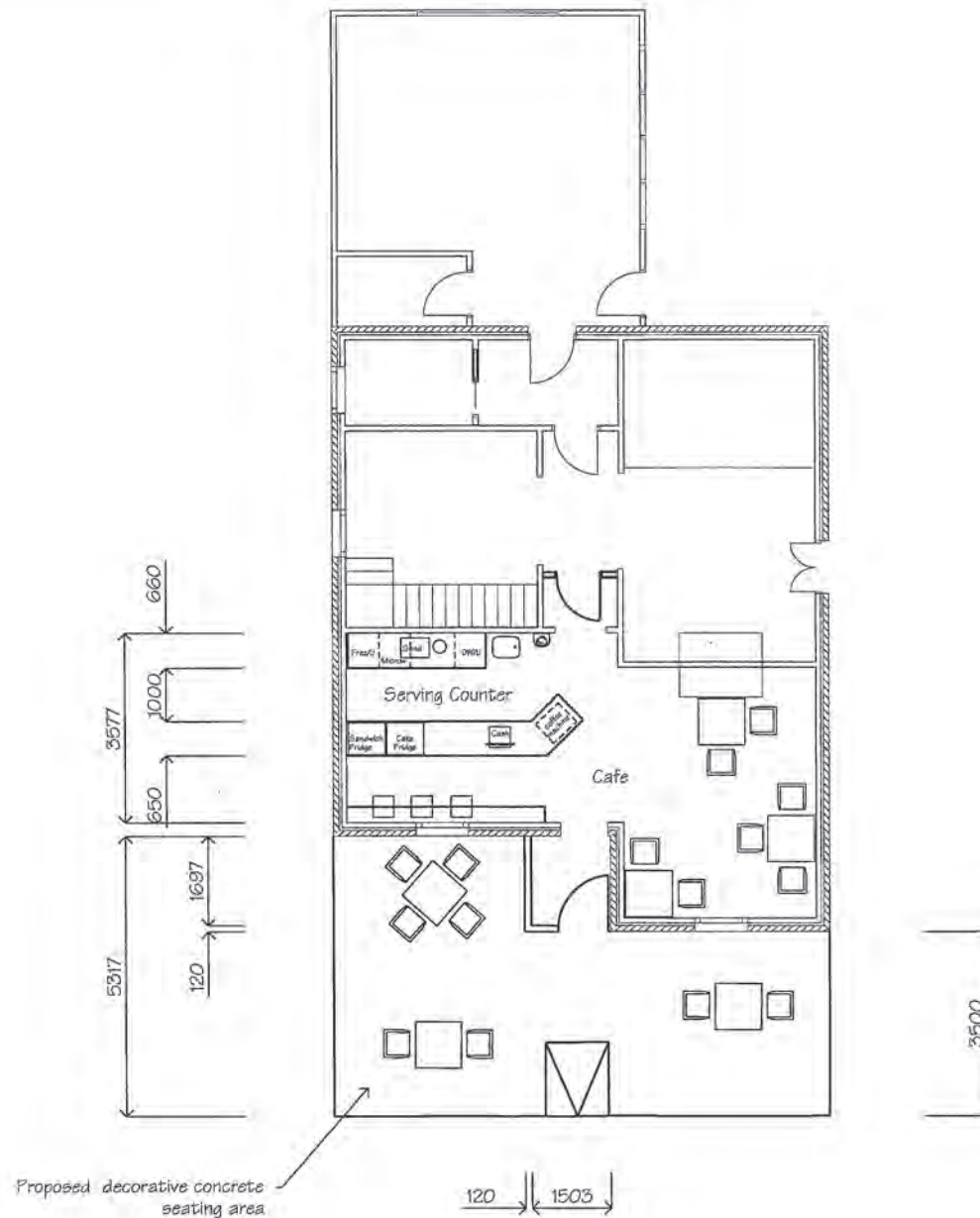
Proposed Cafe
at 20 Pioneer Drive
Mole Creek

for P Mansfield
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Scale 1:100 U.N.O
15th April 2019

Drawing No. 490890296 of 09

GENERAL NOTES

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Proposed Cafe
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15th April 2019

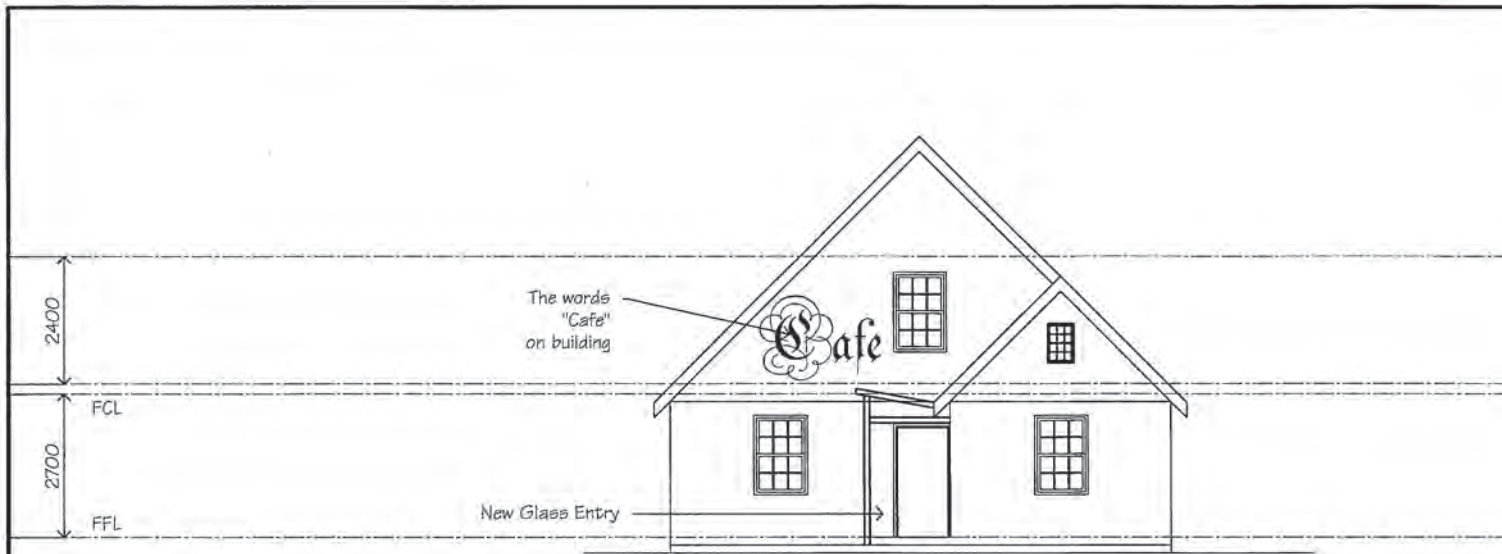
Proposed Ground Floor Plan

PLANNING AUTHORITY 3

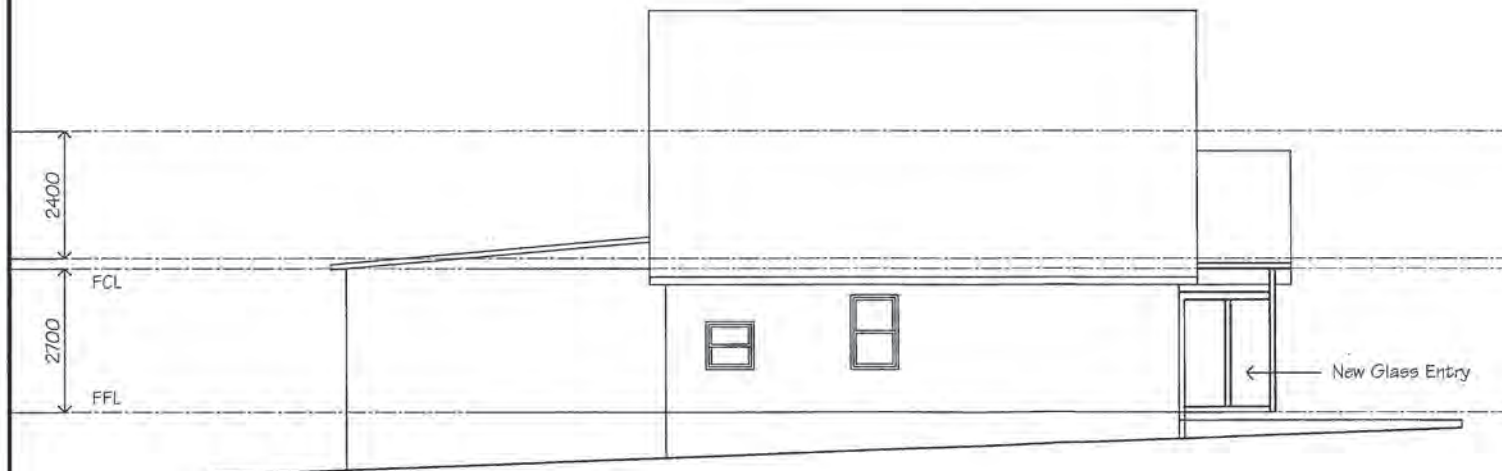
Drawing No. 4908 Page 29 of 09

GENERAL NOTES

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- 5 Confirm all project details with the owner prior to the purchase of materials, commencement of work and construction.



Proposed South Elevation



Proposed West Elevation

PLANNING DOCUMENTATION ONLY

 **Theresa L. Hatton**
Building Designer

Individual Designs ABN 22 654 808 821

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P.O. Box 282, Launceston 7250

Proposed Cafe
at 20 Pioneer Drive
Mole Creek

for P Mansfield

©Theresa L. Hatton 2019

Scale 1:100 U.N.O

15th April 2019

Information Page

Project Address:
20 Pioneer Drive
Mole Creek
Client: P.Mansfield

Designer: Theresa . L Hatton
Accreditation No. : CC298R

Title: 50692/1

Index of Drawings:

- Architectural
- 1- Cover Page
- 2- Information Sheet
- 3- Site Plan
- 4- Enlarged Site Plan
- 5- Drainage Plan
- 6- Existing Floor Plan
- 7- Demolition Floor Plan
- 8- Proposed Floor Plan
- 9- Elevations

Floor Area: 40m²
Wind Speed: N2
Soil Classification: N/A
Climate Zone: 7
Bushfire - Prone Area:



Individual Designs

Theresa L. Hatton
Building Designer

Accredited Building Practitioner
Accreditation Number CC 298 R

Telephone (05) 6334 7144

theresa.hatton@bigpond.com

www.theresahattonbuildingdesign.com.au

P.O. Box 282, Launceston 7250
ABN 22 654 809 821

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PLANNING DOCUMENTATION ONLY

Proposed Cafe
at 20 Pioneer Drive
Mole Creek

for P Mansfield
©Theresa L. Hatton 2019
Scale 1:100 U.N.O
15th April 2019

Drawing No. 4908 Page 2 of 09

From: Janet Blagg
Sent: 24 Jun 2019 16:28:17 +1000
To: Planning @ Meander Valley Council
Subject: RE: Application for Planning Approval Theresa L Hatton Building Design PA/19/0216 at 20 Pioneer Drive Mole Creek CT: 50692/1
Attachments: Theresa L Hatton Building at 20 Pioneer Drive Mole Creek .docx

To the General Manager

The attached representation re: Application for Planning Approval

Theresa L Hatton Building Design PA/19/0216

at 20 Pioneer Drive Mole Creek CT: 50692/1

Is from Sarah Johnson of 1 McNeill St, Mole Creek 7304.

Please notify me that this has been received in good time and I will relay that to Ms Johnson.

Many thanks
Janet Blagg

S. A. Johnson
1 McNeill St
Mole Creek 7304

RE: Application for Planning Approval
Theresa L Hatton Building Design PA/19/0216
at 20 Pioneer Drive Mole Creek CT: 50692/1

E.6.6.1 proposed on street parking

‘This is not a very busy part of the township’

This statement is misleading. The proposed site has two businesses either side of it; both run heavy trucks and machinery: R Stephens Apiarists on Pioneer Drive and A Walters at 2 Eliza St, Gravel Carting and Excavation.

The poor quality photographs do not show the T-intersection of McNeill St, which is opposite the proposed development. Eliza St runs off McNeill St, both are single-track narrow streets marked as NO THROUGH ROAD.

The corner of McNeill St and Pioneer Drive is a School Bus drop-off point.

The whole section of Pioneer Drive down to Caveside Rd is consistently busy with through, local and turning traffic.

E.6.6.1 (e)

‘The location provides wide road and on street parking areas’

The ‘wide’ road has three residences adjacent to the proposed site, with 4 driveway access points. The other side of the road is mainly R Stephens Apiarists frontage, with benches for visitors to use. There is a high volume of traffic turning into Stephens, especially in spring/summer.

My house is on the corner of McNeill St and Eliza St, directly opposite the proposed site. I already have a problem with large campervan vehicles parking directly in front of my front fence, impinging on my privacy. I presume they park there because they do not consider Pioneer Drive wide enough in this part of town to park safely.

Traffic speed/safety: The proposed site is at the top of a steep rise as you approach from Deloraine. Visibility is poor, and there is already a considerable problem with traffic slowing from the 80 to 60 kph zone, most still travelling at speed well past the proposed site. There is already a problem exiting McNeill St safely when turning right into Pioneer Drive because of the low visibility.

16.4.2.2 Streetscape Integration and Appearance

- (a) ‘Existing hedge lowered to make café more inviting’
- (b) ‘Passive surveillance will be allowed through lowering of hedging’

The hedge is still higher than the front fence. If you are driving you have no time to 'passively survey' the site, unless you want to be rear-ended.

Signage

Proposed signage is inadequate. A sandwich board out front will impede pedestrians and cycling schoolchildren. A sign on the house will not be seen from a driving position without loss of vigilance by the driver in what is already a hazardous zone.

Signage would need to be posted well in advance of the site, out of town.

Conclusions

1. Inadequate, poorly positioned signage.
2. Parking should be off-street from the start.
3. High possibility of traffic hazard due to volume of heavy vehicles.
4. Further loss of amenity to adjacent and neighbouring residences.

From: Kim Rye
Sent: 24 Jun 2019 15:42:54 +1000
To: Meander Valley Council Email
Subject: Re: CT:50692/1
Attachments: ct 50692-1.jpg

Attention Justin,Planner.

--

To whom it may concern in Meander Valley Council Planning.

In reference to Planning Notice CT:50692/1.

It greatly concerns me that an application has been made under Falsehood, in that the applicant has suggested there are No Cafes/food outlets in Mole Creek.

The Mole Creek supermarket provides a range of Take Away food.

Café Bozzey, a long running café 10 years right in the Heart of Mole Creek provider of sit in and take away options .

Mole Creek Hotel provides meals and take away options.

The applicant has been a resident in Mole Creek for many years and knows very well of the Eateries in the township ,having frequented all these business over the years.

Next the claim of not being a busy part of town.....This is the entry to Mole Creek, and will be a safety concern with all on road parking as it is also on a Rise.

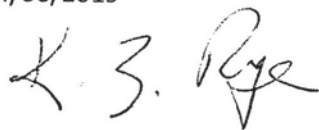
It is at the start of 60 klm area from 80klm,but unfortunately motorists do not always heed to the speed limit.

The applicant on previous history is well aware of the road issues.

Concerned Resident.

Kim Rye

24/06/2019

A handwritten signature in black ink, appearing to read 'K. Rye', written over the typed name and date.

COMMUNITY & DEVELOPMENT 1

Reference No. 126/2019

2019-20 COMMUNITY INCENTIVE GRANTS APPLICATION ASSESSMENTS ROUND 1 – JULY 2019

AUTHOR: Patrick Gambles
Community Development Manager

1) Recommendation

It is recommended that Council endorses the recommendations of the Community Grants Committee and approves the following allocations:

Organisation	Project	Grant Recommended
AIC Tennis Club	Tennis Nets	\$968
Blackstone Heights Community News Assoc.	PA & Gazebos	\$1,836
Deloraine House Inc	Lawn Mower	\$617
Hagley Community Cemetery Trust	Establishment Grant	\$250
Meander Valley Indoor Skaters Association	Establishment Grant	\$250
Mole Creek & District Community Shed	Establishment Grant	\$250
Launceston City Football Club Inc	Portable Goals	\$2,660
Rotary Club of Central Launceston Inc	Circus Quirkus 2019	\$360
Rotary Club of Deloraine Inc	Learn to Swim & Water Safety Program 2019-20	\$2,440
Westbury Health	Paws on the Green	\$1,000
Westbury Primary School P & F Association	Launch Westbury180	\$3,000
		\$13,631

2) Officers Report

The total Grants allocation for the year is \$101,800 (1% of the General Rate). \$5,000 of this sum is reserved for Council's policy for refunding regulatory fees to community groups and \$5,000 is earmarked for individual sponsorships and establishment grants. This leaves a balance of \$91,800 for community grants. With four (4) rounds each year, the Grants Committee aims to work to an amount of 25% of the balance each quarter. For 2019-20, this is \$22,950.

Councillor Tanya King, Councillor Frank Nott, Jonathan Harmey (Director Corporate Services) and Neville Scott (General Inspector) met on 25 June 2019 to consider the applications received. They were supported by Patrick Gambles (Community Development Manager) and Merrilyn Young (Executive Assistant). Holly Bean (Administrative Trainee) attended as an observer and Councillor Stephanie Cameron was an apology.

Regulatory Fees Refund Scheme

There have been no requests for fee refunds during the period March-June 2019.

Individual Sponsorship Requests

The following requests have been approved by the General Manager during the period March-June 2019:

Individual	Location	Purpose	Amount
Charles Thomas	Blackstone Heights	Multi-Disability Lawn Bowls National Championships - QLD	\$150
Mikaela Anderson	Hadspen	XLAB International Science Camp - GERMANY	\$300
Georgia McIntee	Hadspen	School Sports Australian Swimming Champs - VIC	\$150
Corey Horsburgh	Deloraine	Karl Posselt Cup Soccer Championships - NSW	\$150
			\$750

Townscape Incentive Grants Program

The following request has been approved by the Grants Committee during the period March-June 2019:

Individual	Location	Purpose	Amount
Georgina Galloway	25 Meander Valley Road, Carrick	New roof, exterior painting, fencing in heritage colours and style	\$1,200

Grant Applications from Organisations

Twelve community grant applications were received for the round, totalling requests of \$14,170. The recommended outcomes are indicated in the final column of the following table:

Organisation	Project	Project Cost	Grant Requested	Grant Recommended
AIC Tennis Club	Tennis Nets	\$1,065	\$1,065	\$968
Blackstone Heights Community News Assoc.	PA & Gazebos	\$1,836	\$1,836	\$1,836
Deloraine House Inc	Lawn Mower	\$679	\$679	\$617
Deloraine House Inc	Bird Bath Sculpture	\$2,600	\$500	-
Hagley Community Cemetery Trust	Establishment Grant	\$250	\$250	\$250
Meander Valley Indoor Skaters Association	Establishment Grant	\$250	\$250	\$250
Mole Creek & District Community Shed	Establishment Grant	\$250	\$250	\$250
Launceston City Football Club Inc	Portable Goals	\$5,320	\$2,660	\$2,660
Rotary Club of Central Launceston Inc	Circus Quirkus 2019	\$240	\$240	\$360
Rotary Club of Deloraine Inc	Learn to Swim & Water Safety Program 2019-20	\$4,420	\$2,440	\$2,440
Westbury Health	Paws on the Green	\$1,000	\$1,000	\$1,000

Westbury Primary School P & F Association Inc	Launch Westbury180	\$4,000	\$3,000	\$3,000
		\$21,910	\$14,170	\$13,631

Eleven allocations equalling \$13,631 are recommended for approval by Council. These have a total project cost of \$19,310. In addition, associated voluntary labour is estimated in excess of \$25,000.

One (1) application did not receive funding in this round for the following reasons:

Organisation	Project	Grant Requested	Reason (s)
Deloraine House	Bird Bath Sculpture	\$500	The applicant's financial assets and the number of community grants they have received in the last two years – including this round.

3) Council Strategy and Policy

Further the objectives of the Council's Community Strategic Plan 2014 to 2024:

- Future Direction (3): Vibrant and engaged communities
- Future Direction (4): A healthy and safe community

The Grants assessment process was undertaken in accordance with the guidelines attached to the Community Incentive Grants Policy No 82.

4) Legislation

Not applicable

5) Risk Management

Not applicable

6) Government and Agency Consultation

Not applicable

7) 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.

8) Financial Consideration

The awarding of grants is made within the limits of the annual budget allocation which is spread over four rounds throughout the year.

9) Alternative Recommendations

Council can amend the Committee's recommendations.

10) Voting Requirements

Simple Majority

DECISION:

CORPORATE 1

Reference No. 127/2019

COUNCIL AUDIT PANEL: MEETING MINUTES, 2018-19 ANNUAL REPORT, 2018-19 PERFORMANCE EVALUATION AND 2019-20 WORK PLAN

AUTHOR: Jonathan Harmey
Director Corporate Services

1) Recommendation

It is recommended that Council:

- 1. receive the minutes of the Audit Panel meeting held on 25 June 2019***
- 2. receive the Audit Panel annual report for 2018-19***
- 3. receive the Audit Panel annual performance evaluation for 2018-19***
- 4. approve the Audit Panel annual work plan for 2019-20***

2) Officers Report

The purpose of this report is for Council to receive the minutes of the Council Audit Panel meeting held on 25 June 2019, including the annual report for 2018-19, annual performance evaluation for 2018-19 and to approve the annual work plan for 2019-20. Copies of the minutes, reports and work plan are attached for Council's information.

The minutes of the meeting held on 25 June 2019 have been reviewed and endorsed by the Council Audit Panel Chairperson and are provided for Council's information as required under its Audit Panel Charter. The annual report and performance evaluation were received from the Audit Panel chairman. They identify how the Audit Panel discharged its responsibilities during 2018-19. The annual work plan outlines the focus for 2019-20.

3) Council Strategy and Policy

The recommendation fulfils the requirements outlined in Council's Audit Panel Charter confirmed at the October 2018 Council Meeting.

The recommendation furthers the objectives of Council's Community Strategic Plan 2014 to 2024:

- Future direction (5) - Innovative leadership and community governance.

4) Legislation

Sections 85, 85A and 85B of the Local Government Act 1993 and the Local Government (Audit Panels) Orders.

5) Risk Management

Not applicable

6) Government and Agency Consultation

Not applicable

7) Community Consultation

Not applicable

8) Financial Consideration

The cost to undertake actions of the annual work plan for 2019-20 are provided for in the Budget Estimates approved by Council in June 2019.

9) Alternative Recommendations

Council can approve the recommendation with amendment.

10) Voting Requirements

Simple majority

DECISION:



Audit Panel Minutes

Meeting Time & Date: 10am 25 June 2019	Venue: Meander Valley Council – Council Chambers
---	---

Present:

Chairman Steve Hernyk	Councillor Frank Nott
Mr Chris Lyall	

In Attendance:

Martin Gill, General Manager	Sam Bailey, Risk & Safety Officer
Jon Harmey, Director Corporate Services	Susan Ellston, Finance Officer
Justin Marshall, Senior Accountant	

Apologies:

Councillor Suzie Bower	Matthew Millwood, Director Works
Dino De Paoli, Director Infrastructure Services	Lynette While, Director Community & Development Services

ORDER OF BUSINESS

ITEM
<p>1. Declaration of Pecuniary Interests/conflict of interest Nil.</p>
<p>2. Adoption of Previous Minutes It was resolved that the minutes of the meeting held on 26 March 2019 be received and confirmed.</p>
<p>3. Outstanding from previous meeting - Action Sheet The Panel reviewed the Action Sheet and discussed the following items -</p> <ul style="list-style-type: none"> 3.1. Circulate a copy of the Annual Plan to Audit Panel members Annual Plan circulated. 3.2. Breakdown of item 0191-Other Functions. Professional Services & Consultancy itemization. Breakdown circulated. 3.3. Annual review of risk management framework policies. Framework circulated. 3.4. Circulate a copy of the Fraud Control Plan to Audit Panel members. Fraud Control Plan circulated. 3.5. Analysis of cost centres "0191-Other Functions" and Professional Services & Consultancy. Analysis circulated.
<p>4. Review Annual Meeting Schedule and Work Plan Refer item 25 of minutes below for submission of this coming years work plan to Council.</p>

Governance and Strategy	
5. Review 10-Year Financial Plan	<p>A verbal update was received that the Council Strategic Plan was reviewed in August 2018 as a 4 year plan.</p> <p>The report was received and noted.</p>
6. Review of annual budget and report to Council	<p>A verbal update was received and noted.</p>
7. Review Annual Plan	<p>Capital Works carried forward figure was highlighted. Director Corporate Services explained council have not been able to get on top of the carried forward works due to the 2016 floods and works associated with that. All carried forward projects are expected to be delivered in 2019/2020.</p> <p>Received and Noted.</p>
8. Review policies and procedures	<p>No Policies for review</p> <p>Recommended to Council for adoption.</p> <p>No Policies for review</p>
Financial and Management Reporting	
9. Review most current results and report any relevant findings to Council	<p>The financial report papers were received and noted.</p>
10. Review any business unit or special financial reports	<p>No Matters to Report.</p>
11. Review the impact of changes to Australian Account Standards	<p>Currently under review with end of year processes.</p> <p>Received and Noted.</p>
Internal Audit	
12. Consider any available audit reports	<p>Contractor Register is now more active and up to date and now considering more contractors through the Works Department for possible audits.</p> <p>Received and noted</p>
13. Review management's implementation of audit recommendations	<p>Received and noted</p>

14.	Review and approve annual internal audit program and alignment with risk register
	<p>No suggestions for any further internal audits. An outsourced internal audit was suggested for High Risk areas and technical areas e.g. IT.</p> <p>It was noted that JLT Risk Management are available to conduct audits as part of their Targeted Risk Services program under Councils insurance arrangements.</p> <p>Received and noted</p>
External Audit	
15.	Consider any available audit reports
	<p>Audit report from the last Flood Relief Claim was presented and it was noted that this is the final claim to be made.</p> <p>Received and noted</p>
16.	Review management’s implementation of audit recommendations
	<p>None to Report.</p>
17.	Review and approve external audit plan including meeting with Tas Audit Office representative
	<p>The Financial Audit Strategy from the Tasmanian Audit Office and also the Terms of Audit Engagement for the Audit of the Financial Report were received and noted.</p>
18.	Consider any performance audit reports that will be undertaken by the Tas Audit Office and address implications for the Council
	<p>None to Report.</p>
Risk Management and Compliance	
19.	Receive material risk management reports (risk profile, risk management and treatment and periodical/rotational risk review)
	<p>Risk Register was provided with the latest changes noted.</p> <p>Received and noted.</p>
20.	Monitor ethical standards and any related transactions to determine the systems of control are adequate and review how ethical and lawful behaviour and culture is promoted within the Council
	<p>Nothing to Report.</p>
21.	Monitor any major claims or lawsuits by or against the Council and complaints against the Council
	<p>Council has received a formal complaint and is awaiting a determination from the Code of Conduct Panel.</p> <p>Council has received a compensation claim from a Property Owner in relation to a planning matter. The claim is currently with Councils Insurance provider.</p>

CORP 1

<p>22. Oversee the investigation of any instances of suspected cases of fraud or other illegal and unethical behaviour</p> <p>No matters to report</p>
<p>Audit Panel Performance</p>
<p>23. Report to Council regarding execution of duties and responsibilities by the Audit Panel</p> <p>The Chairman tabled his Annual Report.</p> <p>The report was accepted and with the minutes of this meeting plus the Annual Work Plan at item 25 be submitted for the July Council Meeting agenda.</p>
<p>24. Initiate bi annual Audit Committee performance self-assessment (every 2nd year)</p> <p>The Chairman tabled the Audit Panel Performance Evaluation Report and discussion ensued in relation to the Panel's performance.</p> <p>Received and noted.</p>
<p>Other Business</p>
<p>25. Audit Panel - Annual Work Plan 2019</p> <p>The Annual Work Plan for the Panel for 2020 was tabled and adopted to be submitted for the July Council Meeting agenda for Council approval.</p>
<p>Meeting close</p> <p>This meeting closed at 11:10 am</p>
<p>Next Meeting</p> <p>The next meeting to be held on Tuesday 22 October 2019 at 10.00am</p>

Meander Valley Council

Annual report to the Council of the Audit Panel for 2019

This report explains how the Audit Panel discharged their responsibilities during 2018-19. The report also outlines the Panel's plan for 2019-20.

The key purpose of this report is to: -

- Achieve greater awareness of the purpose, role and objectives of the Audit Panel;
- Outline the outcomes achieved by the Panel; and
- Provide council with information on the future objectives of the Panel.

The Audit Panel currently comprises four members, two independent members in Steven Hernyk (Chairman) plus Chris Lyall and two Councillors.

The Councillors were Councillor Andrew Connor (pre 2018 Municipal Elections), Councillor Suzie Bower and Councillor Frank Knott (post 2018 Municipal Elections).

The objective of the Audit Panel is to review Council's performance under section 85A of the Act. In particular, the Panel must review:

- The Council's financial system, financial governance arrangements and financial management
- All plans of the Council (including strategic, financial management, and asset management plans)
- the accounting, internal control, anti-fraud and anti-corruption, risk managed policies, systems and controls that the Council has in place to safeguard its long-term financial position; and
- Any other matters specified in an order under section 85B of the Act.

These functions are set out in detail in the Audit Panel Charter that was originally adopted by the Council in December 2014, amended 2012 and again in October 2018 consequent to a review.

Council's external auditor, the Tasmanian Audit Office (TAO), attended meetings with the Panel and separately with the Chairman during the year. The Audit Panel considered all reports from the TAO on their activities undertaken in reviewing and auditing the internal control environment. The independent audit of the financial statements of the Council for 2018 was reviewed by the Audit Panel.

Key Activities in 2018-19

Audit Panel:

- Developed and approved the panel's annual work plan for 2018-19
- Reviewed the external audit strategy for financial year 2018-19
- Reviewed the accounting policies and draft financial report for 2017-18
- Monitored the effectiveness of Council's risk management processes and controls, including a review of the insurance portfolio
- Received regulatory updates to maintain current knowledge of contemporary governance practice and legislative requirements
- The Chairman attend external seminars on governance and audit presented by the Tasmanian Audit Office and LGAT. Other Panel Members attended an LGAT seminar.
- The Chairman convened a meeting of other Audit Panel Chairman in Northern Tasmania to discuss issues that existed and best practice matters.

Program for 2019-20

Recently the Audit Panel reviewed its work program for 2019-20. The program is based on the functions listed in the charter and on priorities drawn from Council's Annual Plan. Key functions for the year ahead include:

- Monitor Council's risk management processes and controls
- Monitor the external audit process and the internal audit work program during the 2019-20 period
- Review the financial statements and accounting policies for the financial year 2018-19
- Evaluate the performance of external auditors

Given the maturity of the Panel, some functions that were being addressed at each meeting have been re-scheduled to now occur only once or twice a year e.g. the review of the Council Annual Plan.

Other Matters

1. Local Government Act

Arising from amendments to the Local Government Act 1993, Local Government Audit Panel Guidelines were revised by the Local Government Division of the Department of Premier and Cabinet in collaboration with The Tasmanian Audit office and the Local Government Association of Tasmania.

In addition to the issuance of these guidelines, a "Model Code of Conduct for Members of the Audit Panel" issued and a "Model Audit Panel Charter" was revised to reflect all additional material in the guidelines.

I Recommend, that the "Audit Panel Working Group" comprising representatives from George Town, Meander Valley, West Tamar and the Break O' Day Councils convene a meeting to consider making changes to the Audit Panel Charter and I put forward recommendations for changes.

Following that meeting, Meander Valley Council, in October 2018, endorsed changes and a revised Charter with a Code of Conduct (as an annexure to the Charter) was adopted.

2. Internal Audit

There has been a review of the internal audit activity and reporting during the year to better align it to the risks faced by Council and facilitate better tracking of activity.

The Audit Panel is charged with dealing with many matters but without a robust internal audit function, its ability to fulfil its responsibilities is restricted.

3. Risk and Control Framework

During the year, with the assistance of the independent panel member Mr Chris Lyall, and input from the Audit Panel, Management reviewed the Council Risk Management framework and updated the Risk Register.

Whilst fraud is flagged by Council as a "medium" risk, the recent acceleration of "Cyber" fraud now makes it a "Whole of Business" risk management issue.

"Data fraud or theft" and "Cyber-attacks" are ranked four and five in the 2019 World Economic Forum of Global Risks. The Tasmanian State Government have elevated management of these risks and so should Local Government.

I recommend to Council to put in place a new Cyber Security Policy to address this elevated risk.

4. Audit Panel Work Plan for 2019-20

Attached to this report is the proposed work plan of the Audit Panel for the next twelve. The Audit Panel's meeting in June 2019 recommended this work plan to Council for approval.

5. Performance Review of the Panel.

The panel conducted a performance review at the end of last year and identified areas where the Panel believe improvement could be achieved. The Panel developed an action plan and again this year addressed the matters highlighted in the review.

Attendance record

The audit panel meeting and attendance record was: -

	Possible	Actual
Steven Hernyk	4	4
Chris Lyall	4	4
Andrew Connor	1	1
Suzie Bower	3	2
Frank Knott	3	3

I commend my fellow Panel members for their contributions and thanks to the Management Team who provided support the Audit Panel.

Steven Hernyk
Chairperson
Audit Panel

FOR ACTION

AGENDA ITEM NO.

23

MEETING DATE: 25 June 2019

SUBJECT: **Audit Panel Performance Review**

REPORT FROM: Steven Heryk – Chairman of Panel

OBJECTIVE

To review performance of the Audit Panel in general and the past suggest performance improvement actions identified.

REPORT SUMMARY

BACKGROUND

The Panel undertook a formal performance evaluation for the June 2017 Audit Panel meeting and reviewed its performance and identified improvement actions in 2018.

ACTIONS PROPOSED

- Panel members to consider attendances at seminars provided by Tas Audit Office and LGAT to improve knowledge.
- Management to provide relevant benchmarking of Council performance and ratios with peers after release of Annual Financials of Councils and TAO report to Parliament.
- Agenda for meetings to contain item that facilitates private sessions with External Auditors and Panel is to enquire, amongst other matters, on management's depth of experience and sufficiency of Council staff.
- Panel members to discuss inter-relationship of external and internal audit activities and year end external audit adjustments and processes followed by external audit.
- Internal audit activities to begin to be delivered on by management.
- Panel annual work plan to incorporate presentation of any outside consultant reports for Panel information
- Panel continue to make periodical enquiry that there is evidence via such sources as supporting documents and representations that reflect Management reinforcement of ethical culture e.g. extracts of management/team meetings, management reporting to Panel meetings of relevant incident reporting/ whistle-blower/notifications dealing with possible fraudulent activity/code of conduct breaches/non-compliance with legislation.

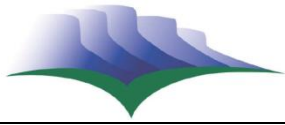
REVIEW OF ACTIONS

- Via discussion at this meeting Panel members to canvas implementation of above performance areas and
- Identify further areas that may enhance its performance

RECOMMENDATION

The Audit Panel recommends that the actions proposed be adopted and reported to Council.

DECISION



Meander Valley Council Audit Panel Annual Work Plan

Proposed Meeting Dates 2019			Sept	Dec
Proposed Meeting Dates 2020	April	June		

AGENDA ITEM		April	June	Sept	Dec
Standing Items					
1.	Declaration of Pecuniary Interests/conflict of interest	√	√	√	√
2.	Adoption of Previous Minutes	√	√	√	√
3.	Outstanding from previous meeting - Action Sheet	√	√	√	√
4.	Review Annual Meeting Schedule and Work Plan	√	√	√	√
Governance and Strategy					
5.	Review of Council Strategic Plan		√		
6.	Review 10-Year Financial Plan	√			
7.	Review Financial Management Strategy (Sustainability)	√			
8.	Review preliminary Budget parameters and assumptions	√			
9.	Review annual budget and report to Council		√		
10.	Review Annual Plan			√	
11.	Review Long-Term Strategic Asset Management Plan			√	
12.	Review Asset Management Strategy			√	
13.	Review Asset Management Policy			√	
14.	Review policies and procedures	√	√	√	√
15.	Review performance of plans, strategies and policies including performance against identified benchmarks				√
16.	Assessment of governance and operating processes integration with financial management practices of the Council			√	
Financial and Management Reporting					
17.	Review most current results and report any relevant findings to council	√	√	√	√
18.	Review any business unit or special financial reports	√	√	√	√
19.	Review annual financial report, audit report and management representation letter (for advice to GM) and make recommendation to Council including meeting with Tas Audit Office representative			√	
20.	Review the impact of changes to Australian Accounting Standards		√		
Internal Audit					
21.	Consider any available audit reports	√	√	√	√
22.	Review management's implementation of audit recommendations	√	√	√	√
23.	Review and approve annual internal audit program and alignment with risks		√		
24.	Review the adequacy of internal audit resources for consideration in Council's annual budget and review performance of internal auditors	√			
External Audit					
25.	Consider any available audit reports	√	√	√	√
26.	Review management's implementation of audit recommendations		√		√
27.	Review and approve external audit plan including meeting with Tas Audit Office representative		√		
28.	Consider any performance audit reports that will be undertaken by the Tas Audit Office and address implications for the Council	√	√	√	√
Risk Management and Compliance					
29.	Annual review of risk management framework policies				√

30.	Receive material risk management reports (risk profile, risk management and treatment and periodical/rotational risk review)		√		√
31.	Monitor ethical standards and any related party transactions to determine the systems of control are adequate and review how ethical and lawful behaviour and culture is promoted within the Council.	√		√	
32.	Review the procedure for Council's compliance with relevant laws, legislation and Council policies	√			
33.	Review internal and fraud management controls	√			
34.	Review business continuity plan				√
35.	Review processes to manage insurable risks and existing insurance cover			√	
36.	Review delegation processes and exercise of these	√			
37.	Review tendering arrangements and advise Council	√			
38.	Review WH&S management processes				√
39.	Monitor any major claims or lawsuits by or against the Council and complaints against the Council	√	√	√	√
40.	Oversee the investigation of any instances of suspected cases of fraud or other illegal and unethical behaviour	√	√	√	√
Audit Panel Performance					
41.	Review Audit Panel Charter and make any recommendations for change to the Council for adoption (every 2nd year)				√
42.	Report to Council regarding execution of duties and responsibilities by the Audit Panel		√		
43.	Initiate bi-annual Audit Committee performance self-assessment (every 2nd year)		√		
Other					
44.	Review issues relating to National competition policy	√			

GOVERNANCE 1

Reference No. 128/2019

2018-19 ANNUAL PLAN – QUARTERLY REVIEW – JUNE 2019

AUTHOR: Dino De Paoli
Acting General Manager

1) Recommendation

It is recommended that Council:

receive and note the Annual Plan review for the June 2019 quarter as attached.

2) Officers Report

Section 71 of the Local Government Act 1993 requires Council to prepare an Annual Plan. This plan provides details of the works and programs to be undertaken by Council and is the organisation's commitment to both Councillors and the community that these works and programs will be delivered.

In the June quarter there were 91 targets.

Of these targets 77 were achieved and 14 were in progress.

3) Council Strategy and Policy

This performance report relates directly to the achievement of the Annual Plan.

4) Legislation

It is a requirement of the Local Government Act 1993 that Council prepares and approves an Annual Plan.

5) Risk Management

Not applicable

6) Government and Agency Consultation

Not applicable

7) Community Consultation

Not applicable

8) Financial Consideration

Not applicable

9) Alternative Recommendations

Not applicable

10) Voting Requirements

Simple Majority

DECISION:

Meander Valley Council

Annual Plan 2018-2019



Meander Valley Council
WORKING TOGETHER



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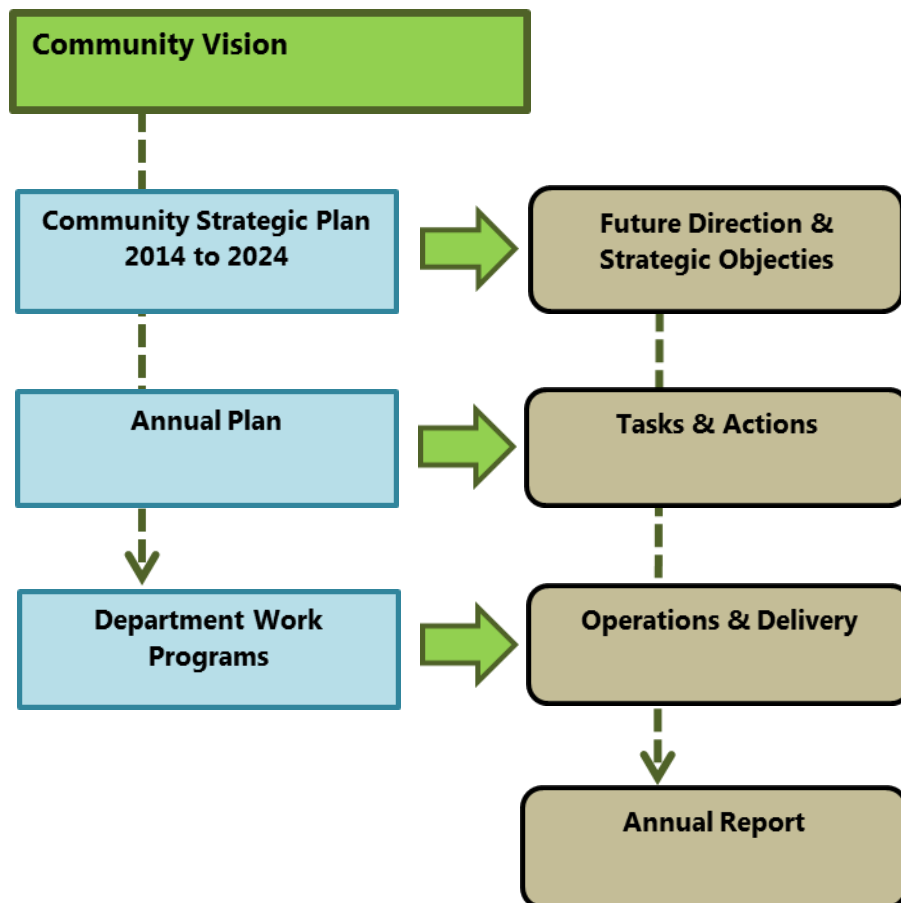
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ANNUAL PLAN OVERVIEW

The Annual Plan outlines the programs and services Council intends to deliver throughout the financial year. Preparation of the Annual Plan is informed by the strategic objectives of the Meander Valley Community Strategic Plan 2014 to 2024, the activities required to undertake the day-to-day operations and the management of regulatory responsibilities.

Link to Community Strategic Plan 2014 to 2024

The Community Strategic Plan 2014 to 2024 outlines the vision of the community. Council works to implement the vision through six future direction statements that are aligned with key strategic outcomes. These strategic outcomes guide the development of projects and programs. The diagram below depicts the current strategic planning framework of Meander Valley Council:



The coming year will see Council deliver the following projects –

- Upgrade of the Westbury Recreation Ground Change Rooms
- Implementation of Waste Management Strategy Action Plan
- Local Provision Schedules for inclusion in the new Tasmanian Planning Scheme
- Development of Stormwater System Management Plans
- Upgrade of Railton Road
- Construction of new netball courts in Deloraine

An extensive Capital Works Program, valued at \$8.2 million, will be delivered. The value of the works approved is in line with the projections in the Long Term Financial Plan, with \$2.3 million of this figure being allocated to building new and upgraded infrastructure.

BUDGET ESTIMATES

	2018-2019	2017-2018
Revenue:		
Rate Revenue	12,465,800	11,890,600
Fees and User Charges	1,228,300	1,126,500
Contributions and Donations	46,500	120,000
Interest	785,400	751,000
Grants and Subsidies	4,602,400	4,638,000
Other Revenue	736,500	1,023,300
Total Operating Revenue:	19,864,900	19,549,400
Operating Expenditure:		
Employee Costs	6,658,000	6,434,300
Maintenance and Working Expenses	6,410,700	6,482,200
Borrowing Costs	236,500	241,300
Depreciation	5,135,500	5,052,000
Payments to Government Authorities	1,192,000	1,136,200
Other Payments	274,700	250,200
Total Operating Expenditure:	19,907,400	19,596,200
Underlying Surplus/(Deficit)	204,400	83,400
Net Operating Surplus/(Deficit)including capital and abnormal items	2,862,100	4,117,900
Capital Expenditure	13,753,100	13,517,700
Repayment of Loans:		
Asset Sales:	216,000	0
Closing Cash Balance:	15,899,100	11,904,100
Net assets:	290,532,357	287,670,257

RATES AND CHARGES

The following rates and charges will apply for 2018-2019:

General rate:	All rateable properties are applied a General Rate of 5.906 cents in the \$ of AAV with a minimum charge of \$135.
Waste Management:	For properties without a kerbside collection service the charge is \$52. For each separate service where kerbside garbage and/or green-waste and recycling collection is provided the charge is \$180 for the standard collection of one 80L mobile garbage bin and one mobile recycling bin or \$206 for the extra capacity collection of one 140L mobile garbage bin and one mobile recycling bin or \$360 for one 240L mobile garbage and one mobile recycling bin.
Fire Levies:	<p>All properties within the municipal area are rated based on the income requirements of the State Fire Commission.</p> <p>Properties within the Launceston Permanent Brigade District are applied a rate of 1.3646 cents in the \$ of AAV with a minimum of \$40.</p> <p>Properties within the Volunteer Brigade Districts are applied a rate of 0.3962 cents in the \$ of AAV with a minimum of \$40.</p> <p>All other properties are applied a rate of 0.3649 cents in the \$ of AAV with a minimum of \$40.</p>
Payment Method:	Ratepayers are provided with the option of paying their rates in full, with no discount for early payment, or paying their rates in four approximately equal instalments due on 31 August 2018, 31 October 2018, 31 January 2019 and 29 March 2019.
Penalties for late payment:	Any late payment of rates and charges will be subject to daily interest at a rate equivalent to 8.81% per annum (2.4137c per \$100 per day).

Council's Rating Policy No 77 is available on the website www.meander.tas.gov.au

POLICY REVIEW

POLICY FOR REVIEW	28 June Audit Panel	30 Sept. Council	30 Sept. Audit Panel	31 Dec. Council	31 Dec. Audit Panel	31 March Council	31 March Audit Panel	30 June Council
Governance:								
Policy 1: Risk Management								
Corporate Services:								
Policy 68: Writing Off Debts								
Infrastructure Services:	Nil							
Community and Development Services:								
Policy 34: Real Estate Advertising Signs								
Policy 73 Managing Public Appeals								
Policy 89: Mobile Food Vans								
Works:	Nil							

DOCUMENT REVIEW

OPERATION Document Reviews	By 30 September	By 31 December	By 31 March	By 30 June
Governance:				
Style Manual				
Delegations				
Special Committees of Council				
Public Interest Disclosures				
Economic Development Strategy				
Business Continuity Plan				
Code of Conduct (with 12 months of ordinary election)				
External WH&S Audit				
Corporate Services				
Financial Management Strategy				
Infrastructure Services:				
Code of Tendering and Contracts				

Community and Development Services:				
Meander Valley Community Safety Plan				
Sport & Recreation Action Plan 2012-2015				
Works:	Nil			

PROGRAM ACTIVITY

Governance

Directorate	1. Governance	Program number and title	1.1 Secretarial and Administrative support
Program Objective	To undertake functions to ensure compliance with legislative requirements		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (3) - Vibrant and Engaged communities <i>3.2 Successful local events enhance community life.</i></p> <p>Future Direction (5) - Innovative Leadership and Community Governance <i>5.1 Meander Valley Council programs are regularly reviewed to support the achievement of the Community Strategic Plan</i> <i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Deliver Annual Plan Responsible Officer: Executive Assistant	5.1	Prepare quarterly review Achieved	Prepare quarterly review Achieved	Prepare quarterly review Achieved	Prepare quarterly review. Prepare 2019/20 Annual Plan Achieved
2	Prepare Annual Report & Conduct Annual General Meeting (AGM) Responsible Officer: Executive Assistant	5.6	Complete draft for printing In Progress	Complete report and present at AGM. Advertise and conduct AGM Achieved		
3	Policy Review & Operations Document Review Responsibility – Executive Assistant Responsible Officer: Executive Assistant	5.1	Review as per schedule Achieved	Review as per schedule Achieved	Review as per schedule Achieved	Review as per schedule Achieved
4	Conduct Australia Day (AD) event Responsibility – Executive Assistant Responsible Officer: Executive Assistance	3.2	Review AD criteria. Call for nominations Achieved	Assess nominations. Plan civic function Achieved	Conduct a civic function on AD Achieved	

5	Review the Community Strategic Plan 2014 to 2024 Responsible Officer: General Manager			Undertake review Achieved	Update Achieved	
6	Prepare and implement Induction Program for new Council Responsible Officer: General Manager	5.4	Prepare program Achieved	Implement Program Achieved		

Action performance targets

No.	Performance target
2	AGM held and Annual Report adopted by Council
4	AD Event Conducted
5	Community Strategic Plan reviewed and updated if required

Directorate	1. Governance	Program number and title	1.2 Risk Management
Program Objective	Minimise risk to our people and the public		
Link to Community Strategic Plan 2014 to 2024	Future Direction (5) - Innovative leadership and community governance <i>5.4 Meander Valley Councilors and employees have the knowledge, skills and attitude to responsibly undertake community governance and operational responsibilities.</i> <i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Implement Risk Management Framework Responsible Officer: General Manager	5.6	Review the framework Achieved	Action the framework Achieved	Action the framework Achieved	Action the framework Achieved
2	Implement the Internal Audit Program Responsible Officer: Risk & Safety Officer	5.4	Review of Audit outcomes Achieved		Review of Audit outcomes Achieved	

Action performance targets

No.	Performance target
1	Review Completed and Update endorsed by Audit Panel
2	Audit Recommendations implemented

Directorate	1. Governance	Program number and title	1.3 Employee Health and Safety Management
Program Objective	To provide a safe place of work for our people and to measure and monitor our employer obligations.		
Link to Community Strategic Plan 2014 to 2024	Future Direction (5)- Innovative leadership and community governance <i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Health and Safety Committee Responsible Officer: Health & Safety Officer	5.6	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved
3	Deliver a Health and Wellbeing Program Responsible Officer: General Manager	5.6	Conduct quarterly meeting and implement programs In Progress	Conduct quarterly meeting and implement programs Achieved	Conduct quarterly meeting and implement programs Achieved	Conduct quarterly meeting and implement programs
6	Workplace Consultative Committee operation Responsible Officer: General Manager	5.6	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved

Action performance targets

No.	Performance target
1	Conduct meetings
2	N/A
3	Respond to suggestions with 14 days of meetings

Directorate	1. Governance	Program number and title	1.4 Other Governance Functions
Program Objective	To provide good governance		
Link to Community Strategic Plan 2014 to 2024	<p>Future direction (2) - A thriving local economy</p> <p><i>2.1 The strengths of Meander Valley attract investment and provide opportunities for employment.</i></p> <p><i>2.2 Economic development in Meander Valley is planned, maximising existing assets and investment in infrastructure</i></p> <p><i>2.3 People are attracted to live in the townships, rural and urban areas of Meander Valley.</i></p> <p>Future Direction (5) - Innovative leadership and community governance</p> <p>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Participation in Northern Tasmania Development Corporation Ltd (NTDC) Responsible Officer: General Manager	2.1	Attend NTDC Local Government Committee Meeting Achieved	Attend NTDC Local Government Committee Meeting Achieved	Attend NTDC Local Government Committee Meeting Achieved	Attend NTDC Local Government Committee Meeting Achieved
2	Participate in Resource Sharing Implementation project with other Councils in the northern region Responsible Officer: General Manager	5.6		Prepare Implementation Plan In Progress		Prepare Project Plans Achieved
3	Promote investment in Meander Valley to support the growth of identified industry sectors Responsible Officer: General Manager	2.2	Identify opportunities and report on progress Achieved	Identify opportunities and report on progress Achieved	Identify opportunities and report on progress Achieved	Identify opportunities and report on progress Achieved
4	Continue to implement actions contained in the Communication Action Plan Responsible Officer: Communications Officer	2.3	Review progress and reset priorities Achieved	Report on progress via the Briefing Reports Achieved	Report on progress via the Briefing Reports Achieved	Report on progress via the Briefing Reports Achieved

Action performance targets

No.	Performance target
2	Complete Review and implement changes
4	Report on new development opportunities where commercial in confidence arrangements allow
5	Complete work plan for 2018 – 2019 FY.

Corporate Services

Directorate	2. Corporate Services	Program number and title	2.1 Financial Services
Program Objective	Responsibly manage the Council's core financial activities		
Link to Community Strategic Plan 2014 to 2024	Future Direction (5) - Innovative leadership and community governance <i>5.2 Long term financial planning and asset management underpins the ongoing viability of Meander Valley</i> <i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Raise Rates and Sundry Debtor accounts Responsible Officer: Director Corporate Services	5.2	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved
2	Fresh Municipal Valuation	5.2			Commence preliminary valuation data analysis Deferred	Property valuation database updated Achieved
3	Complete State Authority returns Responsible Officer: Rates Officer	5.6	Initial State Fire and Treasury pensioner claims and Annual State Fire Levy data return Achieved			Final State Fire and Treasury pensioner claims Achieved
4	Issue Section 132 certificates (Property Rates) Responsible Officer: Rates Officer	5.6	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved
5	Arrange annual insurance renewals Responsible Officer: Finance Officer & Director Corporate Services	5.6		Crime Insurance (Fidelity Guarantee renewal) Achieved	Directors and Officers and Employment Practices renewal Achieved	Annual renewals as per schedule incl. Public Liability and PI, ISR, Workers Comp. and MV Achieved

6	Reconciliation of Control Accounts Responsible Officer: Senior Accountant	5.2	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved
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Action performance targets

No.	Performance target
1	<ul style="list-style-type: none"> ▪ Issue Rates notices before 31st August 2018 ▪ Issue Sundry Debtor notices within 10 working days of receipt of request
4	<ul style="list-style-type: none"> ▪ Issue 98% of Section 132 Certificates within 3 working days of entry of request
6	<ul style="list-style-type: none"> ▪ Reconcile rates, sundry debtor and creditors control accounts within 10 working days of the month end ▪ Reconcile Payroll within 5 working days of processing.

Directorate	2. Corporate Services	Program number and title	2.2 Financial Management & Reporting
Program Objective	To comply with statutory requirements for Local Government Finance, State and Federal Taxation and to provide meaningful reports for internal financial management		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (5) - Innovative leadership and community governance</p> <p><i>5.1 Meander Valley Council programs are regularly reviewed to support the achievement of the Community Strategic Plan.</i></p> <p><i>5.2 Long term financial planning and asset management underpins the ongoing viability of Meander Valley</i></p> <p><i>5.3 Evidence based decision-making engages the community and is honest, open and transparent.</i></p> <p><i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Review and present the Long Term Financial Plan (LTFP) to Council Responsible Officer: Senior Accountant	5.2				Review and present the LTFP to Council Achieved
2	Coordinate the development and adoption of Budget and Rating recommendations with statutory timeframes Responsible Officer: Director Corporate Services	5.2			Determine budget update program Achieved	Present budget, fees and charges to Council in June Achieved
3	Annual external reporting Responsible Officer: Senior Accountant	5.6	Produce Statutory Accounts and complete KPI consolidated data sheets Achieved			Prepare end of year timetable for Statutory Accounts and Audit Achieved
4	Issue BAS, FBT and Payroll Tax returns within legislative timeframes Responsible Officer: Senior Accountant	5.6	Submit BAS and Payroll Tax returns on time Achieved	Submit BAS and Payroll Tax returns on time Achieved	Submit BAS and Payroll Tax returns on time Achieved	Submit BAS and Payroll Tax returns on time Achieved

5	Provide internal financial management reports on a timely basis for decision making Responsible Officer: Senior Accountant	5.3	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved
6	Monitor Council's short-term expenditure commitments and invest funds in accordance with Council's Investment policy Responsible Officer: Senior Accountant	5.2	Review cash flow weekly to determine funds for investment Achieved	Review cash flow weekly to determine funds for investment Achieved	Review cash flow weekly to determine funds for investment Achieved	Review cash flow weekly to determine funds for investment Achieved
7	Co-ordinate functions of the Audit Panel Responsible Officer: Director Corporate Services	5.6	Conduct meeting as per Audit Schedule Achieved	Conduct meeting as per Audit Schedule Achieved	Conduct meeting as per Audit Schedule Achieved	Conduct meeting as per Audit Schedule Achieved

Action performance targets

No.	Performance target
5	<ul style="list-style-type: none"> ▪ Produce and distribute ongoing project expenditure reports ▪ Produce and distribute monthly operating statements within 10 working days of end of month ▪ Submit September, December and March quarterly financial reports to Council in Oct 2018, Jan 2019 and April 2019 respectively

Directorate	2. Corporate Services	Program number and title	2.3 Information Technology
Program Objective	Provide reliable and effective information technology services for the organisation		
Link to Community Strategic Plan 2014 to 2024	Future Direction (5)- Innovative leadership and community governance <i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Maintenance and upgrade of IT infrastructure Responsible Officer: IT Officer	5.6	Commence rolling replacement of PC's Achieved	Complete rolling replacement of PC's. Deferred	Complete rolling replacement of PC's. Achieved	
2	Implement Windows 10 Software to users Responsible Officer: IT Officer	5.6	Complete staged rollout of Windows 10 to all users Achieved			

Action performance targets

N/A

Directorate	2. Corporate Services	Program number and title	2.4 Information Management
Program Objective	Effectively manage and maintain Council's information resource		
Link to Community Strategic Plan 2014 to 2024	Future Direction (5) Innovative leadership and community governance <i>5.1 Meander Valley Council programs are regularly reviewed to support the achievement of the Community Strategic Plan.</i> <i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Maintenance of Council's cemetery records in accordance with the Cemeteries Act Responsible Officers: Customer Service Officer & Information Management Officer	5.6	Maintain records in accordance with legislation Achieved	Maintain records in accordance with legislation Achieved	Maintain records in accordance with legislation Achieved	Maintain records in accordance with legislation Achieved
2	Annual Archive Disposal Responsible Officer: Information Management Officer	5.6	Arrange for removal of documents due for disposal Achieved			List documents due for disposal Achieved

Action performance targets

N/A

Directorate	2. Corporate Services	Program number and title	2.5 Human Resources
Program Objective	Effectively manage and support Council's human resources		
Link to Community Strategic Plan 2014 to 2024	Future Direction (5)- Innovative leadership and community governance <i>5.4 Meander Valley Councillors and employees have the knowledge, skills and attitude to responsibly undertake community governance and operational responsibilities.</i> <i>5.6 Meander Valley Council is recognised as a responsibly managed organisation.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Review 2016 Enterprise Agreement Responsible Officer: HR/Payroll Officer	5.6	Review increases and apply across new scale and allowances. Achieved			Review CPI percentage determine increase Achieved
2	Coordinate training needs via Learning Management system Responsible Officer: HR/Payroll Officer	5.4	Report to Directors on quarterly training to be delivered Achieved	Update training plan following Performance Reviews. Report to Directors on quarterly training to be delivered Achieved	Report to Directors on quarterly training to be delivered Achieved	Report to Directors on quarterly training to be delivered Achieved
3	Performance Review System Responsible Officers: HR/Payroll Officer & Directors	5.4	Ensure all employee performance reviews have been completed Achieved	Ensure all inside employee salary reviews have been completed Achieved	Ensure all mini performance reviews and all outside employee wage reviews have been completed Achieved	Review the current year's performance reviews and recommend any changes required Achieved

4	Provide administrative support to the Workplace Consultative Committee in negotiating a new Workplace Agreement	5.4		Commence new Workplace Agreement bargaining process Achieved	Continue Workplace Agreement bargaining process Achieved	Finalise new Workplace Agreement Achieved
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Action performance targets

N/A

Directorate	2. Corporate Services	Program number and title	2.6 Great Western Tiers Visitor Information Centre
Program Objective	Effectively manage and maintain Council's Visitor Information Centre		
Link to Community Strategic Plan 2014 to 2024	Future Direction (2) - A thriving local economy <i>2.4 A high level of recognition and demand for Great Western Tiers products and experiences.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Report on Visitation statistics and sales revenue Responsible Officer: Director Corporate Services	2.4	Advise information in the Briefing Report Achieved	Advise information in the Briefing Report Achieved	Advise information in the Briefing Report Achieved	Advise information in the Briefing Report Achieved

Action performance targets

N/A

Infrastructure Services

Directorate	3. Infrastructure Services	Program number and title	3.1 Emergency Services
Program Objective	To build capacity and resilience in the community and ensure Council is prepared to assist with emergency services in the response to emergencies and lead in the recovery		
Link to Community Strategic Plan 2014 to 2024	Future Direction (4) - A healthy and safe community <i>4.4 Prepare and maintain emergency management plans and documents and work with our communities to educate and plan for emergencies.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Co-ordinate the Municipal Emergency Management and Recovery Committee (MEMRC) Responsible Officer: Director Infrastructure	4.4	Chair quarterly meeting Achieved	Chair quarterly meeting Achieved	Chair quarterly meeting Cancelled	Chair quarterly meeting Achieved
2	Support the operation of the Meander Valley SES unit through ongoing management of the MOU Responsible Officer: Director Infrastructure	4.4	Report to Council in Annual Plan Review Achieved			
3	Conduct emergency management training exercise facilitated by Red Cross Responsible Officer: Administration Officer Infrastructure Services	4.4		Conduct training In Progress		
4	Produce a Meander Valley Municipal Emergency Control Centre Plan (MECC) Responsible Officer: Administration Officer Infrastructure Services	4.4				Complete by 30 June In Progress

Action performance targets

No.	Performance target
1	Meetings held
2	Obtain activities report from Deloraine SES and provide information to Council on a 12 monthly basis in Briefing Reports
3	Complete exercise training for MVC officers
4	Prepare Plan and submit to SES

Directorate	3. Infrastructure Services	Program number and title	3.2 Transport
Program Objective	To maintain the serviceability and integrity of Council's transport network.		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.3 The Meander Valley transport network meets the present and future needs of the community and business</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Deliver the bridge inspection and maintenance program Responsible Officer: Senior Technical Officer	6.1, 6.3		Contractor engaged for maintenance works Achieved	Prepare maintenance budget items for 2019-2020 Achieved	Maintenance works completed Achieved
2	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2018/2019 Capital Works Program Responsible Officer: Director Infrastructure	6.1, 6.3	Report to program in Annual Plan Review In Progress	Report to program in Annual Plan Review In Progress	Report to program in Annual Plan Review In Progress	Report to program in Annual Plan Review In Progress
3	Undertake footpath proactive defect inspections Responsible Officers: Director Works & Asset Management Coordinator	6.1			Undertake required inspections In Progress	Undertake required inspections In Progress

Action performance targets

No.	Performance target
1	Quarterly tasks achieved. Contractor performance assessed
2	Completion of projects in line with project plan requirements
3	Meet timeframes set out by Conquest

Directorate	3. Infrastructure Services	Program number and title	3.3 Property Services
Program Objective	Operate property services in a safe and effective manner to satisfy public demand.		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (6) - Planned infrastructure services</p> <p><i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i></p> <p><i>6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilized and maintained.</i></p> <p><i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Operate Deloraine Swimming Pool and provide support to community swimming pool at Caveside Responsible Officer: Property Management Officer	6.4, 6.6	Tender new contract Achieved	Award contract and undertake pre-opening inspection and required maintenance. Open pool 1 December Achieved	Operate pool to 1 March Achieved	
2	Co-ordinate building maintenance – general, reactive and programed Responsible Officer: Property Management Officer	6.1	Undertake required maintenance Achieved	Undertake required maintenance Achieved	Undertake required maintenance Achieved	Undertake required maintenance Achieved
3	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2018-2019 Capital Works Program Responsible Officer: Property Management Officer		Report to program Achieved	Report to program Achieved	Report to program Achieved	Report to program Achieved

Action performance targets

No.	Performance target
1	Issue request for tender and award contract.
2	Meet timeframes set out by Conquest
3	Completion of projects in line with project plan requirements

Directorate	3. Infrastructure Services	Program number and title	3.4 Parks & Recreation
Program Objective	To provide and maintain parks and recreation facilities throughout the Local Government Area.		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake inspections and condition assessments of all equipment and facilities Responsible Officer: Director Works & Project Manager Infrastructure	6.1, 6.6		Undertake required inspections In Progress	Undertake required inspections Achieved	Undertake required inspections Achieved
2	Complete the Strategic Plan for Council's Play Space areas for Hadspen and Prospect Vale Responsible Officer: Project Manager Infrastructure	6.6	Community consultation Deferred	Review draft strategy Achieved	Report to Council. Prepare budget items for 2019-2020 In Progress	
3	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2018-2019 Capital Works Program Responsible Officer: Director Infrastructure	6.1	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved
4	Provide support to the Townscape Reserves and Parks Special Committee (TRAP) Responsible Officer: Project Manager Infrastructure	6.6	Conduct meeting and report on outcomes Deferred	Conduct meeting and report on outcomes Achieved	Conduct meeting and report on outcomes Discontinued	
5	Commence the Strategic Plan for Council's Bike Network and Recreational Cycling Responsible Officer: Project Manager Infrastructure	6.6		Issue Request for Expressions of Interest Achieved	Prepare budget items for 2019-2020 Achieved	Report to Council Achieved

Action performance targets

No.	Performance target
1	Meet timeframes set out by Conquest. Annual comprehensive inspection completed by December 31
2	Present Strategy to Council Workshop by December 31; Council approval for strategy by 31 March
3	Completion of projects in line with project plan requirements
4	Bimonthly meetings
5	Issue request for quotation, report to Council in Briefing Report and prepare information to Council for 2019-2020 budget considerations

Directorate	3. Infrastructure Services	Program number and title	3.5 Asset Management and GIS
Program Objective	Provision of Asset and GIS services to assist the operations of Council.		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (6) - Planned infrastructure services</p> <p><i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i></p> <p><i>6.3 The Meander Valley transport network meets the present and future needs of the community and business.</i></p> <p><i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Co-ordinate Asset Management Group and Strategic Asset Management Plan Improvement Plans - Review Asset Management Plans Responsible Officer: Asset Management Coordinator	6.1, 6.6	Chair meeting and action improvement program In Progress	Chair meeting and action improvement program In Progress	Chair meeting and action improvement program In Progress	Chair meeting and action improvement program In Progress
2	Prepare 2019-2020 Capital Works Program Responsible Officer: Asset Management Coordinator	6.1, 6.3, 6.6		Update Proposed Projects list Achieved	Prioritise and undertake further design and cost estimation In Progress	Annual program prepared for approval by Council Achieved
3	Update asset information including - capitalisation of assets in Conquest - undertake road revaluation Responsible Officer: Asset Management Coordinator	6.1	Capitalisation of assets and recording in Conquest and GIS In Progress	Capitalisation of assets and recording in Conquest and GIS In Progress	Capitalisation of assets and recording in Conquest and GIS In Progress	Capitalisation of assets and recording in Conquest and GIS In Progress
4	Undertake road condition assessments and road revaluation. Responsible Officer: Asset Management Coordinator	6.1		Complete conditions assessments Achieved		Prepare revaluation for Audit Office Achieved

Action performance targets

No.	Performance target
1	Meetings held
2	To prepare annual Capital Works Program for approval at May Council meeting
3	Capitalisation of assets prior to finalisation of 2018-2019 Statutory Reporting.
4	Engage Moloney Asset Management Systems to undertake road condition assessment. Completion of road revaluation for submission to TAO in 2019-2020.

Directorate	3. Infrastructure Services	Program number and title	3.6 Waste Management and Resource Recovery
Program Objective	To provide adequate, efficient, and affordable waste services within Meander Valley Local Government Area		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

1	Provision of kerbside collection contracts to existing urban areas for waste, recyclables and organics Responsible Officer: Senior Technical Officer	6.6	Manage Contract Achieved	Manage Contract Achieved	Manage Contract Achieved	Manage Contract Achieved
2	Provision of landfill, waste transfer stations and resource recovery operations contract Responsible Officer – Senior Technical Officer	6.6	Manage Contract Achieved	Manage Contract Achieved	Manage Contract. Implement contract extension or issue new tender for services In Progress	Manage Contract Achieved
3	Provision of hard waste collection Responsible Officer: Senior Technical Officer	6.6		Undertake collection Achieved	Report to Council in Annual Plan Review Achieved	
4	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2018-2019 Capital Works Program Responsible Officer: Director Infrastructure	6.1	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved

5	Operational compliance with Environment Protection Notice for Westbury and Deloraine landfill sites. Responsible Officer: Senior Technical Officer	6.6	Ground and surface water monitoring. Annual Report to EPA Achieved		Ground and surface water monitoring Achieved	
6	Procurement of kerbside collection contracts to rural areas for waste and recycling. Responsible Officer: Senior Technical Officer	6.6	Finalise scope of service In Progress	Tender Contract In Progress	Council approval and award Contract Deferred	

Action performance targets

No.	Performance target
1	Supervise and review contract
2	Supervise and review contract. Existing contract to be extended or retendered and approval of new contract by Council by 31 March
3	Report to Council by March 31 on collection results
4	Completion of projects in line with project plan requirements
5	Complete reporting requirements for EPA in line with license requirements
6	Preparation of scope of services for Council review. Tender and award contract by 31 March for inclusion in 2019-2020 budget.

Directorate	3. Infrastructure Services	Program number and title	3.7 Stormwater Management
Program Objective	<p>To minimize the risk of flooding and provide clean water into the region's waterways. Council through the Urban Drains Act and the Local Government (Highways) Act aims to provide piped stormwater networks in line with current local government standards and major stormwater networks (overland flows and roads) capable of meeting a 1% AEP.</p> <p>Water quality is managed through Water Sensitive Urban Design (WSUD) principles where appropriate.</p>		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Develop stormwater system management plans in line with legislation Responsible Officer: Senior Technical Officer	6.1				Complete program by 30 June In Progress
2	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2018-2019 Capital Works Program Responsible Officer: Director Infrastructure	6.1	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved

Action performance targets

No.	Performance target
1	Complete all high risk catchments by June 2019
2	Completion of projects in line with project plan requirements

Directorate	3. Infrastructure Services	Program number and title	3.8 Sustainable Development
Program Objective	Develop sustainable practices within our organisation and community through leading, supporting and encouraging staff, contractors and community to use energy, water and non-renewable resources more productively. Promote and support sustainable economic development initiatives.		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (1) - A sustainable natural and built environment <i>1.1 Contemporary planning supports and guides growth and development across Meander Valley</i> <i>1.4 Meander Valley is environmentally sustainable.</i></p> <p>Future Direction (2) - A thriving local economy <i>2.2 Economic development in Meander Valley is planned, maximizing existing assets and investment in infrastructure.</i></p> <p>Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Support activities of the Sustainable Environment Committee Responsible Officer: Sustainable Development Project Manager	1.4	Report on progress via quarterly meeting minutes Achieved	Report on progress via quarterly meeting minutes Achieved	Report on progress via quarterly meeting minutes Discontinued	
2	Support the progress of the Hadspen Urban Growth Area Responsible Officer: Sustainable Development Project Manager	2.2	Report in Annual Plan Review In Progress	Report in Annual Plan Review In Progress	Report in Annual Plan Review In progress	Report in Annual Plan Review In Progress
3	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2018-2019 Capital Works Program Responsible Officer: Director Infrastructure Services	6.1	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved	Report to program in Annual Plan Review Achieved

4	Bioenergy Project Responsible Officer:- Sustainable Development Project Manager	2.2	Complete commercial viability report Achieved		Report to Council Achieved	
5	Implement Tasmanian Planning Scheme Responsible Officer: Senior Strategic Planner	1.1				Final Planning Scheme to be implemented. In Progress
6	Westbury Road Prospect Vale – Activity Centre Plan Responsible Officer: Senior Strategic Planner	6.6	Prepare project plan and engage consultant In Progress	Develop draft plan In Progress	Present plan to Council Deferred	

Action performance targets

No.	Performance target
1	Meetings held
2	Part V agreements established with landowners for infrastructure development
3	Completion of projects in line with project plan requirements
4	Complete business case assessment
5	Complete community consultation and required hearings with the Tasmanian Planning Commission for Scheme implementation by 30 June.

Community and Development Services

Directorate	4. Community & Development Services	Program number and title	4.1 Land Use & Planning
Program Objective	To carry out planning duties and prepare policies for the sustainable development of the local government area		
Link to Community Strategic Plan 2014 to 2024	Future Direction (1) - A sustainable natural and built environment. <i>1.1 Contemporary planning supports and guides growth and development across Meander Valley.</i> <i>1.2 Liveable townships, urban and rural areas across the local government area with individual character.</i> <i>1.3 The natural, cultural and built heritage of Meander Valley is protected and maintained.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Process development applications in accordance with delegated authority Responsible Officer: Coordinator Development Services	1.1, 1.2, 1.3	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved
2	Process Planning Scheme Amendments Responsible Officer: Director Community & Development Services	1.1, 1.2, 1.3	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved
3	Process Improvement – Design, create & implement planning workflow into Property & Rating		Design Workflow Achieved	Create workflow within Property & Rating and test In Progress	Go Live with implemented workflows In Progress	

Action performance targets

No.	Performance target
1	Within Statutory time frames, 100% Conformance
2	Within Statutory time frames, 100% Conformance
3	Process Improvement - Planning Workflows created within Property & Rating to automate processes

Directorate	4. Community & Development Services	Program number and title	4.2 Building, Plumbing & Permit Authority 2016
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the Building Act 2016 and the Tasmanian Building Regulations 2016.		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (1) - A sustainable natural and built environment.</p> <p><i>1.1 Contemporary planning supports and guides growth and development across Meander Valley.</i></p> <p><i>1.2 Liveable townships, urban and rural areas across the local government area with individual character.</i></p> <p><i>1.3 The natural, cultural and built heritage of Meander Valley is protected and maintained.</i></p> <p><i>1.4 Public health and the environment is protected by the responsible management of liquid and solid waste at a local and regional level.</i></p> <p>Future Direction (3) Vibrant and engaged communities.</p> <p><i>3.2 Successful local events enhance community life.</i></p> <p>Future Direction (4) A healthy and safe community.</p> <p><i>4.3 Public health and safety standards are regulated, managed and maintained.</i></p> <p>Future direction (5) Innovative leadership and community governance</p> <p><i>5.5 Councils in the region collaborate and share resources for the collective good of their communities</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Permit Authority – Issue Permits for Category 4 Building works Responsible Officer: Coordinator Development Services	1.1, 1.2, 1.3	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved
2	Permit Authority – Process Notifiable Building Works (Category 3) Responsible Officer: Coordinator Development Services	1.1, 1.2, 1.3	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved

3	Permit Authority – Manage outstanding Building Completions and Illegal Works Responsible Officer: Coordinator Development Services	1.1, 1.2, 1.3				Reduce outstanding completions by 10% Achieved
4	Coordinate Major Events applications Responsible Officer: 337 Officers	3.2	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved
5	Permit Authority – Issue Permits for Category 4 Plumbing works Responsible Officer: Coordinator Development Services	1.4, 4.3, 5.5	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved
6	Permit Authority – Issue Notifiable Plumbing Works (Category 3) Responsible Officer: Coordinator Development Services	1.4, 4.3, 5.5	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved

Action performance targets

No.	Performance target
1	Issue Building Permits within 7 working days from the date all other permits and documents as required by the Building Act, are received by Council.
2	Notifiable Building works processed in a timely manner
3	Outstanding building completions and illegal works reduced by 10%
4	Respond to applications within 7 working days
5	Process plumbing permit applications within 7 days of receipt of all information
6	Process notifiable plumbing works within 21 days of receipt of all information

Directorate	4. Community & Development Services	Program number and title	4.3 Environmental Health
Program Objective	Manage Council's statutory obligations in relation to Environmental Protection and Preventative Health		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (1) - A sustainable natural and built environment. <i>1.5 Public health and the environment is protected by the responsible management of liquid and solid waste at a local and regional level.</i></p> <p>Future Direction (4)- A healthy and safe community. <i>4.1 The health and wellbeing needs of all sectors in the community are planned, met and managed.</i> <i>4.3 Public health and safety standards are regulated, managed and maintained.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Monitor and sample water quality of recreational waters Responsible Officer: Environmental Health Officer	1.5, 4.1	Record Results Achieved	Record Results Achieved	Record Results Achieved	Record Results Achieved
2	Inspect and register food premises annually Responsible Officer: Environmental Health Officer	4.1, 4.3	Issue annual registration for all premises Achieved	Inspections as per Schedule Achieved	Inspections as per Schedule Achieved	Inspections as per Schedule Achieved
3	Co-ordinate immunisation clinics Responsible Officer: Environmental Health Officer	4.1, 4.3		Complete Immunisation Program Achieved		

Action performance targets

No.	Performance target
1	Respond to non-conformances within 48 hours
2	Conduct inspections as per program
3	Provide school based immunisations as per program

Directorate	4. Community & Development Services	Program number and title	4.4 General Inspector
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the Dog Control Act 2000, Fire Services Act 1979 and the Local Government Act 1993.		
Link to Community Strategic Plan 2014 to 2024	Future direction (4) - A healthy and safe community. <i>4.3 Public health and safety standards are regulated, managed and maintained.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Annual Audit of Dog Registrations Responsible Officer: General Inspector	4.3			Conduct Audit In Progress	
2	Fire Abatement Management Responsible Officer: General Inspector	4.3		Issue Notices Achieved	Issue Notices Achieved	
3	Investigate incidents and complaints regarding animal control Responsible Officer: General Inspector	4.3	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved

Action performance targets

No.	Performance target
1	Audit conducted as scheduled
2	Notices issued as required
3	Investigate all cases and complaints within 10 days

Directorate	4. Community & Development Services	Program number and title	4.5 Natural Resource Management
Program Objective	Facilitate Natural Resource Management for Council and Community		
Link to Community Strategic Plan 2014 to 2024	Future Direction (1) - A sustainable natural and built environment. <i>1.3 The natural, cultural and built heritage of Meander Valley is protected and maintained.</i> <i>1.4 Meander Valley is environmentally sustainable</i> <i>1.6 Participate and support programs that improve water quality in our waterways.</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Review and implement NRM strategies Responsible Officer: NRM Officer	1.3, 1.4, 1.6	Review and prioritize Council based activities Achieved	Implement activities In Progress	Implement activities In Progress	Implement activities Achieved
2	Prepare Management Plan for the Town Common Responsible Officer: NRM Officer	1.3, 1.4, 1.6	Scope and collect relevant information In Progress	Prepare draft Plan In Progress	Consult re the Draft Plan In Progress	Submit Plan to Council for review In Progress

Action performance targets

No.	Performance target
1	Complete actions within timeframes and within budget
2	Management Plan prepared

Directorate	4. Community & Development Services	Program number and title	4.6 Community Development
Program Objective	Working with the community for the benefit of all		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (3) - Vibrant and engaged communities. <i>3.1 Creativity and learning are art of daily life across the communities of Meander Valley.</i> <i>3.2 Successful local events enhance community life.</i> <i>3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies.</i></p> <p>Future Direction (4) - A healthy and safe community. <i>4.1 The health and wellbeing needs of all sectors of the community are planned, met and managed.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Facilitate the operation of Council Community Forums Responsible Officer – Community Development Manager	3.4, 4.1.		Review forums with Council Achieved	Conduct Forum and report on progress Achieved	Conduct Forum and report on progress Achieved
2	Deliver the Community Grants Program Responsible Officer – Community Development Manager	3.1, 3.2, 3.4, 4.1.	Acquit Round 1 and advertise Achieved	Acquit Round 2 and advertise Achieved	Acquit Round 3 and advertise Achieved	Acquit Final Round and advertise Conduct Grants Information Forum Achieved
3	Conduct GWTTA Art Exhibition Responsible Officer – Community Development Manager	3.1, 3.2	Establish event, venue format and procedures Achieved	Promote participation Achieved	Conduct exhibition Achieved	Review exhibition Achieved
4	Conduct a Festival of Small Halls concert Responsible Officer – Community Development Manager	3.1, 3.2,	Establish event venue, format and partnership Achieved	Promote event and sell tickets Achieved	Conduct event Achieved	Review event outcomes Achieved

5	Update the MV Community Safety Plan Responsible Officer – Community Development Manager	3.4, 4.1, 4.3	Assess previous plan Achieved	Draft the revised Plan Cancelled		
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Action performance targets

No.	Performance target
1	Meetings held and goals achieved
2	Number and range of grant applications
3	Number of artists participating
4	Audience number and event finances
5	Plan updated

Directorate	4. Community & Development Services	Program number and title	4.7 Services To Young People
Program Objective	To address and support the needs of young people through responsive and participatory approaches		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (3) - Vibrant and engaged communities</p> <p><i>3.1 Creativity and learning are part of daily life across the communities of Meander Valley.</i></p> <p><i>3.2 Successful local events enhance community life.</i></p> <p><i>3.3 Educations and training opportunities are available to everyone across the local government areas.</i></p> <p><i>3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies.</i></p> <p><i>3.5 Young people have the opportunity to be engaged in community life.</i></p> <p>Future Direction (4) - A healthy and safe community.</p> <p><i>4.1 The health and wellbeing needs of all sectors in the community are planned, met and managed.</i></p> <p><i>4.2 Infrastructure, facilities and programs encourage increased participation in all forms of active and passive recreation.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Conduct School Holiday Program Responsible Officer: Community Officer	3.1, 3.2, 3.3, 3.4, 3.5, 4.1, 4.2	Conduct and report Achieved	Conduct and report Achieved	Conduct and report Achieved	Conduct and report Evaluate overall outcomes Achieved
2	Conduct Stepping Stones Camps Responsible Officer: Community Officer	3.1, 3.3, 3.4, 4.1, 4.2.	Conduct program In Progress	Conduct program Achieved	Conduct program Achieved	Conduct program and evaluate overall outcomes Achieved
3	Conduct 'National Youth Week' Event Responsible Officer: Community Officer	3.1, 3.2, 3.5, 4.1.			Prepare and advertise event In progress	Conduct event Achieved
4	Facilitate outdoor recreation programs Responsible Officer: Community Officer	3.1, 3.3, 4.1, 4.2.	Conduct program In Progress	Conduct program Achieved	Conduct program Achieved	Conduct program Achieved

Action performance targets

No.	Performance target
1	Programs conducted and evaluated
2	Program conducted and evaluated
3	Event conducted and evaluated
4	Program conducted and evaluated

Directorate	4. Community & Development Services	Program number and title	4.8 Recreation and Sport Services
Program Objective	To provide current and future recreation and sport programs and facilities		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (1) - A sustainable natural and built environment. <i>1.1 Contemporary planning supports and guides growth and development across Meander Valley.</i></p> <p>Future Direction (4) - A healthy and safe community. <i>4.2 Infrastructure, facilities and programs encourage increased participation in all forms of active and massive recreation.</i></p> <p>Future direction (5) - Innovative leadership and community governance. <i>5.3 Evidence based decision making engages the community and is honest, open and transparent.</i></p> <p>Future Direction (6) - Planned infrastructure services. <i>6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilised and maintained.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Support the operation of the Recreation Co-Ordination Group Responsible Officer: Recreation Coordinator	4.2, 6.4	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting Achieved
2	Co-ordinate usage and promotion of Sport and Recreation facilities	4.2, 6.4	Conduct all users meeting Achieved	Liaise with User Groups Achieved	Conduct all users meeting Achieved	Liaise with User Groups Achieved

Action performance targets

No.	Performance target
1	Meeting held and goals achieved
2	User meeting held and goals achieved

Directorate	4. Community & Development Services	Program number and title	4.9 Recreation Facilities Management
Program Objective	To provide indoor facilities for recreational, social and community based activities that are safe, comfortable and fit for purpose		
Link to Community Strategic Plan 2014 to 2024	<p>Future direction (1) - A sustainable natural and built environment. <i>1.1 Contemporary planning supports and guides growth and development across Meander Valley.</i></p> <p>Future Direction (3) - Vibrant and engaged communities. <i>3.3 Education and training opportunities are available to everyone across the local government area.</i> <i>3.5 Young people have the opportunity to be engaged in community life.</i></p> <p>Future Direction (4) -A healthy and safe community. <i>4.1 The health and wellbeing needs of all sectors in the community are planned, met and managed.</i> <i>4.2 Infrastructure facilities and programs encourage increased participation in all forms of active and passive recreation.</i></p> <p>Future direction (6) - Planned infrastructure services. <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilised and maintained.</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Review of Sport and Recreation Plan Responsible Officer: Recreation Coordinator	1.1, 4.1, 6.4	Complete review of document In Progress	Report proposed changes In Progress	Draft Final Plan In Progress	Seek endorsement of Plan In Progress
2	Implement promotion and marketing of indoor recreation facilities to current and prospective users Responsible Officer: Recreation Coordinator	3.5, 4.1, 4.2, 6.4.	Promote facilities Achieved	Promote facilities Achieved	Promote facilities In Progress	Review and assess promotion strategies In Progress
3	Develop a Draft Long Term Capital Asset Expenditure Plan for recreation facilities Responsible Officer: Recreation Coordinator	1.1, 4.1, 4.2, 6.1, 6.4	Complete research and design Achieved	Develop Plan In Progress	Report on progress In Progress	Seek endorsement of Plan In Progress

Action performance targets

No.	Performance target
1	Review, identify and report proposed changes
2	Promotion implemented
3	Report completed

Directorate	4. Community & Development Services	Program number and title	4.10 Business Engagement
Program Objective	Working with the small business community to increase participation, innovation and partnership		
Link to Community Strategic Plan 2014 to 2024	<p>Future Direction (2) – A thriving local economy</p> <p><i>2.1 The strengths of Meander Valley attract investment and provide opportunities for employment</i></p> <p><i>2.4 A high level of recognition and demand for Great Western Tiers products and experiences</i></p> <p><i>2.5 Current and emerging technology is available to benefit both business and community</i></p> <p>Future Direction (3) - Vibrant and engaged communities.</p> <p><i>3.2 Successful local events enhance community life</i></p> <p><i>3.3. Education and training opportunities are available to everyone across the local government area</i></p> <p><i>3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies</i></p>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Establish a Small Business Directory Responsible Officer – Business Engagement Officer	2.4, 3.3	Develop Directory framework and promote Achieved	Report on progress In Progress	Report on progress In Progress	Report on progress In Progress
2	Establish a regular Small Business Bulletin Responsible Officer – Business Engagement Officer	2.1, 2.4, 3.3	Compile and distribute Achieved	Compile and distribute Achieved	Compile and distribute Achieved	Compile and distribute Achieved
3	Develop a 'Chamber of Commerce' strategy for Meander Valley Responsible Officer – Business Engagement Officer	2.1		Report on Strategy direction and stakeholder input In Progress	Complete Strategy In Progress	
4	Establish a Small Business Resource Register Responsible Officer – Business Engagement Officer	2.4,2.5, 3.3			Establish Register In Progress	Promote Register In Progress

Action performance targets

No.	Performance target
1	Directory established and promoted - listings noted
2	Bulletin established and distributed
3	Strategy established
4	Register established and promoted

Works

Directorate	5. Works	Program number and title	5.1 Parks, Reserves, Sports Grounds and Cemeteries
Program Objective	To ensure that Councils parks, reserves, cemeteries and sports grounds are suitably maintained to provide a safe, clean and inviting experience to community and sporting organisations.		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilized and maintained.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Provide facility maintenance services Responsible Officers: Works Supervisors and Works Officers	6.1, 6.4, 6.6	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved
2	Plan and deliver capital works projects and provide progress report to Council Responsible Officer: Works Director, Works Supervisors & Works Officers	6.1, 6.6	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System & Conformance with annual budget
2	Conformance with project budget and works program

Directorate	5. Works	Program number and title	5.2 Roads
Program Objective	To construct and maintain a safe and effective road network to meet the needs of road users and the community.		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.3 The Meander Valley transport network meets the present and future needs of the community and business</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake the maintenance work in accordance with the level of service required. Responsible Officer: Works Supervisors & Works Officers	6.1, 6.3, 6.6	Report to Annual Plan Review Achieved	Report to Annual Plan Review Achieved	Report to Annual Plan Review Achieved	Report to Annual Plan Review Achieved
2	Plan and deliver capital works projects and provide progress report to Council Responsible Officer: Works Director, Works Supervisors & Works Officers	6.3, 6.6	Report to Annual Plan Review Achieved	Report to Annual Plan Review Achieved	Report to Annual Plan Review Achieved	Report to Annual Plan Review Achieved

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System
1	Conformance with project budget and works program

Directorate	5. Works	Program number and title	5.3 Toilets, Street Cleaning and Litter Collection
Program Objective	To ensure public toilets and streets are maintained in a clean and tidy condition.		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilized and maintained.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake street/reserve litter collection and street cleaning Responsible Officers: Works Supervisors & Works Officers	6.1, 6.4, 6.6	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved
2	Undertake cleaning of toilets in accordance with the current level of service Responsible Officers: Works Supervisors & Works Officers	6.1, 6.4	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System
1	Conformance with annual budget

Directorate	5. Works	Program number and title	5.4 Urban Stormwater
Program Objective	To provide and maintain an effective urban storm water drainage system		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6)- Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.5 Stormwater and flooding cause no adverse impacts.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Provide storm water maintenance services Responsible Officers: Works Supervisors and Works Officers	6.1, 6.5, 6.6	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved
2	Plan and deliver capital work projects and provide progress report to Council Responsible Officers: Works Director, Works Supervisors and Works Officers	6.1, 6.6	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request system & conformance with annual budget.
2	Conformance with project budget and works program

Directorate	5. Works	Program number and title	5.5 Plant
Program Objective	To provide plant and equipment that suits Councils activities and is financially sustainable		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Manage plant to achieve operational objectives Responsible Officers: Works Director and Works Supervisors	6.1, 6.6			Complete major plant annual review Achieved	
2	Undertake plant purchases in accordance with 10 year Major Plant Replacement Program and report to Council Responsible Officer: Works Director	6.1, 6.6	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved	Report to Annual Plan review Achieved

Action performance targets

No.	Performance target
1	Major plant hire rates to be competitive with private sector
1	Major plant utilisation reviewed to inform 10 year Plant Replacement Program
2	Conformance with project budget and works program

Directorate	5. Works	Program number and title	5.6 Management
Program Objective	To provide facilities, resources and leadership to support the effective and efficient delivery of services to the community		
Link to Community Strategic Plan 2014 to 2024	Future Direction (6) - Planned infrastructure services <i>6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.</i> <i>6.6 Infrastructure services are affordable and meet the community's needs into the future</i>		

Operational detail

No.	Actions and Tasks	Strategic Plan Reference	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Respond to customer enquiries Responsible Officers: Works Director, Works Supervisors and Works Officers	6.1 t	Report to Annual Plan Review Achieved	Report to Annual Plan Review Achieved	Report to Annual Plan Review Achieved	Report to Annual Plan Review Achieved
2	Undertake assessment on Works Depots and and provide report to Council Responsible Officer: Works Director	6.6	Commence assessment Achieved		Finalise report and present to Council Achieved	

Action performance targets

No.	Performance target
1	Provide advice to customer in accordance with Customer Service Charter
1	Achieve 95% conformance with Customer Service Request System
2	Report to Council and finalise future strategy for Depot sites

ITEMS FOR CLOSED SECTION OF THE MEETING:

Councillor xx moved and Councillor xx seconded ***“that pursuant to Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015, Council close the meeting to the public to discuss the following items.”***

Voting Requirements

Absolute Majority

Council moved to Closed Session at x.xxpm

GOVERNANCE 2 CONFIRMATION OF MINUTES

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 11 June, 2019.

GOVERNANCE 3 LEAVE OF ABSENCE

(Reference Part 2 Regulation 15(2)(h) Local Government (Meeting Procedures) Regulations 2015)

INFRASTRUCTURE 1 CONTRACT NO. 203 2018-19 – WESTBURY ROAD ROUNDABOUT AND ACCESS ROAD

(Reference Part 2 Regulation 15(2)(d) Local Government (Meeting Procedures) Regulations 2015)

Council returned to Open Session 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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WAYNE JOHNSTON (MAYOR)