



Meander Valley Council
Working Together

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 19 January 2021

MEETING CONDUCT

- The conduct of Council Meetings is currently being undertaken in accordance with the COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020. This has necessarily meant that public attendance at meetings has been restricted. Under these arrangements Council meetings have been undertaken remotely via online avenues.
- Given the current COVID-19 circumstance in Tasmania, Council has now resumed face to face meetings at the Council Chambers in Westbury.
- While COVID-19 restrictions remain in place, Council is mindful of the need to ensure community safety and compliance with regard to the number of people who may gather. This obligation is balanced with the need to minimise disruption to the business of Council. Considering this, Council has determined that limited public access to Council meetings will be permitted from the 11 August 2020.
- During this first phase priority will be given to those individuals making representations to planning applications which are subject to statutory timeframes. Any member of the public attending will be required to pre-register and attend the meeting for their relevant agenda item or question time. To ensure compliance with Council's COVID-19 Safety Plan, those intending to attend must register their interest with Council's Customer Service Centre by phoning 6393 5300. On arrival, attendees will be required to provide their name, address and contact number to support COVID-19 tracing in the event it is necessary.
- Overall numbers will be limited to **seven members** of the public in the Council Chambers at once. At the discretion of the Mayor, people may be asked to leave the meeting at the conclusion of an agenda item. Priority access will be afforded to those making representations to planning applications. The general public will be afforded priority over media representatives. If more than seven representors have an interest in an agenda item, people may be asked to leave the meeting room after their representation to allow others to make their representation to Council.
- Council will continue to ensure minutes and audio recordings of Council meetings are available on Council's website and will review access for other people and media in due course.

These arrangements are subject to review based on any changing circumstance relating to the COVID-19 Disease Emergency.

SECURITY PROCEDURES

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.



Meander Valley Council
Working Together

PO Box 102, Westbury,
Tasmania, 7303

Notice is hereby given that an Ordinary Meeting of the Meander Valley Council will be held at the Westbury Council Chambers, 26 Lyall Street, Westbury, on **Tuesday 19 January 2021, commencing at 3.00pm.**

In accordance with Section 65 of the *Local Government Act 1993*, I certify that with respect to all advice, information or recommendations 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.

John Jordan
GENERAL MANAGER

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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 19 January 2021 at 3.00pm.

Business is to be conducted at this meeting in the order in which it is set out in this agenda, unless the Council by Absolute Majority determines otherwise.

PRESENT

APOLOGIES

IN ATTENDANCE

CONFIRMATION OF MINUTES

Reference No. 1/2021

Councillor xx moved and Councillor xx seconded, ***“that the minutes of the Ordinary Meeting of Council held on Tuesday 8 December 2020, be received and confirmed.”***

Councillor xx moved and Councillor xx seconded, ***“that the minutes of the Special Meeting of Council held on Friday 15 January 2020, be received and confirmed.”***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING

Reference No. 2/2021

Date	Items discussed:
15 December 2020	<ul style="list-style-type: none">• Mayor & Councillors Discussion• Councillors & General Manager Discussion• Presentation – TasNetworks• Hadspen Hills Subdivision Application• Reps to Draft Amendment 3/2020• Prospect Vale/Blackstone Heights Strategic Planning and Regional Issus• Waste Management Strategy – Waste Facility Management• Policy No. 94 – Facility Sponsorship• Deloraine Cemetery Planning• Communications Calendar• General Manager Performance Agreement• Items for Noting:<ul style="list-style-type: none">a) Stormwater System Action Planb) Club Forums for Sport & Recreation Organisationsc) Review of 2020-21 Capital Works Program Project Budgetsd) Internal Project Steering Committee

ANNOUNCEMENTS BY THE MAYOR

Reference No. 3/2021

8 December 2020

Citizenship Ceremony

Council Meeting

15 December 2020

Special Council Meeting

Council Workshop

23 December 2020

Outside Workforce Breakup

12 January 2021

Community Consultation Session – Bracknell Hall

ANNOUNCEMENTS BY COUNCILLORS

Reference No. 4/2021

DECLARATIONS OF INTEREST

Reference No. 5/2021

TABLING AND ACTION ON PETITIONS

Reference No. 6/2021

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 if they would like to ask their question. If they accept they will 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 request a Councillor or Council officer to provide a response. A Councillor or Council officer who is asked a question without notice at a meeting may decline to answer the question.

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.

If the Chairperson refuses to accept a question from a member of the public, they will provide reasons for doing so.

Questions on notice and their responses will be minuted. Questions without notice raised during public question time and the responses to them will be minuted, 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, or maximum number of questions per visitor, depending on the complexity of the issue, and on how many questions are anticipated to be 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 documents produced are subject to the laws of defamation.

PUBLIC QUESTION TIME

Reference No. 7/2021

1. PUBLIC QUESTIONS TAKEN ON NOTICE – DECEMBER 2020

Nil

2. PUBLIC QUESTIONS WITH NOTICE – JANUARY 2021

2.1 Peter Wileman, Westbury

My follow up question from the previous meeting. Question asked 'on notice' at the December 8 meeting of the Meander Valley Council. The question was not about ownership. I am aware that the government bought the property with federal funding to hold as a nature reserve in perpetuity. The government's interpretation of 'in perpetuity' is obviously 'fluid'. My question to the council remains: Has the council done anything to protect the Meander Valley's natural assets at Brushy Rivulet from the wrecking that the government is currently involved in in order to build their 19th century style prison?

Response by John Jordan, General Manager:

As advised, the land is owned by the Tasmanian Government and is not regulated by Council and is therefore not subject to any action by Council.

3. PUBLIC QUESTIONS WITHOUT NOTICE – JANUARY 2021

COUNCILLOR QUESTION TIME

Reference No. 8/2021

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – DECEMBER 2020

Nil

2. COUNCILLOR QUESTIONS WITH NOTICE – JANUARY 2021

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – JANUARY 2021

DEPUTATIONS BY MEMBERS OF THE PUBLIC

Reference No. 9/2021

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 Consideration

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 Recommendations

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

Voting Requirements

Simple majority

PLANNING AUTHORITY 1

Reference No. 10/2021

145 HABERLES ROAD WESTERN CREEK VIA ACCESS OVER ROAD RESERVE

Planning Application: PA\20\0189

Proposal: Single dwelling

Author: Leanne Rabjohns & Justin Simons
Town Planners

1) Proposal

Application

Council has received an application for a dwelling at 145 Haberles Road in Western Creek. Access to the property is over a Road Reserve.

Applicant	N Brandsema
Owner	Mr T R Lee, Ms L L Holmes
Property	145 Haberles Road WESTERN CREEK (CT:170333/1) with access via Crown Land (PID: 6272146)
Zoning	Rural Resource Zone
Existing Land Use	Agricultural
Number of Representations	One (1)
Decision Due	19 January 2021
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

If approved, the application will result in:

- a) Construction of a single dwelling in association with an agricultural use.

An indicative site plan and elevations are included below. Please refer to the attachment for the full application details and plans.



Figure 1: Proposed site plan.

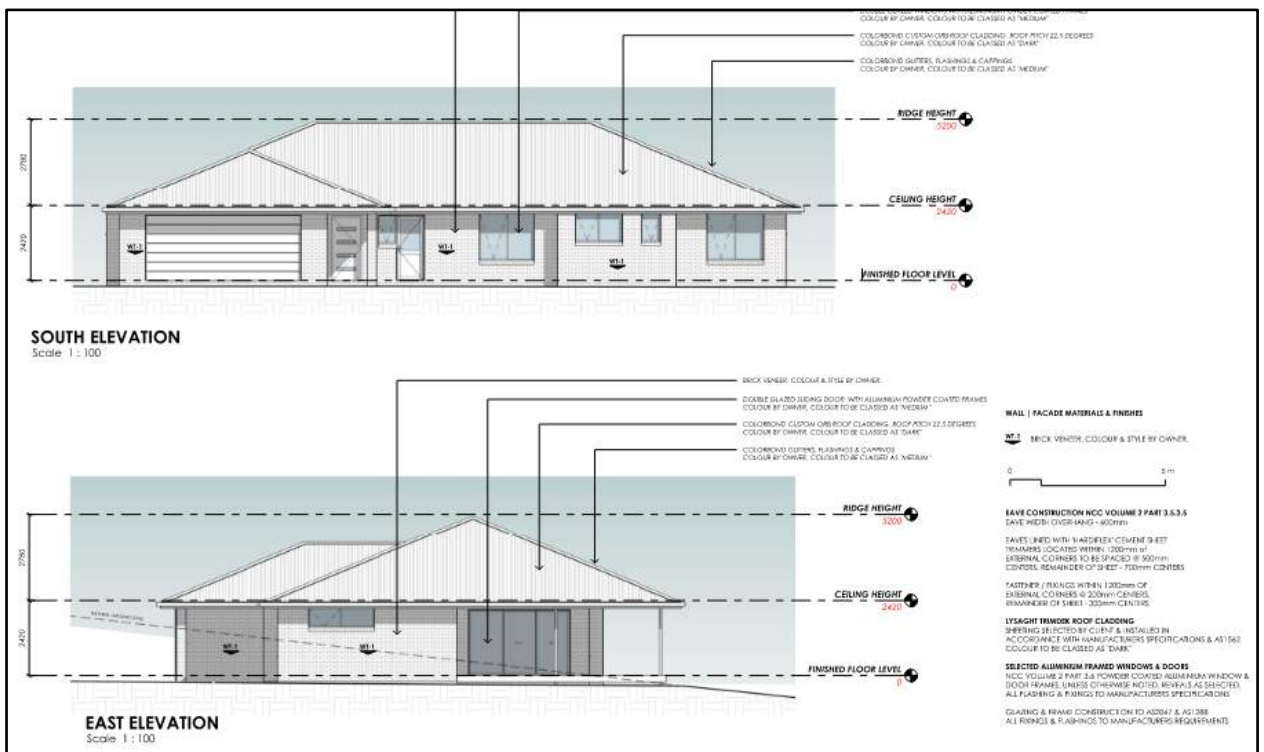


Figure 2: Proposed elevation plan.



Photo 1: Location of building site (yellow arrow) – looking north-east.

Standards Requiring Discretion

The application relies on the following Performance Criteria:

26.3.2	Dwellings	P1
26.4.1	Building Location and Appearance	P2.1

2) Summary of Assessment

The application proposes the development of a single dwelling. The site has been recently cleared of vegetation and converted back to pasture. A single dwelling is proposed to enhance the agricultural productivity of the proposal.

The standards of the planning scheme which require assessment of the Performance Criteria and the application of Council's discretion to approve or refuse the application are outlined above and detailed in the Scheme Assessment in Section 6.

Overview:

- The use is a Permitted (with permit) use class in the Rural Resource Zone.
- The development triggers Performance Criteria in relation to the western and south-western side boundary setbacks and being a new dwelling on land with a capital value less than \$1 million.
- The proposed development complies with the Performance Criteria.
- The land is currently used for agricultural purposes (grazing).
- The house is a two (2) bedroom, single storey dwelling. The proposal includes earthworks to accommodate the dwelling on sloping land.
- The dwelling is located 44m from the western side boundary and 144m from the southern side boundary.
- The submitted Agricultural Assessment & Planning Scheme Compliance Report concludes that the proposed dwelling is integral and subservient to the current agricultural use (beef cattle).
- Two (2) representations were received from an adjoining property. The representations primarily relate to the potential impact on the visitor accommodation at the neighbouring property
- The submitted Agricultural Assessment & Planning Scheme Compliance Report refers to the Visitor Accommodation development as a dwelling and states: *...the nearest dwelling to the subject property and proposed residential dwelling is approximately 300m away to the south. The proposed development is not likely to impose any impact upon them.*
- Potential noise impacts generated by the proposal are considered to be negligible.
- Buildings on farming properties are a common feature and the proposed dwelling is not expected to appear out of character in a rural setting.

The proposed development is consistent with the applicable provisions of the planning scheme and complies with all of the applicable standards of the Meander Valley Interim Planning Scheme 2013, and is recommended for approval.

3) Recommendation

It is recommended that the application for Use and Development for a Single dwelling on land located at 145 Haberles Road WESTERN CREEK (CT:170333/1) with access via Crown Land (PID: 6272146) by N Brandsema, be APPROVED, generally in accordance with the endorsed plans:

- a) N+B – Project No. P19038, Rev B- Sheets A100-A105**
- b) Macquarie Franklin – Agricultural Assessment and Planning Scheme**

Compliance Report – dated November 2020.

Notes:

- 1. 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 development. Please note that an on-site wastewater design report by a suitably qualified person is required to accompany the application.**
- 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 Development and Regulatory Services on 6393 5320 or via email: mail@mvc.tas.gov.au.**
- 3. 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 (03) 6393 5320 or Council's Plumbing Surveyor on 0419 510 770.

- 4. 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.**
- 5. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au.**

6. If 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.
7. 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.
8. 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.
9. 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.

4) Representations

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

During the advertising period two (2) representations were received (attached documents). A summary of the concerns raised in the representations is provided below. While the summary attempts to capture the essence of the concerns, it should be read in conjunction with the full representations included in the attachments.

Concern – Agricultural Report

- Outdated (December 2018) as does not mention the Visitor Accommodation next door.
- States that the nearest house is about 300m away, but more likely 150m away.
- Does not mention visitor accommodation next door that will open soon.

Comment:

The submitted Agricultural Assessment & Planning Scheme Compliance Report was dated *December 2018 – Revised March 2020 – Revised November 2020*. The report refers to a dwelling only to the south (147 Haberles Road).

Currently 147 Haberles Road contains a dwelling and the visitor accommodation building is under construction.

The proposed dwelling is located 144m from the southern boundary. The distance between the subject dwelling and the visitor accommodation development at 147 Haberles Road is approximately 260m. Their dwelling is located behind the visitor accommodation building.

Concern – Activity

- Left dogs unattended on the land.
- Used firearms on the property.

Comment:

Matters relating to the management of dogs are governed by the *Dog Control Act 2000*, and not dealt with under the *Land Use Planning and Approval Act 1993*. This matter is being managed by Council's General Inspector.

Use of firearms is governed by the *Firearms Act 1996*, and is not dealt with under the *Land Use Planning and Approval Act 1993*.

Concern – Visitor accommodation

- Visitor accommodation next door will be impacted by noise pollution, visual detracting from eco retreat appeal of visitor accommodation.

Comment:

The application included an Agricultural Assessment & Planning Scheme Compliance Report prepared by Macquarie Franklin. The report stated that: *"...the nearest dwelling to the subject property and proposed residential dwelling is approximately 300m away to the south. The proposed development is not likely to impose any impact upon them"*.

The use of a dwelling on a farming property is not expected to create any additional noise above a typical farming property and as such is not expected to create a noise nuisance.

From the visitor accommodation the proposed dwelling will be visible. However buildings on farming properties are common and would not appear out of character.



Photo 2: View from visitor accommodation – arrow showing location of proposed dwelling.

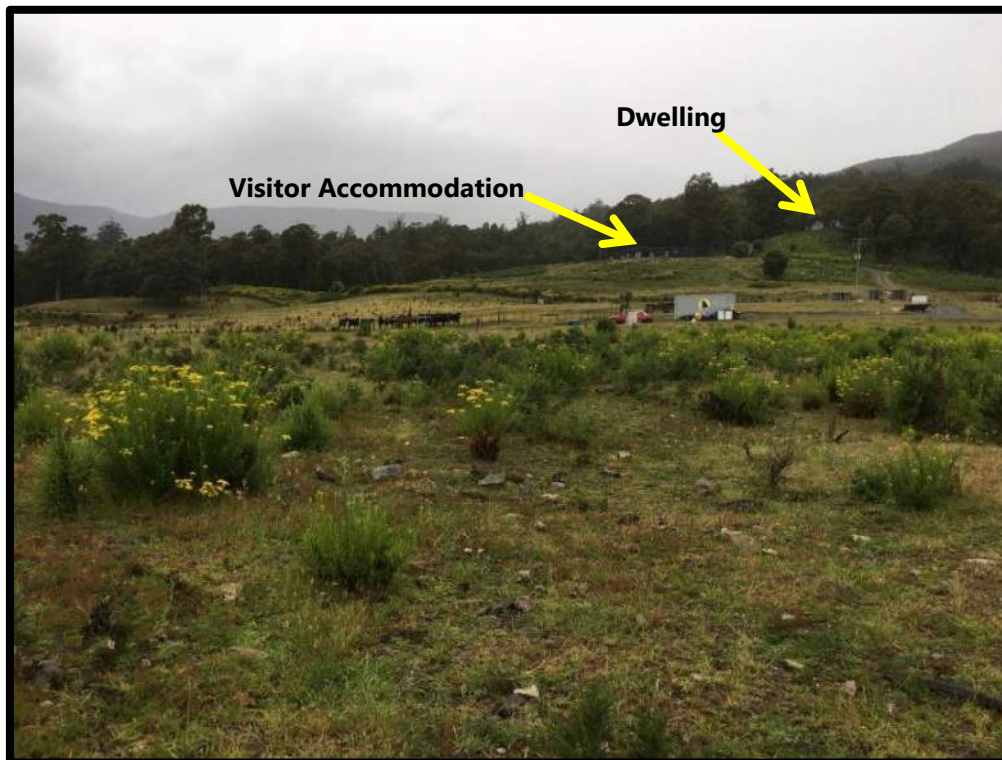


Photo 3: View from subject building site looking south towards the buildings at 147 Haberles Road.

The subject single storey dwelling on 145 Haberles Road is orientated with the lounge, dining, kitchen and deck area facing north (away from the shared

boundary with 147 Haberles Road). Rooms on the southern side of the building (facing 147 Haberles Road) are bedrooms, bathroom, laundry and garage.

The wall cladding is brick and the roof cladding is "dark" colourbond. The colours and materials are not considered reflective.

Due to the slope of the land, the building site will be cut into the slope. A portion of the cut is 2.4m deep, which should aid in obscuring a portion of the dwelling from the neighbouring land. Together with the separation distance and cladding, it is anticipated that privacy and visual amenity will not be significantly impacted.

Concern – Native wildlife

- Will have adverse impact on native wildlife – Tasmanian Devils, Wedge tail eagles

Comment:

The application does not involve the removal of Priority Habitat or native vegetation. The subject land is currently pasture. As such, the proposal is not expected to impact significantly on native wildlife.

Concern – Application details

- Proposed setback is in contravention to building code.
- Application form did not tick box for involving Crown Land, though involved Crown Land.
- Want Council to protect their rights to operate their visitor accommodation.

Comment:

The application relies on Performance Criteria assessment for boundary setback. The application included an Agricultural Report to support the proposal.

The applicant stated that he was unaware of the need for Crown Land access at the time of lodging the application. Subsequently Crown Land consent was provided.

The subject application does not prevent the operation of the visitor accommodation on 147 Haberles Road.

5) Consultation with State Government and other Authorities

Not applicable.

6) Scheme Assessment

Use Class: Residential.

Performance Criteria

Those aspects of the development which require Council to exercise discretion are outlined and addressed in the following tables. The Performance Criteria outlines the specific things that Council must consider in determining whether to approve or refuse the application.

Rural Resource Code	
26.3.2	Dwellings
Objective <i>To ensure that dwellings are:</i> a) incidental to resource development; or b) located on land with limited rural potential where they do not constrain surrounding agricultural operations.	
Performance Criteria <i>A dwelling may be constructed where it is demonstrated that:</i> a) it is integral and subservient to resource development, as demonstrated in a report prepared by a suitably qualified person, having regard to: i) scale; and ii) complexity of operation; and iii) requirement for personal attendance by the occupier; and iv) proximity to the activity; and v) any other matters as relevant to the particular activity; or b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, having regard to: i) limitations created by any existing use and/or development surrounding the site; and ii) topographical features; and iii) poor capability of the land for primary industry operations (including a lack of capability or other impediments); and P1.2 A dwelling may be constructed where it is demonstrated that wastewater treatment for the proposed dwelling can be achieved within the lot boundaries, having regard to the rural operation of the property and provision of reasonable curtilage to the proposed dwelling.	

Response

The application includes an agricultural report prepared by a suitably qualified agricultural consultant, which demonstrates that substantial investment in the property is required in order to improve the productive capacity of the land. The assessment demonstrates the need for an onsite presence to manage and maintain the optimal stocking densities identified in the agricultural assessment. It is considered that a dwelling is reasonably required in order to maximise the agricultural capability of the land.

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

26.4.1 Building Location and Appearance

Objectives

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.*

Response

The dwelling is located within a mixed landscape. The proposal has a setback of 44m from the north-west boundary and 144m from the southern boundary. This location is considered acceptable. The reduced setback maximises the area of unconstrained land available for resource development use on the subject property. The application includes an agricultural assessment prepared by a suitably qualified person, which demonstrates that the proposed setbacks are acceptable.

The Agricultural Assessment did not refer to the Visitor Accommodation located at 147 Haberles Road. The separation distance between the proposed dwelling and the Visitor Accommodation building is approximately 260m. The objective for the 200m setback standard is to prevent conflict from the proposed dwelling (a sensitive use) with adjoining extractive industries (e.g. quarries) and/or resource development (e.g. farming). The land at 147 Haberles Road is used as a private residence and visitor accommodation. This land is not used for agricultural purposes. As such, the setback is considered acceptable.

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

Acceptable Solutions

The following tables include an assessment of compliance against all of the applicable Acceptable Solutions of the Planning Scheme.

Rural Resource Zone		
Scheme Standard	Comment	Assessment
26.3.1 Uses if not a dwelling		
A1	Proposal is for a single dwelling.	Not applicable
A2		Not applicable
A3		Not applicable
A4		Not applicable
A5		Not applicable
26.3.2 Dwellings		
A1	New dwelling, land value \$80,000.	Relies on Performance Criteria
26.3.3 Irrigation District		
A1	Not in a proclaimed irrigation district.	Not applicable
26.4.1 Building Location and Appearance		
A1	Height 5.2m (8m)	Complies
A2.1	44m and 144m (200m)	Relies on Performance Criteria

CODES

E1 Bushfire-Prone Areas Code		
Scheme Standard	Comment	Assessment
E1.2 Application of this Code		
	Not Applicable	Code not applicable

E2 Potentially Contaminated Land Code		
Scheme Standard	Comment	Assessment
E2.2 Application of this Code		
	Not Applicable	Code not applicable

E3 Landslip Code		
Scheme Standard	Comment	Assessment
E3.2 Application of this Code		
	Not mapped as medium hazard band.	Code not applicable

E4 Road and Railway Assets Code		
Scheme Standard	Comment	Assessment
E4.2 Application of this Code		
	No new access. Land used for resource development and only minor intensification. Not a Category 1 or 2 Road.	Code not applicable

E5 Flood Prone Areas Code		
Scheme Standard	Comment	Assessment
E5.2 Application of this Code		
	Not mapped.	Code not applicable

E6 Car Parking and Sustainable Transport Code		
Scheme Standard	Comment	Assessment
E6.2 Application of this Code		
E6.2.1	Code applies to all use and development.	Code is applicable
E6.6.1 Car Parking Numbers		
A1	Ample space for 2 cars.	Complies
E6.6.3 Taxi Drop-off and Pickup		
A1	Sufficient space in access.	Complies
E6.6.4 Motorbike Parking Provisions		
A1	Sufficient space in access.	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strips		
A1	Gravel and drained to paddocks.	Complies
E6.7.2 Design and Layout of Car Parking		

A1	Less than 4 spaces and not located in the General Residential Zone.	Not applicable
A2	Gradient less than 10%. All vehicles can turn onsite. Access width as existing and meets the minimum of E6.2. Turning space adjacent to parking complies with E6.3 (ample space/big property). Complies with As2890.1 so far as applicable to a dwelling and domestic parking.	Complies
E6.7.3 Car Parking Access, Safety and Security		
A1		Not applicable
E6.7.4 Parking for Persons with a Disability		
A1		Not applicable
A2		Not applicable
E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup		
A1		Not applicable
E6.8.1 Pedestrian Walkways		
A1		Not applicable

E7 Scenic Management Code		
Scheme Standard	Comment	Assessment
E7.2 Application of this Code		
E7.2.1		Code not applicable

E8 Biodiversity Code		
Scheme Standard	Comment	Assessment
E8.2 Application of this Code		
	No priority habitat on site, previous forestry – cleared pasture.	Code not applicable

E9 Water Quality Code		
Scheme Standard	Comment	Assessment
E9.2 Application of this Code		
	More than 50m away from a watercourse.	Code not applicable

E10 Recreation and Open Space Code		
Scheme Standard	Comment	Assessment
E10.2 Application of this Code		
E10.2.1	Not a subdivision.	Code not applicable

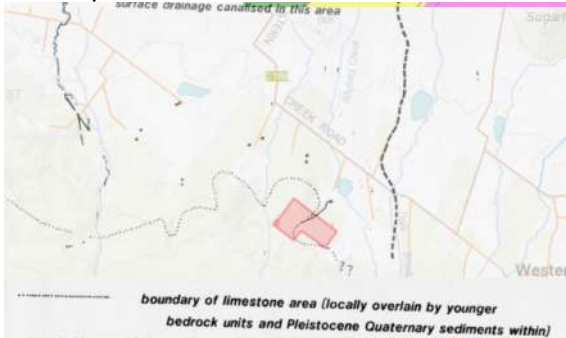
E11 Environmental Impacts and Attenuation Code		
Scheme Standard	Comment	Assessment
E11.2 Application of this Code		
	Not applicable	Code not applicable

E12 Airports Impact Management Code		
Scheme Standard	Comment	Assessment
E12.2 Application of this Code		
	Not applicable	Code not applicable

E13 Local Historic Heritage Code		
Scheme Standard	Comment	Assessment
E13.2 Application of this Code		
E13.2.1	A,B,C) There are no local heritage precincts, places or archaeological significant sites within the planning scheme.	Code not applicable

E14 Signage Code		
Scheme Standard	Comment	Assessment
E14.2 Application of this Code		
	N/A	Code not applicable

E15 Karst Management Code		
Scheme Standard	Comment	Assessment
E15.2 Application of this Code		
	Low sensitivity	Code applicable
E15.4 Use and Development exempt from this Code		
		Exempt
E15.5 Use Standards		
A1	Not applicable	

A2	Wastewater system will be more than 70m from Karst features. Comparison with the big karst map identifies significant cover over the karst on this property.	Complies
A5	Not applicable	
A6	Not applicable	
A7	Not applicable	
E15.6.1 Sedimentation and pollution		
A1	Not applicable	
A2	<p>Karst features not identified within 100m. Proposal is more than 100m from an ephemeral drainage line that flows to a sinkhole more than 500m to the north-east of the dwelling site.</p> <p>Kevin Keirnans 1989 Hydrogeological map identifies the proposed dwelling site as being beyond the boundary of the exposed limestone.</p> 	Complies
A3	No vegetation removal proposed. Already harvested and converted to pasture.	Complies
A4	Development does not fill caves or sinkholes.	Complies
E15.6.2 High Sensitive Karst Features		
A1	Not applicable	
E16 Urban Salinity Code		
Scheme Standard	Comment	Assessment
E16.2 Application of this Code		
E16.2.1	Land not located within the Greater Launceston Urban Salinity Management Area shown on the planning scheme	Code not applicable

	maps.	
--	-------	--

F1 Birralelee Road Industrial Precinct Specific Area Plan		
Scheme Standard	Comment	Assessment
F1.2 Application of Specific Area Plan		
F1.2.1	Land located outside the designated Birralelee Road Industrial Precinct Specific Area Plan.	Code not applicable

Conclusion

It is considered that the application for Use and Development for single dwelling is acceptable in the Rural Resource Zone, can be managed by appropriate conditions 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="Lot 1 Haberles Road"/>	Certificate of Title:	<input type="text" value="170333"/>
Suburb:	<input type="text" value="Western Creek"/>	<input type="text" value="7304"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="30 ha"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Vacant Rural"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- 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 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):	<input type="text" value="\$ 350,000"/>	<i>Includes total cost of building work, landscaping, road works and infrastructure</i>		
Description of work:	<input type="text" value="Residential Dwelling"/>			
Use of building:	<input type="text" value="Residential"/>	<i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i>		
New floor area:	<input type="text" value="227 m<sup>2</sup>"/>	New building height:	<input type="text" value="5.2 m"/>	
Materials:	External walls:	<input type="text" value="Brick Veneer"/>	Colour:	<input type="text" value="Class Medium"/>
	Roof cladding:	<input type="text" value="Colorbond"/>	Colour:	<input type="text" value="Class Dark"/>



Department of Primary Industries,
Parks, Water and Environment

GPO Box 44, Hobart, TAS 7001 Australia
Phone (03) 616 99015
www.parks.tas.gov.au



Enquiries: Annie Tills
Phone: (03) 616 54695
Email: PropertyServices@parks.tas.gov.au
Our ref: File LM-LM-AU-CW-292314

7 October 2020

Mr Nicholas Brandsema
n+b design
8 Brandsema Street
Turners Beach TAS 7315
Email: nick@nplusb.com.au

Dear Mr Brandsema,

**LODGEMENT OF PLANNING APPLICATION
MICHOLAS BRANDSEMA on behalf of TRAVIS LEE & LYNNDELL HOLMES
DEVELOPMENT APPLICATION FOR RESIDENTIAL DWELLING and SHED
Lot 1 HABERLES ROAD WESTERN CREEK**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*, is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Primary Industries, Parks, Water and Environment.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Tony Ryan".

Tony Ryan
Team Leader (Acting Unit Manager, Policy & Projects)
Property Services

SEARCH OF TORRENS TITLE

VOLUME 170333	FOLIO 1
EDITION 1	DATE OF ISSUE 19-Oct-2015

SEARCH DATE : 08-Oct-2019

SEARCH TIME : 10.14 AM

DESCRIPTION OF LAND

Parish of WOODBRIDGE Land District of WESTMORLAND
 Lot 1 on Plan 170333
 Derivation : Whole of Lot 12570 Gtd to H C Bott
 Prior CT 205926/1

SCHEDULE 1

B704781 TRANSFER to RONALD HUDSON THOMAS LEE and DIANNE EDITH LEE

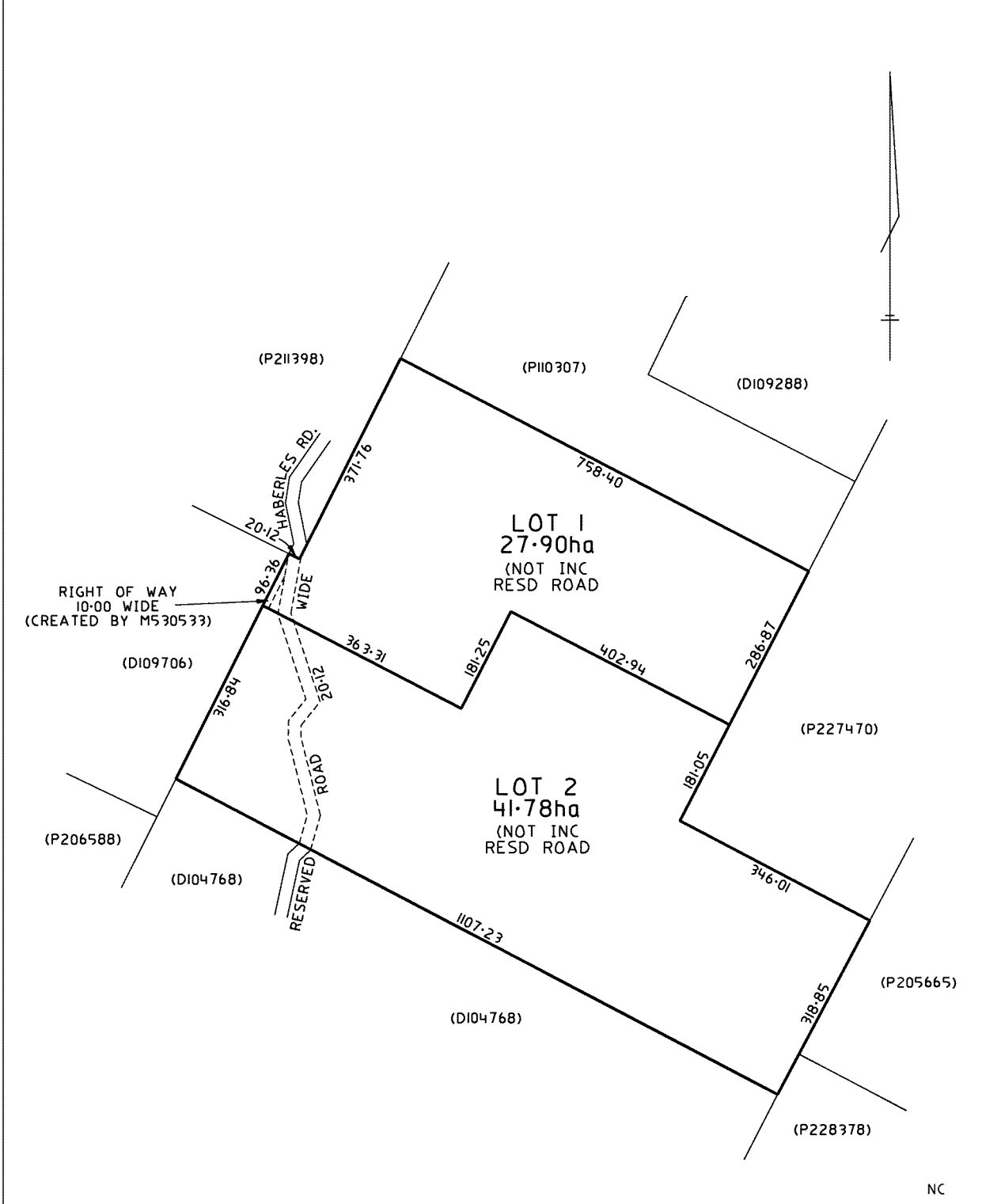
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 M530533 BURDENING EASEMENT: a right of carriageway
 (appurtenant to Lot 2 on Plan 170333) over the land
 marked Right of Way 10.00 Wide on Plan 170333
 Registered 19-Oct-2015 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER		PLAN OF TITLE		Registered Number
FOLIO REFERENCE CT.212758/1 CT.205926/1		LOCATION WESTMORLAND - WOODBRIDGE		P.170333
GRANTEE WHOLE OF LOT 12570 (6BA-3R-30P) GTO TO HORACE CYDER BOTT WHOLE OF LOT 32715 (103A-0R-39P) GTD TO DOUGLAS JOHN JAGO		FIRST SURVEY PLAN No. 32/38 L0, 18/30 L0 COMPILED BY LDRB SCALE 1: 6000 LENGTHS IN METRES		APPROVED 9 OCT 2015 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL COOE No. 121 (4438, 4439)	LAST UPI No	LAST PLAN No. P212758, P205926	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



PROPOSED RESIDENCE & SHED

LOT 1 HABERLES ROAD, WESTERN CREEK

DRAWING SCHEDULE

SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	B	11/11/20
A101	LOCATION PLAN	B	11/11/20
A102	SITE PLAN	B	11/11/20
A103	ELEVATIONS 1 OF 2	B	11/11/20
A104	ELEVATIONS 2 OF 2	B	11/11/20
A105	FLOOR PLAN	B	11/11/20
A106	SLAB PLAN	B	11/11/20
A107	DRAINAGE PLAN	B	11/11/20
A108	FRAMING PLAN	B	11/11/20
A109	ELECTRICAL PLAN	B	11/11/20
A110	REFLECTED CEILING PLAN	B	11/11/20
A111	ROOF FRAMING PLAN	B	11/11/20
A112	TRUSS LAYOUT PLAN	B	11/11/20
A113	ROOF PLAN	B	11/11/20
A114	SECTION A-A	B	11/11/20
A115	DETAILS	B	11/11/20
A116	STANDARD DETAILS	B	11/11/20
A117	WALL TYPES	B	11/11/20
A118	WATERPROOFING 1 OF 2	B	11/11/20
A119	WATERPROOFING 2 OF 2	B	11/11/20
A120	WINDOW & DOOR SCHEDULE	B	11/11/20
A121	LIGHTING CALCULATOR	B	11/11/20
A122	GENERAL NOTES	B	11/11/20

GENERAL INFORMATION

ACCREDITED DESIGNER: **NICHOLAS BRANDSEMA**
 ACCREDITATION NUMBER: **047538582**
 LAND TITLE REFERENCE NUMBER: **170333/1**
 ENERGY ASSESSMENT: **TBA**
 COUNCIL: **MEANDER VALLEY COUNCIL**
 COUNCIL ZONE: **RURAL RESOURCE**

FLOOR AREAS

HOUSE FLOOR AREA: **227m2 (24 SQUARES)**
 DECK AREA: **68m2 (7 SQUARES)**

SITE INFORMATION

SITE AREA: **30 HECTARES**
 DESIGN WIND SPEED: **TBA**
 SOIL CLASSIFICATION: **TBA**
 ALPINE AREA: **NO**
 CORROSION ENVIRONMENT: **N/A**
 BUSHFIRE ATTACK LEVEL: **TBA**
 CLIMATE ZONE: **7**



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 all work relevant NCC & AS

PLANNING AUTHORITY 1

Project
PROPOSED RESIDENCE & SHED
 Location
LOT 1 HABERLES ROAD, WESTERN CREEK
 Client
RONALD LEE & DIANNE LEE

Sheet Title
COVER PAGE

Drawn	Issue Date	Project No.	Revision
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Sheet Number

A100

/A122



LOCATION PLAN
 PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS
 SECONDARY CONTOURS SHOWN AT 250mm INTERVALS
 ALL RL LEVELS REFER TO FFL LEVEL, SITE DATUM POINT ??

DRIVEWAY
 SELECTED GRAVEL FINISH.

GENERAL NOTES:
 DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT THE DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE COSTRUCTION PROCESS.

EXCAVATION:
 ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB. RETAIN ALL ACCESES AND SERVICES AS INDICATED. MAKE GOOD.

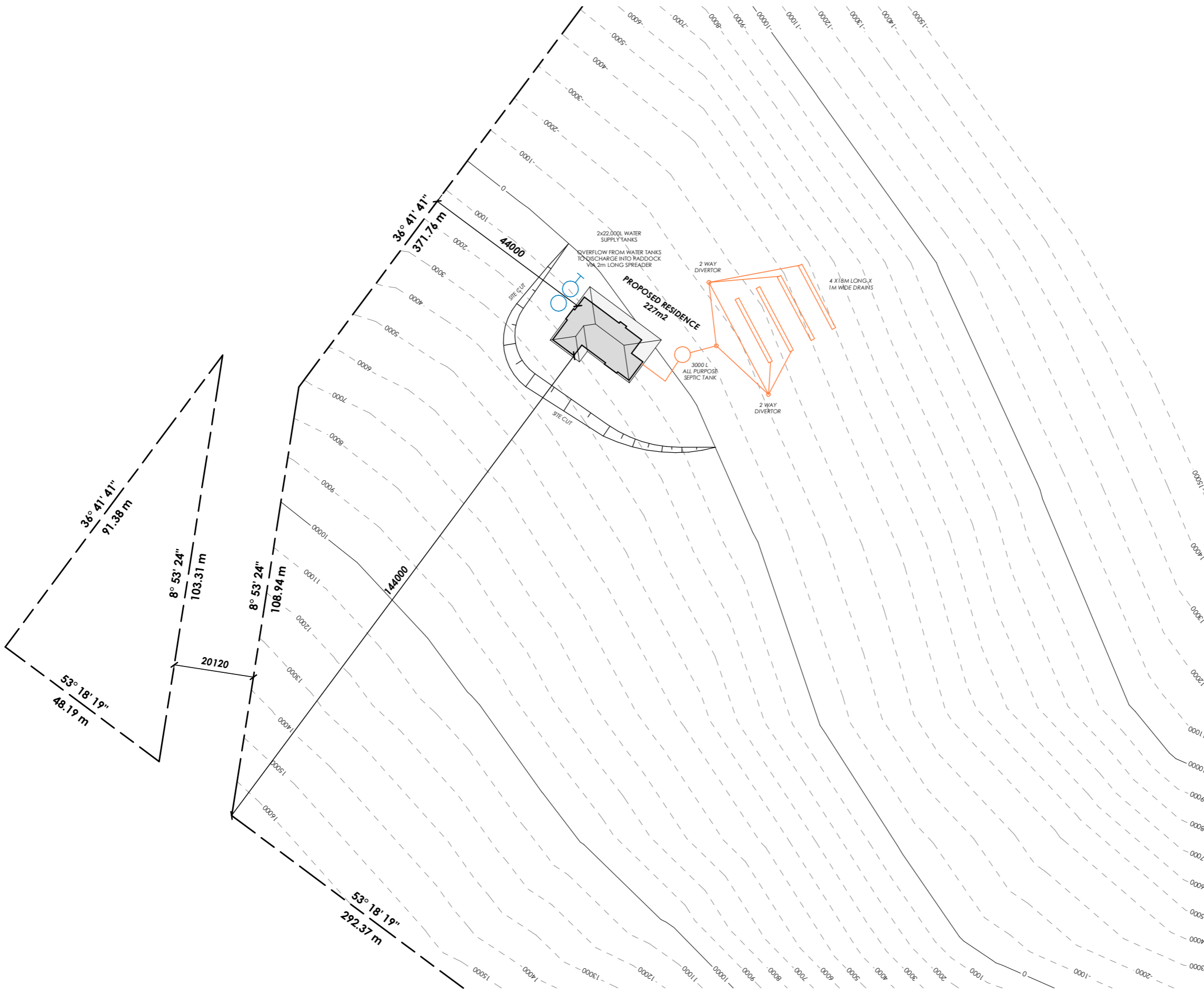
SETTING OUT:
 THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMENCING ANY WORKS, AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

ALL SETOUT DIMENSIONS SHOWN ARE TO THE OUTSIDE FACE OF THE EXTERNAL THE CLADDING OR VENEER.

PROTECTION WORK (SECTION 121 OF THE BUILDING ACT)
 IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A SUPPORT. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE).

 **LOCATION PLAN**
 Scale 1 : 3000

 <p>22 Fieldings Way Ulverstone, Tasmania Australia 7315</p> <p>m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16</p>	<p>Issued As PLANNING</p> <p>Scale A3 1 : 3000</p>	<p>Revision</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>11/11/20</td> <td>Issued as PLANNING</td> </tr> </tbody> </table> <p>do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS</p>	No.	Date	Description	B	11/11/20	Issued as PLANNING	<p>Project PROPOSED RESIDENCE & SHED</p> <p>Location LOT 1 HABERLES ROAD, WESTERN CREEK</p> <p>Client RONALD LEE & DIANNE LEE</p>	<p>Sheet Title LOCATION PLAN</p> <table border="1"> <thead> <tr> <th>Drawn</th> <th>Issue Date</th> <th>Project No.</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td>NJB</td> <td>11/11/20</td> <td>P19038</td> <td>B</td> </tr> </tbody> </table>	Drawn	Issue Date	Project No.	Revision	NJB	11/11/20	P19038	B	<p>Sheet Number A101 /A122</p>
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<p>PLANNING AUTHORITY 1</p>																			



SITE PLAN LEGEND & NOTES

- ⊕ NEW LEVELS
- △ ONSITE DATUM POINT
- EXISTING PRIMARY SITE CONTOUR
- - - EXISTING SECONDARY SITE CONTOUR
- BOUNDARY LINE

RL - REDUCED LEVEL
 PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS
 SECONDARY CONTOURS SHOWN AT 250mm INTERVALS
 ALL RL LEVELS REFER TO FFL LEVEL, SITE DATUM POINT ??

DRIVEWAY
 EXPOSED AGGREGATE 120mm THICK 25MPa CONCRETE WITH SAW CUTS AT 4000mm CRS, 24 HOURS AFTER POURING. AGGREGATE STYLE AND FINISH TO BE CONFIRMED BY OWNER.

GENERAL NOTES:
 DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT THE DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE COSTRUCTION PROCESS.

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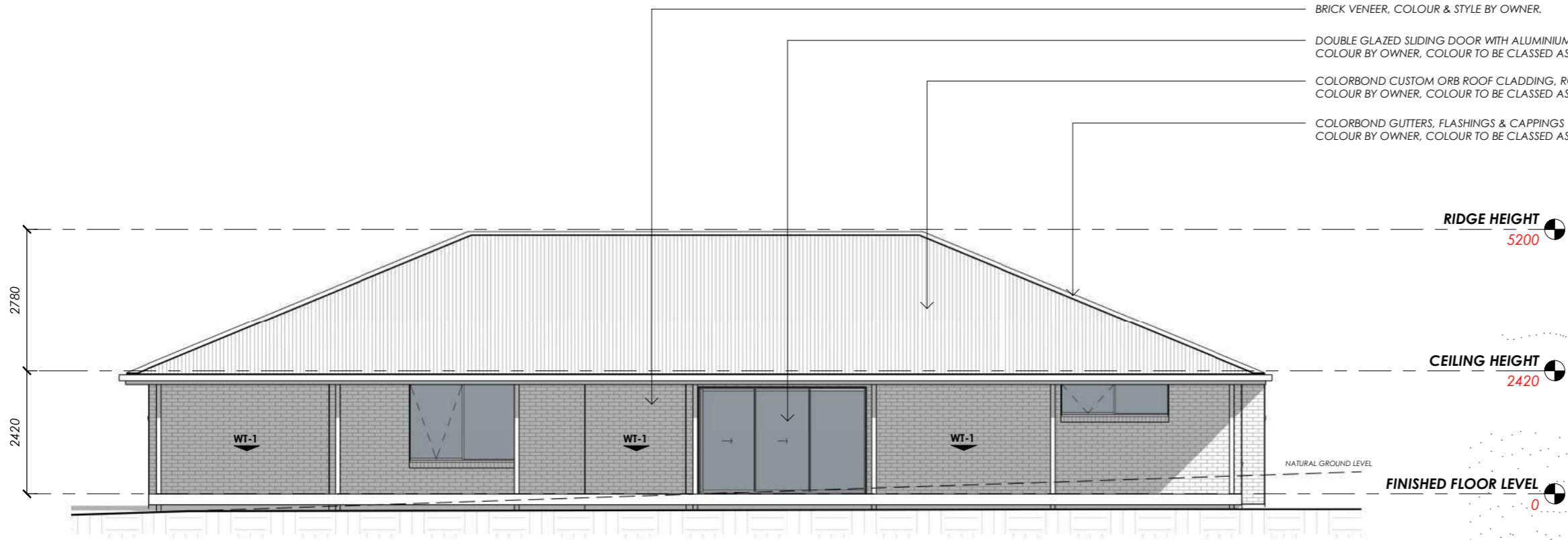
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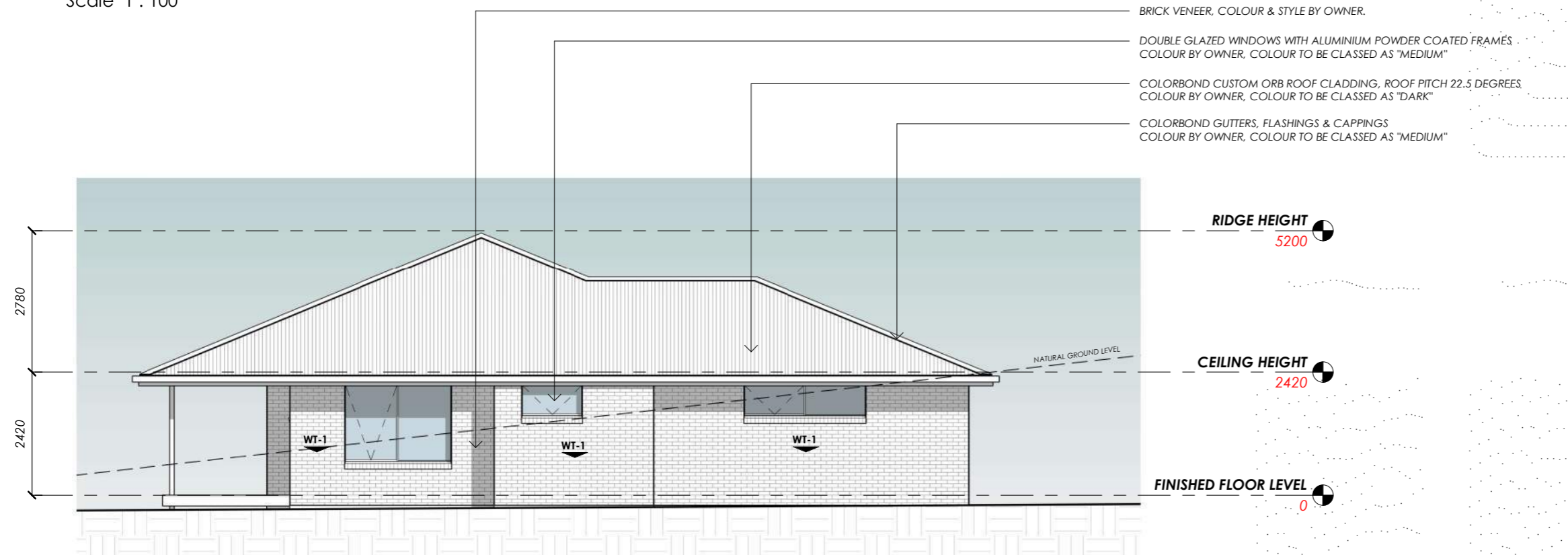
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PLANNING AUTHORITY 1



NORTH ELEVATION
Scale 1 : 100



WEST ELEVATION
Scale 1 : 100



WALL | FACADE MATERIALS & FINISHES

WT-1 BRICK VENEER, COLOUR & STYLE BY OWNER.

EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5
EAVE WIDTH OVERHANG - 600mm

EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET TRIMMERS LOCATED WITHIN 1200mm OF EXTERNAL CORNERS TO BE SPACED @ 500mm CENTERS. REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF EXTERNAL CORNERS @ 200mm CENTERS, REMAINDER OF SHEET - 300mm CENTERS

LYSAGHT TRIMDEK ROOF CLADDING
SHEETING SELECTED BY CLIENT & INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS & AS1562 COLOUR TO BE CLASSED AS "DARK"

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED. ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS

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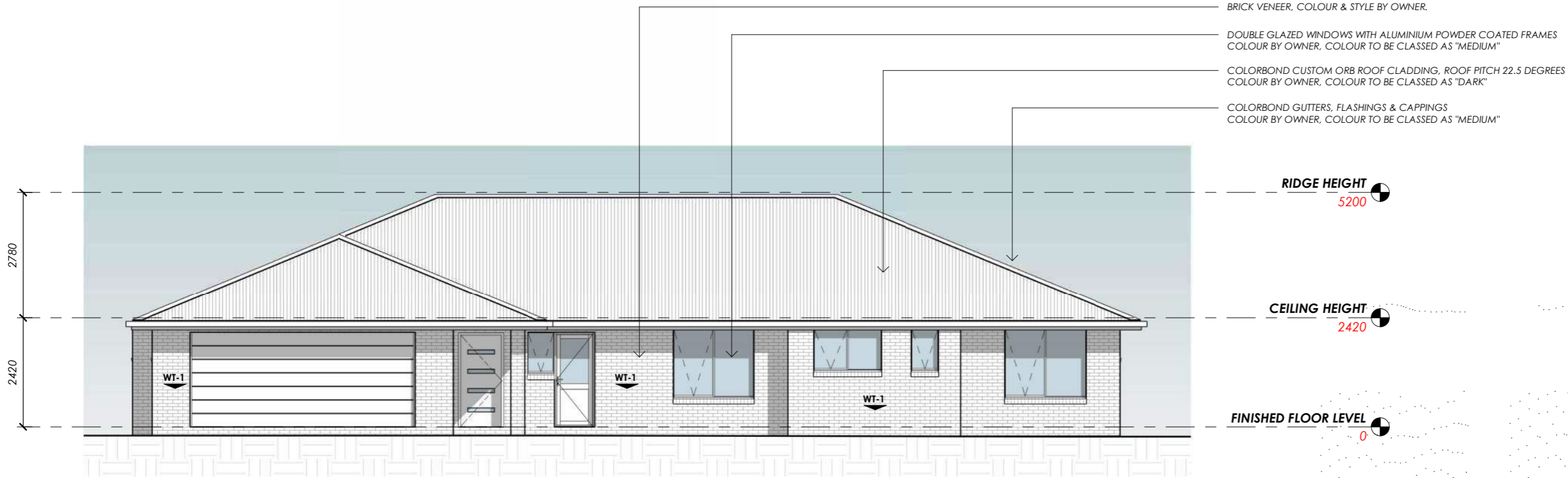
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Sheet Title
ELEVATIONS 1 OF 2

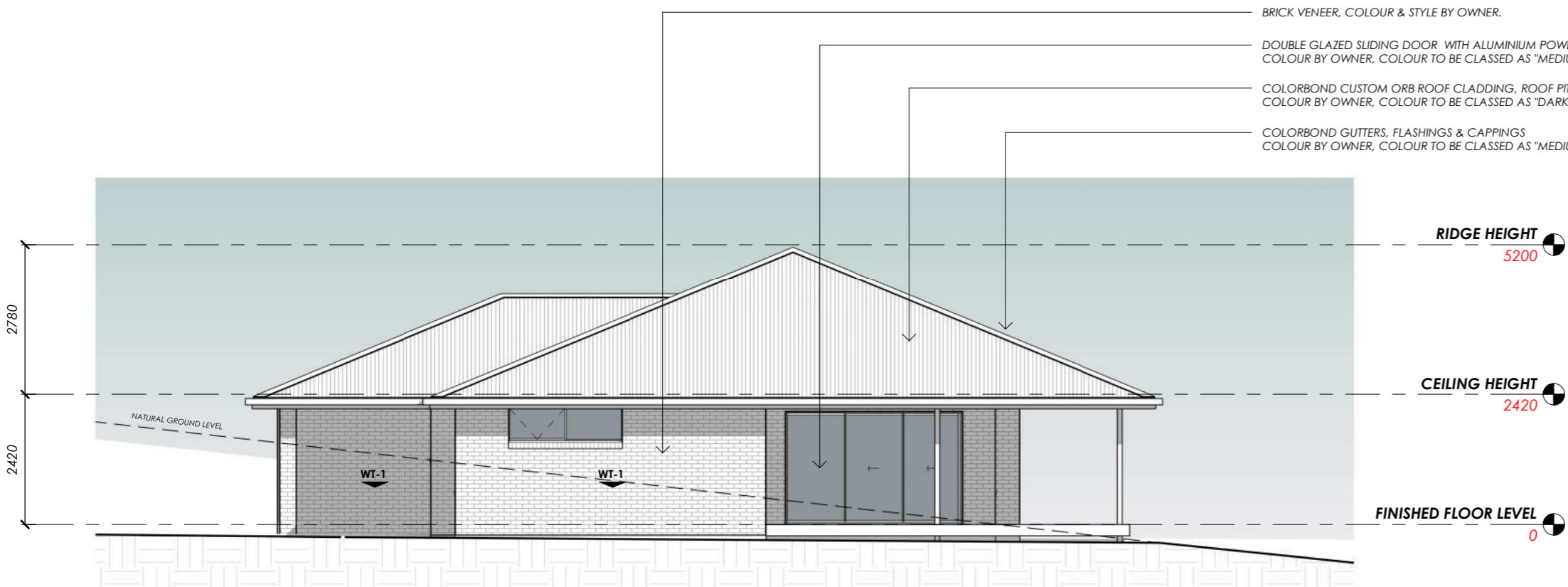
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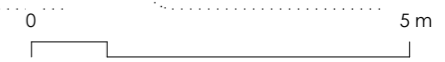
SOUTH ELEVATION
Scale 1 : 100



EAST ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 BRICK VENEER, COLOUR & STYLE BY OWNER.



EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5
EAVE WIDTH OVERHANG - 600mm

EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET TRIMMERS LOCATED WITHIN 1200mm OF EXTERNAL CORNERS TO BE SPACED @ 500mm CENTERS. REMAINDER OF SHEET - 700mm CENTERS

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Sheet Title
ELEVATIONS 2 OF 2
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PLANNING AUTHORITY 1



FLOOR PLAN & FINISH LEGEND

- SECTION MARKER. REFER TO CORRESPONDING SHEET FOR MORE DETAIL
- ELEVATION MARKER. REFER TO CORRESPONDING SHEET FOR MORE DETAIL
- WINDOW MARKER. REFER TO WINDOW SCHEDULE FOR MORE INFORMATION.
- DOOR MARKER. REFER TO DOOR SCHEDULE FOR MORE INFORMATION.
- WALL TYPE MARKER. REFER TO WALL DETAILS DRAWING FOR MORE INFORMATION.

D.P. 90mm UPVC STORMWATER DOWN PIPE

FLOOR AREA - 227m² (24 SQUARES)
DECK AREA - 68m² (7 SQUARES)

VINYL
FLOOR AREA APPROX - 80m²
 5mm SELECTED VINYL PLANK FLOORING

CARPET
FLOOR AREA APPROX - 60m²
 SELECTED CARPET AND UNDERLAY

TILES
FLOOR AREA APPROX - 22m²
 SELECTED TILES, GROUT, SEALANT, TRIMS SEALED PRIOR WITH A WATERPROOF MEMBRANE SYSTEM

CONCRETE
FLOOR AREA APPROX - 38m²
 NO SURFACE FINISH REQUIRED.

SKIRTING 66x18 PRE PRIMED BEVELLED SKIRTINGBOARD, PAINT TO FINISH.

FLOOR PLAN
 Scale 1 : 100

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PLANNING AUTHORITY 1

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 Client
RONALD LEE & DIANNE LEE

Sheet Title
FLOOR PLAN

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RJK
CONSULTING
ENGINEERS

ON-SITE WASTEWATER DESIGN REPORT

Report prepared for:

Lot 1 Haberles Road
Western Creek TAS 7304

Title Ref: 170333/1
PID: 66272146

CONTACT

RJK CONSULTING ENGINEERS

Phone:
0400 642 462

Address:
Po Box 128
Prospect TAS 7250

Email:
mail@rjkconsultants.com.au



Document Contact

RJK Consulting Engineers

ABN: 71 162 701 528

Risden Knightley

BE (Civil), Ass Dip Civil Eng, FIEAust, CC 2539X

Telephone: 0400 642 462

Document Information

Client: Platinum Pro Construction

Project Reference: 19/20 TAS 110

Date: 4 March 2020

Version Number: V1

Effective Date: 4 March 2020

Date Approved: 4 March 2020

Document History

Version	Effective Date	Description of Revision	Prepared by:	Reviewed by:



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Appendices

Appendix A – Profile Log

Appendix B – Test Pit Location

Appendix C – Wastewater Plan & Cross Section Detail

Appendix D – Form 35

Appendix E – Loading Certificate

1. **Report Specifics**

This report provides recommendations relating to site-specific investigations and detailed design. This study has been completed based on AS 1547/2012 and the calculations required by this standard.

Assessment is for the purpose of determining wastewater disposal requirements for a proposed residence consisting of 4 bedrooms.

<u>Location</u>	Lot 1 Haberles Road, Western Creek, TAS, 7304
<u>Municipality</u>	Meander Valley
<u>Client</u>	Platinum Pro Construction
<u>Address</u>	As Detailed
<u>Phone</u>	N/A
<u>Site Plan</u>	Detailed by Others
<u>Title Reference</u>	170333/1
<u>Date of Inspection</u>	10 February 2020
<u>Water Supply</u>	Tank Water

Figure 1 - Property location



Context Plan

List Map: Volume 170333 Folio 1

2. Site and Soil Evaluation

2.1 Site Information

The site is located on the eastern side of Haberles Road and is a large parcel of land sloping towards the north. It is surrounded by pasture/farmland.

<u>Land use</u>	Rural Resource
<u>Waterways</u>	Water course /drainage feature located to the east of the house location greater than 100 m
<u>History</u>	Plantation
<u>Climate</u>	Annual rainfall for the area is approximately 1165.7mm (Refer BOM Site 091150)

Figure 2 -Waterways in and around property



2.2 Soil Assessment

An excavation (Test Hole) was completed to identify the distribution of, and variation in soil material. The trench excavation was made using a hand auger. Refer to the Soil Profile Log attached - Appendix A.

2.3 Soil Profile

2.3.1 Category:- In accordance with AS 1547/2012, for on-site waste water management, the soil on the property is classified as **Category 3**.

2.3.2 Structure:- The **loam soil** is **weakly structured** as confirmed by soil profiling.

2.3.3 Indicative Permeability:- The loam soil has drained permeability of **0.5-1.5 (m/day)** as confirmed by soil permeability testing.

2.4 Set Back Considerations

Table R1 of AS/NZS1547:2012 gives overall set back distances that are considered commensurate for the level of risk to public health and the environment. Determination of these set back guidelines is subject to the regulatory authority rules.

In addition, the Director's Guidelines of Building Control for On-site Wastewater Management Systems provides for sustainable on-site wastewater management through provision of appropriately designed and located land application areas and wastewater treatment units. These are addressed as follows:

Acceptable Solutions	Performance Criteria	Comments
<p>A1</p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <p>a) be no less than 6m; or</p> <p>b) be no less than:</p> <p>(i) 3m from an upslope building or level building;</p> <p>(ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building;</p> <p>(iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.</p>	<p>P1</p> <p>a) The land application area is located so that:</p> <p>(i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low; and</p> <p>(ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation.</p>	<p>Meets P1 Bearing capacity has been assessed and will not influence</p>

<p>A2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b)</p> <p>(a) be no less than 100m; or</p> <p>(b) be no less than the following:</p> <p>(i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or</p> <p>(ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.</p>	<p>P2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with all of the following:</p> <p>a) Setbacks must be consistent with AS/NZS 1547 Appendix R;</p> <p>b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>N/A</p>
<p>A3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with either of the following:</p> <p>(a) be no less than 40m from a property boundary; or</p> <p>(b) be no less than:</p> <p>(i) 1.5m from an upslope or level property boundary; and</p> <p>(ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or</p> <p>(iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary</p>	<p>P3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>Meets A3</p>
<p>A4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.</p>	<p>P4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable</p>	<p>N/A</p>

<p>A5</p> <p>Vertical separation distance between groundwater and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent</p>	<p>P5</p> <p>Vertical separation distance between groundwater and a land application area must comply with the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable</p>	<p>Meets A5</p>
<p>A6</p> <p>Vertical separation distance between a limiting layer and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent.</p>	<p>P6</p> <p>Vertical setback must be consistent with AS/NZS1547 Appendix R.</p>	<p>Meets A6</p>
<p>A7</p> <p>nil</p>	<p>P7</p> <p>A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties</p> <p>Note: Part 6 of the Building Act 2016 specifies requirements for protection work which apply to plumbing work including a wastewater treatment unit.</p>	<p>System is secondary treated. Nil impact.</p>

2.5 System Selection

Taking into account the Site and Soil Evaluation specifics and in consultation with Table K1 of AS 1547:2012, the most suitable onsite wastewater design for this site is a septic tank followed by trenches.

3. **System Design**

3.1 **Allowance**

As the proposed development will be on tank water, in accordance with Table H1 calculations have been based on an allowance of 120 litres per person per day.

3.2 **Design Load Rate (DLR)**

The recommended DLR for trenches in consultation with Table L1 of AS 1547/2012 for primary treatment has been assessed as 10 mm/day

3.3 **Design Calculation**

Calculation as per AS1547: $L = Q/DLR \times W$

Where,	L	= Length of bed in metres	72
	Q	= Design daily flow rate in L per day	720 (120*6)
	DLR	= Design Loading Rate in mm/day	10
	W	= Width in metres	1

Therefore, L = 72m

4. **System Recommendation(s)**

4.1 **Septic Tank**

On this basis, it is recommended that primary treatment be through a new 3000L all waste septic tank, with outlet filters.

4.2 **Absorption area**

Following the septic tank are 4 absorption beds, each being 18 metres long, 1 metre wide and 450 millimetres deep. Refer to the attached Cross Section plan for construction details.

Disposal area to be a primary area of 380m², which includes the perimeter strip with a 1 metre setback around each trench.

5. System Operational Considerations

Installation of an all waste septic tank requires consideration for ongoing maintenance and care of the system to ensure its longevity. It is essential that manufacturers guidelines are adhered to and maintenance requirements are carried out.

In relation to the septic tank, low sodium/phosphorus products are to be utilised, together with optimisation of washing regimes to limit overloading of water allowance when taking into consideration washing machine and dishwasher usage and personal bathing/hygiene.

A regular (yearly) inspection should be carried out to evaluate solids and soap build up in the septic tank. When levels have reached approximately 75% tank capacity, pump out is to occur. The maintenance of the bed is to be carried out as per the manufacturer's guidelines. It is important to note that the area is to be protected from vehicles and livestock.

6. Risk Assessment

The following table outlines assessed risks and rankings in relation to the system recommendation.

Risk	Estimated Level	Mitigation Measures & Reassessed Risk Level
Wastewater System Hydraulic Failure	High	Decrease solids in wastewater discharged. Install outlet filter on septic tank. (LOW)
Marginal Soil Conditions / Removal of Vegetation	Medium	Ensure sufficient topsoil depth and plant density. (LOW)
Pipe Blockage	Medium	Provision of system care and maintenance guidelines to homeowner by manufacturer. (LOW)
Sludge / Scum Solids Filling Tank - Overflow	High	Inspection / pump out of tank to be conducted on a regular basis. Ensure pump outs are carried out in accordance with manufacturer's guidelines. (LOW)
Biological Failure from Chemical Poisoning	High	Education of property owners. Use of low sodium/phosphorous products. (LOW)
Pipe Damage	High	The infiltration area is to be protected by fencing or by other appropriate means. No vehicles or animal compaction. (LOW)
Appropriate Installation	High	Installation by suitably qualified and endorsed installer. Inspection required to ensure appropriate installation. (LOW)

Erosion	Low	Erosion unlikely. Cut off drain to be installed with appropriate setbacks. (LOW)
Siltation and Sedimentation	Low	The waterway is approx. 188 metres from the infiltraton area. Necessary to maintain grass cover and appropriate setback from boundaries. (LOW)
Flood	Low	Nil flood implications. (LOW)
Impact of Reserve Provisions	Low	There is sufficient area on site for reserve, if required. Detailed on wastewater plan. (LOW)

7. Limitations

Site and soil evaluation according to AS 1547/2012. Land application system design and sizing according to water budgeting in AS 1547/2012.

Valid for site and soil conditions as inspection or as prescribed in landscaping plans. Valid for the loading rate assigned from present fixtures in the dwelling or based upon the information supplied by or on behalf of the owners being true and correct. The system designed will in the future require additional maintenance to keep it operational.

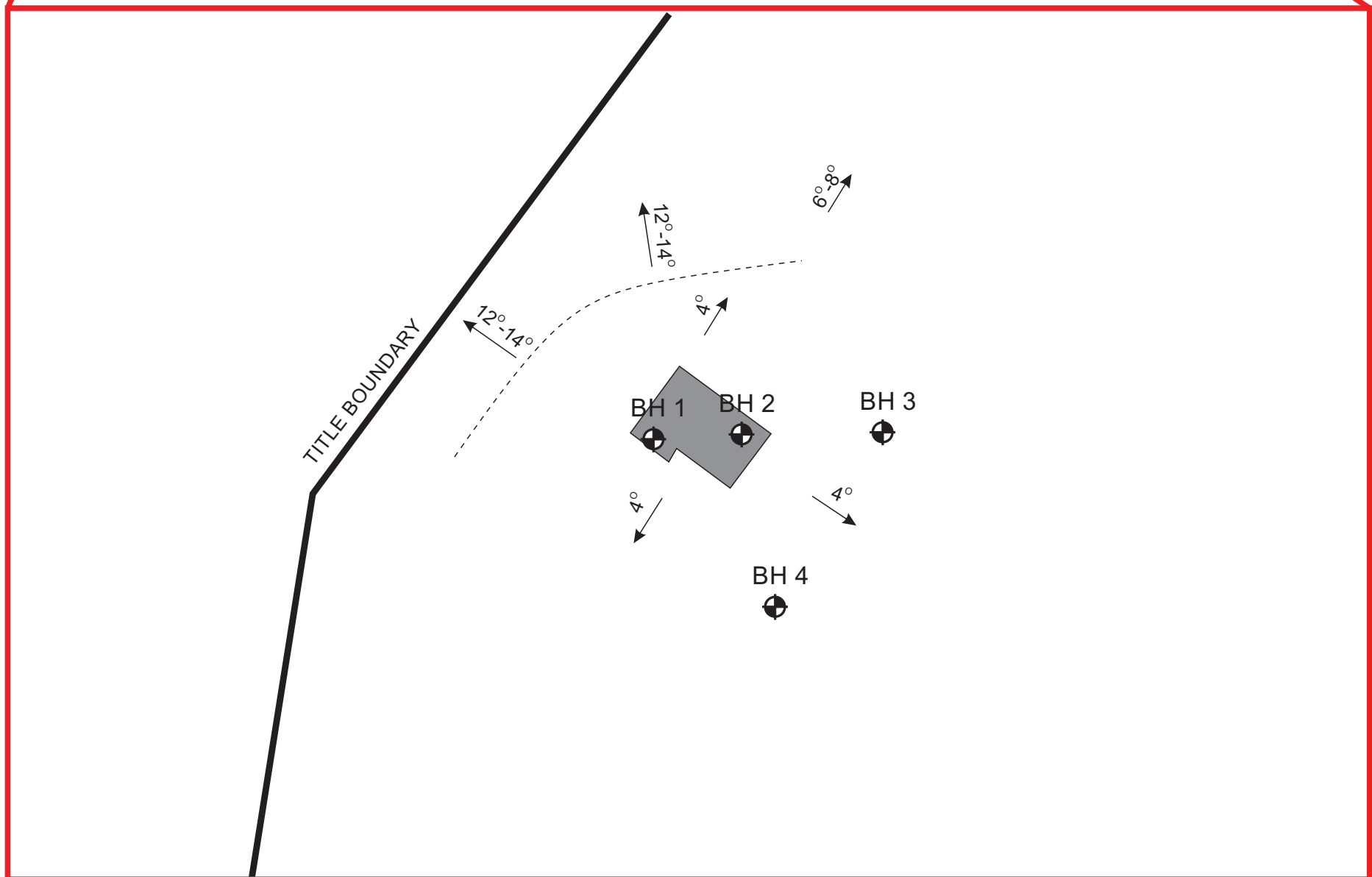
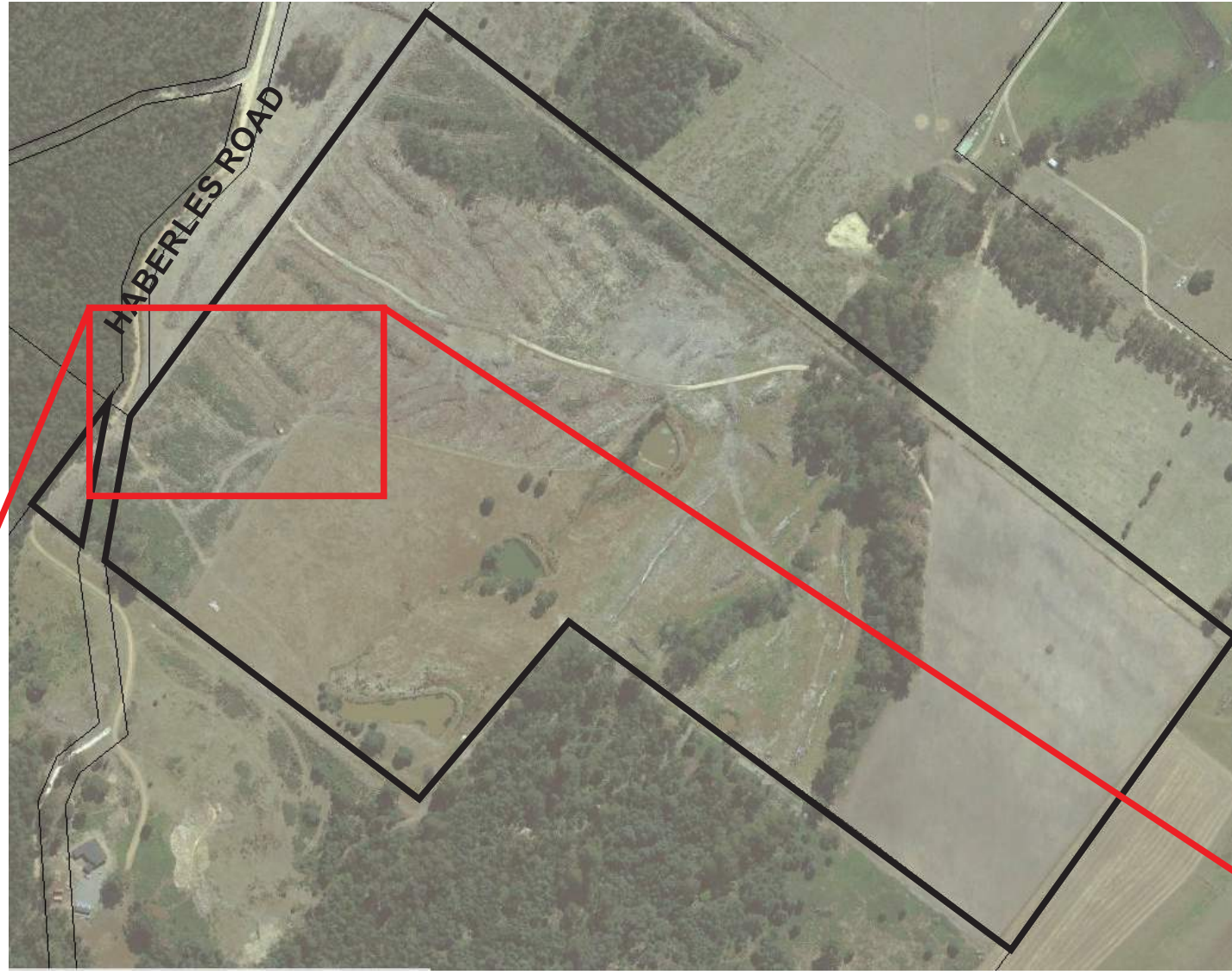
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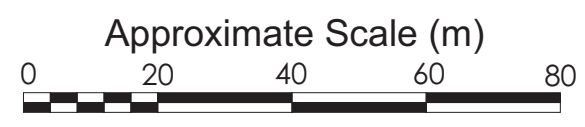
Risden Knightley BE (Civil)

Ass Dip Civil Eng, FIEAust, CC 2539X

4 March 2020



Legend



- BH 1 Approximate Borehole Location
- 5° Approximate Slope Angle
- Approximate Change in Slope

GEOTON Pty Ltd			
date	28/01/2020	drawn	AF
scale	As Shown	approved	TB
original size	A3	rev	

client:	PLATINUM PRO CONSTRUCTION		
project:	LOT 1 HABERLES ROAD WESTERN CREEK		
title:	SITE PLAN		
project no:	GL19531A	figure no.	1

Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

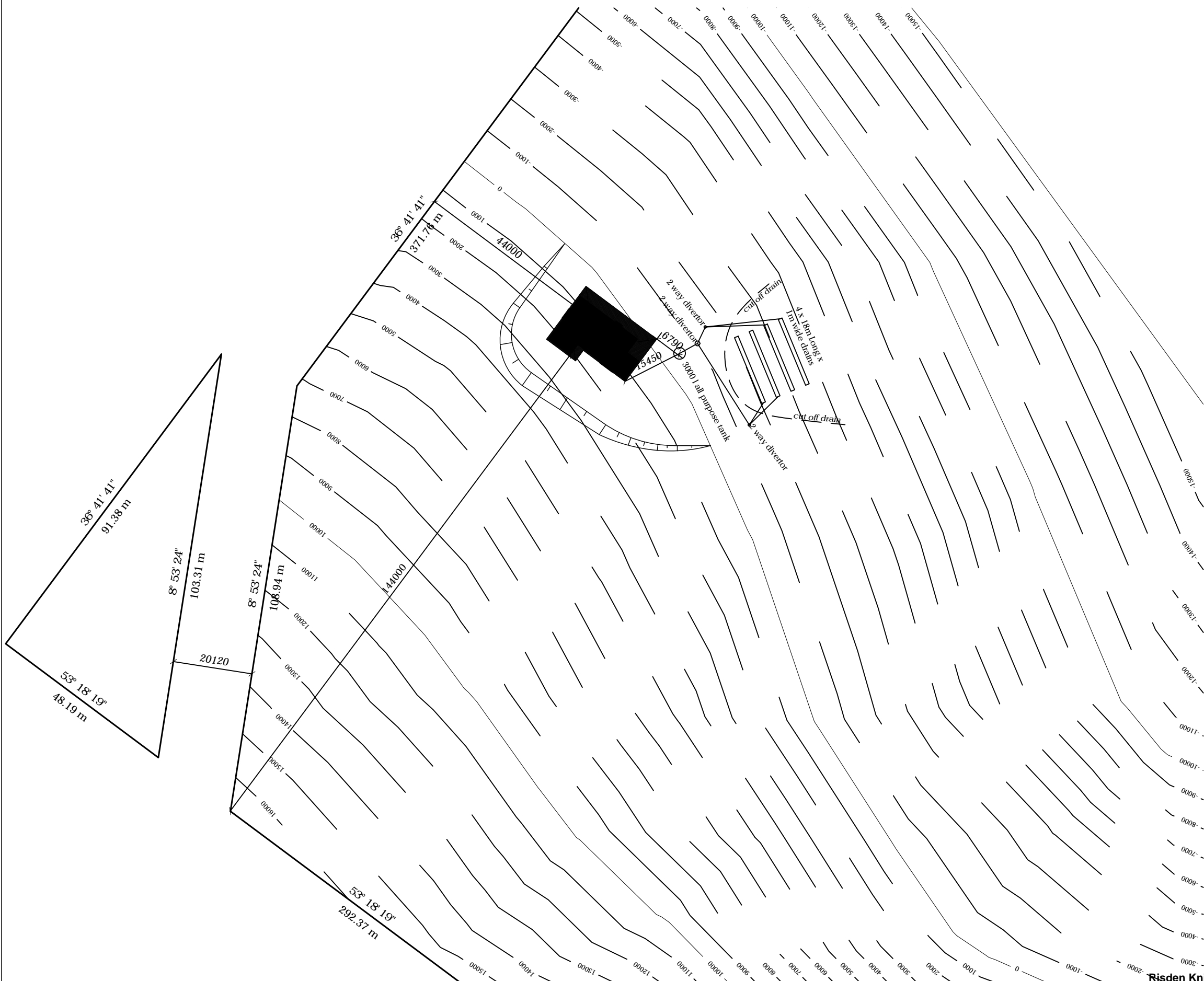
Tel (03) 6326 5001

Borehole no. BH3

Sheet no. 1 of 1

Job no. GL19531A

Client :		Platinum Pro Construction				Date :		26/11/19		
Project :		Site Classification				Logged By :		AF		
Location :		Lot 1 Haberles Road, Western Creek								
Drill model :		Drilltech		Easting: 455 412		Slope: 90 ^o		RL Surface :		
Hole diameter :		150mm		Northing: 5390 471		Bearing: -		Datum :		
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25	CI	TOPSOIL - Clayey Silt, low plasticity, dark brown, trace fine gravel	M	F	
							Silty CLAY - medium plasticity, light brown, trace fine grained sand, trace fine to medium gravel	D	Fb	
					0.50					
					0.75		Cobbles			
					1.00		Dark brown mottles			
					1.25					
					1.50		Borehole BH3 refusal @ 1.4m on inferred highly weathered rock			
					1.75					
					2.00					
					2.25					



D	??	??	??
C	??	??	??
B	??	??	??
A	??	??	??

Rev Details Chk Date
 Address: Po Box 128 Prospect Tasmania 7250
 Ph: 0400 642 469 Email: rjkmail@netspace.net.au

**PROPOSED NEW DEVELOPMENT
 LOT 1 HABERLES ROAD
 WESTERN CREEK**

WASTEWATER PLAN

DO NOT SCALE. If in doubt ask for dimensions.

Surveyed	N/A	N/A	Checked	
Designed	N/A	N/A	Approved	
Drawn	N/A	N/A		

Scales A1	Scales A3	Job No.
N/A		9/20 TAS 110

CAD Path \File path	Sheet	of	Sheets	Rev.
File Name	S1			A

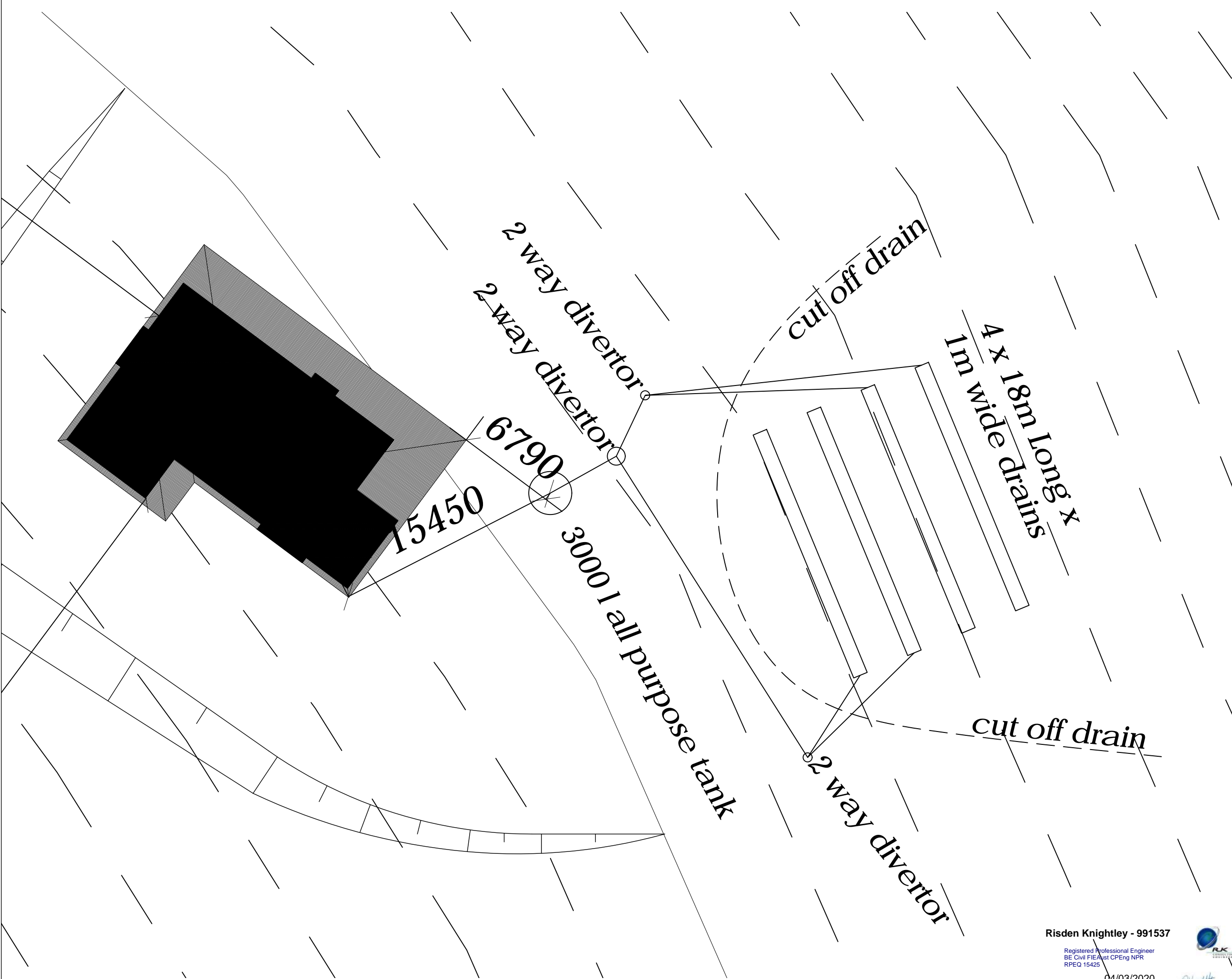
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Risden Knightley - 991537

Registered Professional Engineer
 BE Civil FIEAust CPEng NPR
 RPEQ 15425

04/03/2020

Tasmanian Accreditation No. CC2539X



D	??	??
C	??	??
B	??	??
A	??	??
Rev	Details	Chk Date

Address: Po Box 128 Prospect Tasmania 7250
 Ph: 0400 642 469 Email: rjkmall@netspace.net.au

**PROPOSED NEW DEVELOPMENT
 LOT 1 HABERLES ROAD
 WESTERN CREEK**

WASTEWATER PLAN

DO NOT SCALE. If in doubt ask for dimensions.

Surveyed	N/A	N/A	Checked	
Designed	N/A	N/A	Approved	
Drawn	N/A	N/A		

Scales A1	Scales A3	Job No.
N/A		9/20 TAS 110

CAD Path \File	Sheet	of	Sheets	Rev.
path	S 2			A
File Name				

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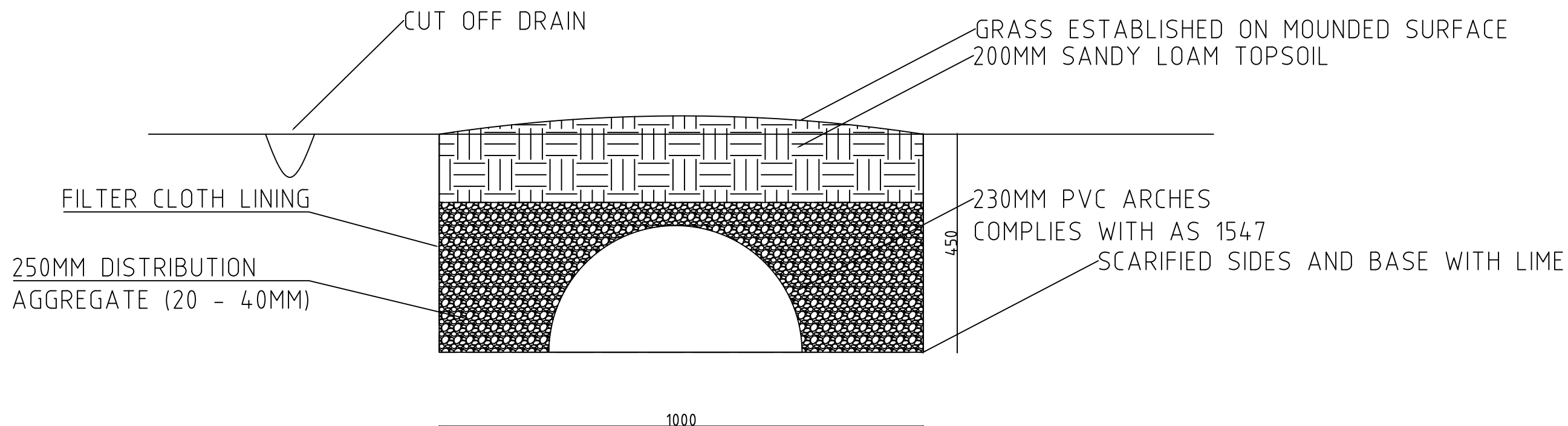
Risden Knightley - 991537

Registered Professional Engineer
 BE Civil FIE Aust CPEng NPR
 RPEQ 15425

04/03/2020

Tasmanian Accreditation No. CC2539X





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C	??		??
B	??		??
A	??		??

Rev Details Chk Date
Address: Po Box 128 Prospect Tasmania 7250
Ph: 0400 642 469 Email: rjkmail@netspace.net.au

**PROPOSED NEW DEVELOPMENT
LOT 1 HABERLES ROAD
WESTERN CREEK**

BED DETAIL

DO NOT SCALE. If in doubt ask for dimensions.

Surveyed	N/A	N/A	Checked	
Designed	N/A	N/A	Approved	
Drawn	N/A	N/A		

Scales A1	Scales A3	Job No.
N/A		19/20 TAS 110

CAD Path\File path	Sheet	of	Sheets	Rev.
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Risden Knightley - 991537

Registered Professional Engineer
BE Civil FIEAust CPEng NPR
RPEQ 15425

04/03/2020

Tasmanian Accreditation No. CC2539X




CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: *Owner name*
 Address
 Suburb/postcode

Designer details:

Name: *Category:*
 Business name: *Phone No:*
 Business address:
 Fax No:
Licence No: *Email address:*

Details of the proposed work:

Owner/Applicant *Designer's project reference No.*
Address: *Lot No:*

Type of work: Building work Plumbing work *(X all applicable)*

Description of work:

(new building / alteration / addition / repair / removal / re-erection / water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input checked="" type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	

Deemed-to-Satisfy: Performance Solution: *(X the appropriate box)*

Other details:

Site assessment and design for installation of domestic on-site wastewater disposal system

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports: Wastewater Report	Prepared by: RJK Consulting Engineers	Date: 04/03/2020

Standards, codes or guidelines relied on in design process:

AS 1547-2012


Any other relevant documentation:

Attribution as designer:

I Risden Knightley am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Risden Knightley		04/03/2020
Licence No:	CC2539X		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.
If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.
TasWater must then be contacted to determine if the proposed works are Certifiable Works.

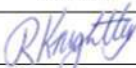
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- The works will not increase the demand for water supplied by TasWater
- The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater’s sewerage infrastructure
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater’s infrastructure
- The works will not damage or interfere with TasWater’s works
- The works will not adversely affect TasWater’s operations
- The work are not within 2m of TasWater’s infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- If the property is connected to TasWater’s water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I Risden Knightley being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Risden Knightley		04/03/2020



AS1547/2012 – Loading Certificate

This loading certificate sets out the design criteria and the limitations associated with use of the system, being septic tank and trenches.

Site Address: Lot 1 Haberles Rd, Western Creek, TAS, 7304
(CT 170333/1)

System Capacity: 6 persons @120L/person/day

Summary of Design Criteria

DLR: 10 mm/day

Trench area: 380m²

Reserve area location/use: Assigned

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of trenches and large land area.

Overloading consequences: Continued overloading may cause hydraulic failure of the area and require upgrading/extension of the area. Risk considered acceptable due to yearly emptying of tank.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non-occupation. Under such circumstances additional maintenance of the system may be required. Risk considered acceptable due to permanent occupancy.

Lack of maintenance/monitoring consequences: Issues of underloading/overloading and condition of the bed area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer.

Prepared By:

Risden Knightley BE (Civil), Ass Dip Civil Eng, FIEAust, CC 2539X
PO Box 128, Prospect 7250
Mobile: 0400 642 469

Email: mail@rjkconsultants.com.au

Travis Lee

Agricultural Assessment & Planning Scheme Compliance Report of Property Title 170333/1 Haberles Road, Western Creek

December 2018 – Revised March 2020 – Revised November 2020





Macquarie Franklin was formed in April 2011 by the merger of two Tasmanian based consulting firms - Agricultural Resource Management (ARM) and Davey & Maynard.

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Web: www.macquariefranklin.com.au

Report author: Jason Lynch B.App.Sci.(hort)
Senior Consultant

An appropriate citation for this report is: Macquarie Franklin, Property Title 170333/1 Haberles Road Western Creek – *Agricultural Assessment & Planning Scheme Compliance Report – REVISED November 2020*

This report has been prepared in accordance with the scope of services described in the contract or agreement between Macquarie Franklin and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Macquarie Franklin accepts no responsibility for its use by other parties.

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Table 4 Potential risk to neighbouring agricultural activity 16

1 Purpose

This report has been undertaken on behalf of the proponent (Travis Lee) and will accompany an application to the Meander Valley Council seeking approval to build a residential dwelling on property title 170333/1 Western Creek.

The document provides an agricultural assessment of the property in question and reports on how the proposal complies with provisions of the Meander Valley Interim Planning Scheme 2013.

1.1 Land Capability

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with Class 1 being the most resilient to degradation processes and Class 7 the least. Class 1, 2 and 3 is collectively termed “prime agricultural land”. For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

In providing my opinion, I wish to advise that I possess a B.App.Sci.(hort) and am a member of the Australian Institute of Agriculture. I have over 20 years experience in the agricultural industry in Tasmania. I am skilled to undertake agricultural and development assessments as well as land capability studies. I have previously been engaged by property owners, independent planners, and surveyors to undertake assessments within the Burnie, Brighton, Central Coast, Circular Head, Clarence, Georgetown, Kentish, Huon, Latrobe, Launceston, Meander Valley, Northern Midlands, Southern Midlands and Waratah-Wynyard municipalities.

1.2 Meander Valley Council Interim Planning Scheme 2013

The Scheme (operative date 19th October 2013) sets out the requirements for use and development of land in the Meander Valley municipality in accordance with the Land Use and Approvals Act 1993.

2 Property Details

2.1 Location

The subject property is located at property title 170333/1 and is accessed off Haberles Road, Western Creek.

The property covers a total of approximately 30 hectares of land, and consists of 27.8 hectares of pasture land with the balance covered by forest which is largely associated with the riparian vegetation adjacent to the waterway (a tributary of Ritchies Creek) on the central eastern area of the block.

Property ID	Title Reference	Address	Hectares (Approx)
6272146	170333/1	Haberles Road, Western Creek 7304	23.7

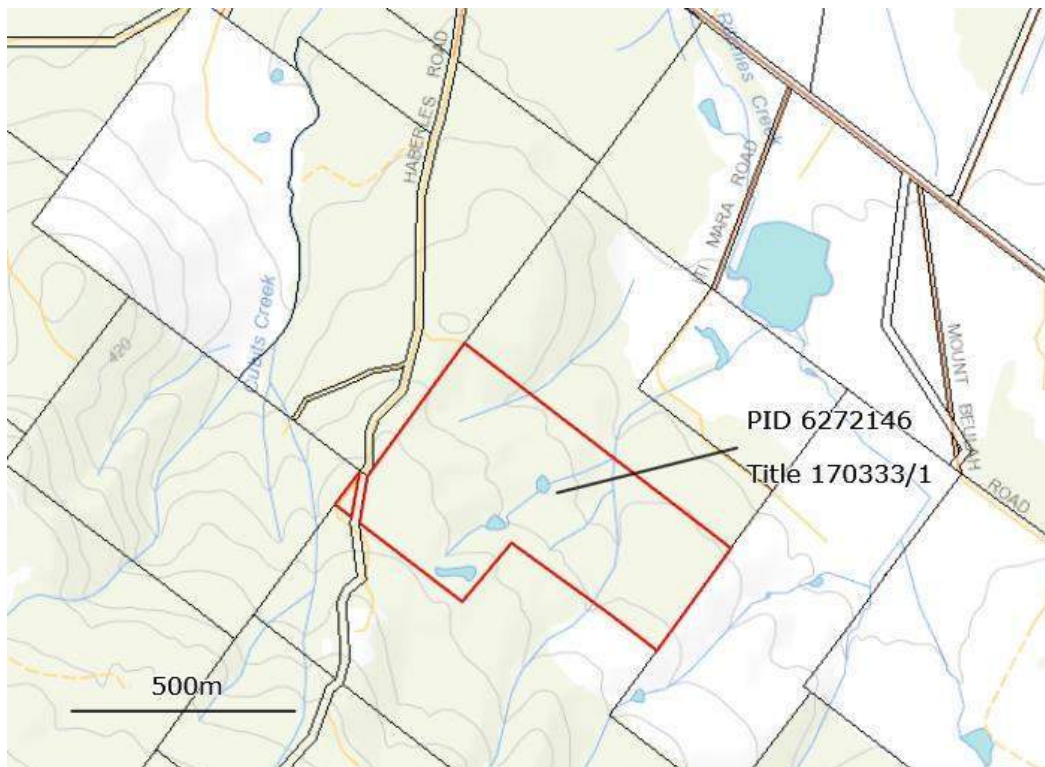


Figure 1 Property location highlighted in blue (source the LIST)

The property has limited infrastructure present and includes complete boundary fencing, 3 smaller dams, a small set of old sheep stockyards and a partial laneway network.

The property is largely surrounded by bushland and forest to the south and west, with pasture land adjacent to the north and east.

All adjacent land is held as private freehold land, with permanent timber production zoned land further to the east and an area of crown land further to the west. Figure 2.



Figure 2 Land tenure on the land surrounding the property in question, with the private freehold land (yellow colour), permanent timber production zone land (green colour) and crown land further to west (white colour) (source the LIST)

The property in question and all adjacent land is zoned rural resource. Figure 3.

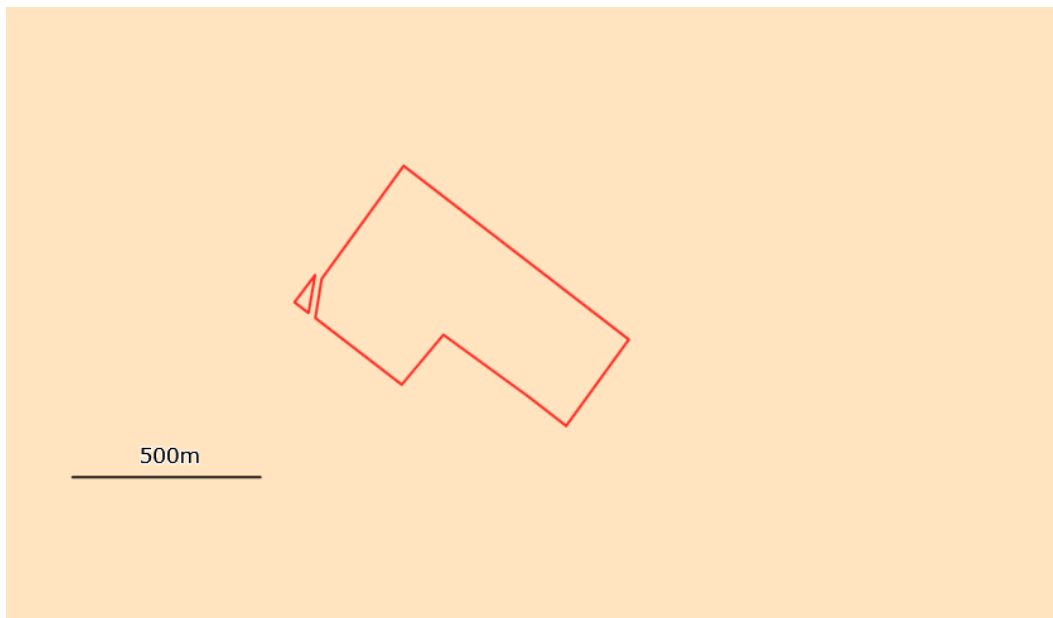


Figure 3 Rural resource zoned land (brown colour) on the property in question and surrounding land (source the LIST)

3 Land capability

The property has not been assessed by the DPIPWE and/or its preceding former organisations.

A detailed recent assessment of the subject lot by Macquarie Franklin has identified that Class 4+5 land covers the majority of the property, with areas of Class 4 land, and a small section of Class 6 associated with the creek lines that bisect the central eastern half of the property. Figure 4.

There is no prime agricultural land on this property, and the nearest identified prime agricultural land, as Class ≤3 land (as per the 1993 DPIF Meander report) is located approximately 10.5 km to the north east of the proposed location of the proposed residential dwelling.



Figure 4 Land capability areas on the property

The land capability sub classes are;

- “s” ; soils, due to the typically shallower dermosol soils developed from glacial fan deposits
- “r” ; stone and rock fragments present throughout the soil profile
- “w”; wetness relative to the land immediately adjacent to the tributary of Ritchies Creek

Table 1 Land capability table

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4sr (approx. 10 ha)	<p>Dermosol soil, developed from glacial fan deposits.</p> <p>Grey/black loamy top soil, over a brown/orange heavy clay sub soil.</p>	3-12	<p>Gentle to moderate sloping and rolling land.</p> <p>350-415m ASL</p>	<p>Low/moderate erosion risk (sheet and rill), due to surface water movement on bare and exposed soils.</p> <p>Soil structure decline.</p>	<p>Moderate. Experiences warm summers and cool/cold. Experiences approximately 20-25 frosts per year.</p>	<p>Moderate to imperfectly well drained soil, subject to seasonal waterlogging, with frequent stone and rock fragment present in the soil profile.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover, avoid overgrazing, and reduce grazing pressure during wetter periods.</p>	<p>Suitable for cropping with severe limitations and a restricted choice of crop options, and is suitable for pastoral use with minimal limitations.</p>

Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4+5sr (approx. 18.7 ha)	<p>Dermosol soil, developed from glacial fan deposits.</p> <p>Grey/black loamy top soil, over a brown/orange heavy clay sub soil.</p>	3-12	<p>Gentle to moderate sloping and rolling land.</p> <p>350-415m ASL</p>	<p>Moderate erosion risk (sheet and rill), due to surface water movement, and stream bank erosion</p>	<p>Moderate. Experiences warm summers and cold winters. Experiences 20-30 frosts per year.</p>	<p>Moderate to imperfectly well drained soil, subject to seasonal waterlogging, with frequent stone and rock fragment present in the soil profile.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p>	<p>Unsuitable for cropping, and is suitable for pastoral use with minimal limitations.</p>
6rw (approx. 1.3 ha)	<p>Dermosol soil, developed from glacial fan deposits.</p> <p>Grey/brown and grey/black loamy top soil, over a brown/orange heavy clay sub soil.</p>	5-15	<p>Moderate sloping land.</p> <p>345-380m ASL</p>	<p>Moderate/high erosion risk (sheet and rill), due to surface water movement, and stream bank erosion.</p> <p>Soil structure decline.</p>	<p>Moderate. Experiences warm summers and cool/cold winters. Experiences 20-30 frosts per year</p>	<p>Moderate to imperfectly well drained soil, subject to seasonal waterlogging, with stone and rock fragment present in the soil profile and occasional larger boulders.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover, avoid over-grazing, and reduce grazing pressure during wetter periods.</p>	<p>Unsuitable for cropping, and is suitable for pastoral use with major limitations.</p> <p>This land is covered by forest and woodland associated with the waterway, and is best retained as per its current vegetation.</p>



Figure 5 Grey black dermosol soil present on the Class 4sr and 4+5sr land

4 Proposed Development

4.1 Residential dwelling development

In summary, the proponents wish to build a residential dwelling to allow for them to live on the property and effectively undertake the operational and management activities associated with the proposed livestock enterprise, as well as enable the successful timely completion of the current and future property development program.

The proposed residential dwelling would be located on the south western corner of the property on relatively flat elevated ground. See Appendix Figure 9.

The proposed location of the residential dwelling would be located to maximise the buffer distances to the adjacent properties, maximise the balance of the property for agricultural land use activities and to minimise the potential negative impact on the neighbouring properties. See Appendix Figure 10.

Table 2 Buffer distances to property boundaries from the residential dwelling

Identifier	Location	Distance (m)
A	Nearest western boundary	44
B	Nearest northern boundary	324
C	Nearest eastern boundary	700
D	Nearest southern boundary	144

This property has undergone significant development over the past 2 years with clearing of the ex-plantation forestry coup, and the proponents are intending on continue to establish more pasture land, undertake paddock fencing, improve the soil fertility levels, stock water system, drainage, expanded laneway network and further develop more ground in order to increase the carrying capacity and associated stocking rate and overall agricultural productivity levels.



Figure 6 Southerly view towards the land where the proposed residential dwelling location would be located

5 Land Use

The property in question has an area of 30 hectares with the majority of the ground (28.7 hectares) considered suitable for agricultural land use activity.

The proponent wishes to live on the property to undertake the operational and management activities associated with the pastoral use of the property and achieve the various property development activities.

The opportunity to develop additional ground for pastoral land use activities has the potential to significantly improve the economic returns that could be obtained from this property relative to its current conditions and level of productivity, and would provide additional support to the agricultural economy and service sector of the Meander Valley.

5.1 Agricultural activities conducted

The property is currently used for low level and small scale agricultural land use activities for pastoral use and requires significant development in order to establish more pasture land, undertake paddock fencing, improve the soil fertility levels, stock water system, drainage and expand the laneway network.

5.2 Agricultural land use activities

Whilst the Class 4 land on the property could in theory be used for cropping activities the proponent is keen to concentrate on pastoral enterprises.

Considering that 28.7 hectares of land is available and once the property is fully developed it would have a potential carrying capacity of 35 DSE/ha for a total carrying capacity of 1,000 DSE. Assuming an average rating of 20 DSE/yr for a 600 kg cow/calf unit (Meat and Livestock Australia and NSW Department of Primary Industry) it is reasonable to consider this property has the potential to be a 50 cow/calf livestock enterprise. A 50 cow/calf livestock enterprise has the potential for a total annual gross margin return of \$40,000 (2018 DPIPWE high rainfall livestock beef breeding model). Similar returns would be obtained from a sheep based livestock enterprise.

Therefore the property is considered capable of supporting meaningful agricultural land use activities, as per a beef breeding livestock enterprise.

5.3 Residence integral to the agricultural operation

In order to successfully undertake and complete the current management and future development opportunities, the operator must be present on site and be available on a frequent and ongoing basis, for the following purposes;

1. Optimise pasture management, including frequently shifting livestock to new fresh pasture, and moving livestock off water logged paddocks to minimise pasture damage and soil pugging

2. Feeding out fodder in a timely manner to supplement the cattle's diet and ensure animal performance outcomes are achieved
3. Regular monitoring and observation of livestock, particularly during the calving and weaning periods when animal health and welfare concerns take priority
4. Provide animal health supplements to ensure optimal animal health outcomes are achieved
5. Close supervision of the cattle to ensure optimal liveweight gain performance
6. Timely undertaking of property development activities, such as installing drains and laneways, sowing pastures and developing stock water infrastructure
7. Monitoring and maintenance of equipment – operators must be on hand to detect and fix breakdowns in essential equipment such as water troughs, fencing etc...
8. Provision of professional services, including visits by agronomists, mechanics, sales representatives and veterinarians – most farmers receive regular external advice from visiting specialists, requiring ready access to machinery, pastures and livestock etc....
9. Security – farms can be prime targets for theft of livestock, fuel, fertiliser, fencing equipment, spares and specialised machinery. Living on farm would be an ideal deterrent.

5.4 Subservience of the dwelling

The proposed residential dwelling is of lesser importance (subservient) to the cattle breeding enterprise. The investment into the land, machinery, fencing, infrastructure, associated farming inputs, livestock, and specialist equipment to operate the livestock enterprise will far outweigh the investment into the proposed residential dwelling.

Despite the subservience of the dwelling, the continued development and future expansion plans and ongoing successful management of the issues outlined in Section 5.3 would require the proponents to live on the property.

Proponents Experience - The proponent is skilled and experienced in the beef industry, with broad knowledge and understanding of intensive animal husbandry practices, pasture production and grazing management, have an extensive contacts throughout the local and Tasmanian beef industry.

5.5 Impact on agricultural activities and residential amenity

The proposed area associated with the residential dwelling development has been selected to minimise any potential negative impact or constraint of the adjacent rural land and maximise the area of the property available for pastoral land use activity.

The risk area is located to the north and east where agricultural activities are closest (although the specific location of the proposed residential dwelling has been deliberately located to maximise the buffer distances and the area of agricultural land on the balance lot).

After inspecting the site, I have concluded that the proposed buffer distances are sufficient to prevent unreasonable impact of agricultural activities on residential amenity and vice versa.

5.5.1 Impact of agricultural activity on neighbouring land on proposed development

Agricultural activity is conducted on land adjacent to the north, east and west of the property in question.

However, normal agricultural are not expected to have any unreasonable impact on the proposed development.

An assessment of the key risks are summarised below. This has been compiled on the basis that the neighbouring farm activities could possibly include irrigated and dryland crops as well as pasture for livestock grazing purposes.

Table 3 Potential risk from neighbouring agricultural land/activities

Potential Risk from Neighbouring Agricultural and Forestry Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Existing vegetation and buffer distances will mitigate the impact of sprays and dust if applied under normal recommended conditions. Aerial spraying is not conducted on the adjacent land, although ground or spot spraying is a practical and mostly used alternative on the agricultural land to the south. Spraying events should be communicated in a timely manner to the inhabitants of the dwelling.
2. Noise from machinery and irrigation pump operation, livestock and dogs.	Risk = low. Some occasional machinery traffic will occur when working and undertaking general farming duties on adjacent land.
3. Irrigation water over boundary	Risk = low-medium. The prevailing wind direction is westerly, this is not expected to be an issue. Irrigation systems are not normally operated in high winds due to excessive evaporative losses and uneven application rates on the ground.
4. Stock escaping and causing damage.	Risk = low provided that boundary fences are maintained in sound condition.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.

The proponent is keen to establish a shelter belt along the nearby western and southern boundary of the property in question, establish a garden around the residential dwelling and this in conjunction with the existing vegetation present on this area of the property it is anticipated that no negative impacts and/or constraints would be imposed on the neighbouring agricultural land use activities.

5.5.2 Impact of proposed development on agricultural activity on neighbouring land

These impacts are usually manifested as complaints that could be made by residents of the dwelling against issues identified in Section 5.3. These have been generally assessed as low risk.

Other risks to neighbouring agricultural activity are outlined in the following table. Some of these risks rely on an element of criminal intent and it could well be argued that this is very much lower with inhabitants of the dwelling than with other members of the public.

Table 4 Potential risk to neighbouring agricultural activity

Potential Risk to Neighbouring Agricultural Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include maintenance of sound boundary fencing, lockable gates and appropriate signage to warn inhabitants and visitors about entry onto private land; report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property; limit vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be negligible, with the proponents committed to removing the existing gorse weed infestation on the property, and undertaking ongoing and routine weed control activities.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that good communication is maintained between the proponent and residents of the neighbouring properties.

5.6 Impact of proposed development on amenity of dwellings on nearby land

There are a small number of dwellings in the Haberles Road area of Western Creek, and the nearest dwelling to the subject property and proposed residential dwelling is approximately 300m away to the south. The proposed development is not likely to impose any impact upon them.

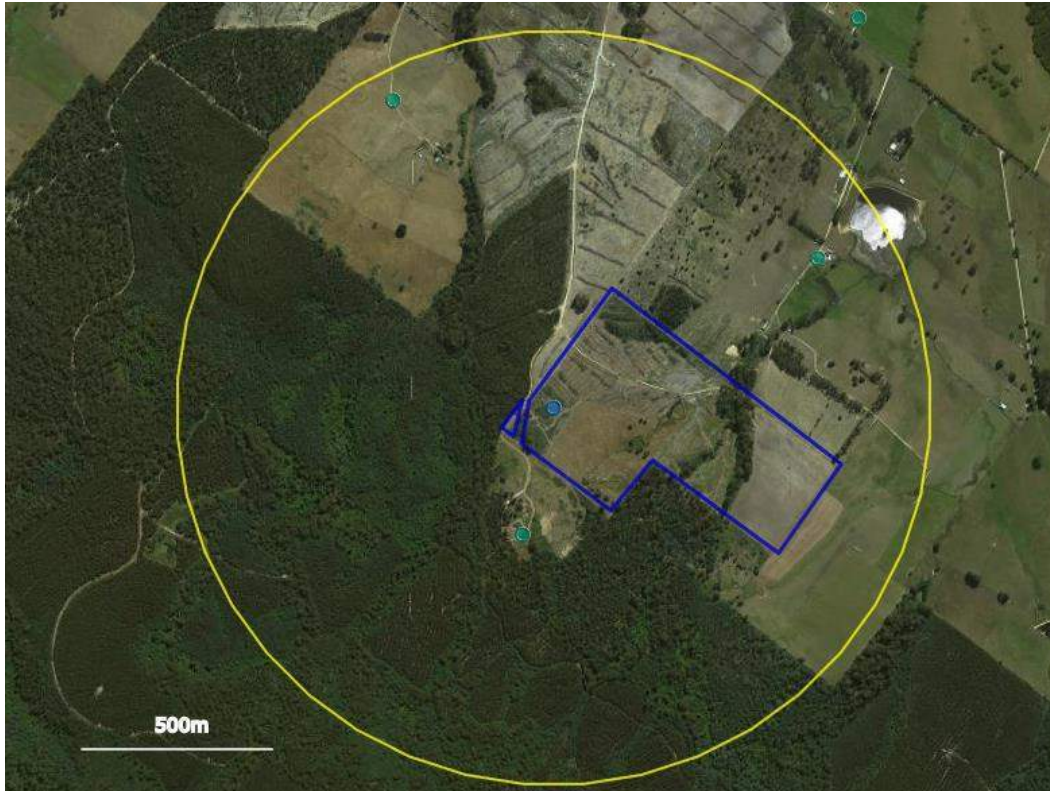


Figure 7 Residential dwellings (green dots) in the vicinity of the property in question and the proposed residential dwelling (blue dot) with a 1000m radius circle (yellow line)

5.7 Storm water disposal on the proposed residential dwelling development

The storm water generated from the proposed development, as produced from hard surfaces present and the roof surfaces of the proposed residential dwelling, is to be disposed of by being captured in rain water tanks and via in-ground absorption which are sufficient means to handle the quantity and flow rates of run-off generated.

It is not anticipated that the proposed development will increase the amount of storm water generated, and as such it reasonable to suggested that all storm water will be able to be retained within the confines of the property.

5.8 Water storage

The property in question has 3 small water storage dams present, and a riparian right is available from the waterway that flows through the central eastern area of the property.

The property in question is not located within a proclaimed Irrigation District, with the northern boundary of the property being approximately 925m south of the Greater Meander Valley Irrigation District, and this is 1,285 m to the north of the proposed location of the residential dwelling.

6 Planning Report

6.1 Clause 26.1 Zone Purpose Statements

Zone Purpose Statements	Response
<p>26.1.1.1 To provide for the sustainable use and development for resources for agriculture, aquaculture, forestry, mining and other primary industries including opportunities for resource processing.</p>	<p>26.1.1.1 The property will be managed as a rural resource for its agricultural land use values, as per a beef breeding based pastoral enterprise</p>
<p>26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.</p>	<p>26.1.1.2 The proposed residential dwelling will have minimal impact and create no additional conflict on the property in question and that of the neighbouring agricultural and forestry land and the operational farming and/or forestry activities that could be conducted there, rather the proposed development will facilitate general property development and an increased level of agricultural productivity</p>
<p>26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape value.</p>	<p>26.1.1.3 The property’s agricultural land use activities, as per a beef breeding enterprise offer significant economic returns that would provide further benefit to the wider agricultural industry and service sector present in the Meander Valley.</p>
<p>26.1.1.4 To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.</p>	<p>26.1.1.4 This is not applicable</p>

6.2 Clause 26.1.2 Local Area Objectives

Local Area Objectives	Response
<p>(a) Primary Industries</p> <p>Resources for primary industry make a significant contribution to the rural economy and primary industry uses are to be protected for long term sustainability.</p> <p>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.</p> <p>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.</p>	<p>Point (a)</p> <p>The proposed beef breeding enterprise is an agricultural activity dependent on the pasture, soil and water resources of this property. The proposed dwelling is integral and subservient to the ongoing management and future expansion of this intensive animal husbandry operation. Please refer to section 5.3 and 5.4 of the agricultural report.</p> <p>The proposed beef breeding enterprise maximises the economic output of the property from agricultural activity, and the proposed residential development on the property will allow for the appropriate level of enterprise operational and management activities required to ensure the ongoing livestock welfare and productivity gains and security concerns are met.</p> <p>The proposed development can be achieved with no unreasonable impacts on the property question and that of the neighbouring land for forestry and/or agricultural activities, be they air, land or water resources.</p> <p>As outlined in section 5.5 of the agricultural report, this proposed development will not exclude, create conflict, constrain or interfere with any primary land use activities.</p> <p>If the proposal is approved, the remaining area of the property will continue to be used for agricultural land use activities.</p> <p>The proposal would involve the loss of 0.03 ha of Class 4 land required for the residential dwelling, and this represents a negligible percentage (0.1%) of the property's total area and effectively no impact on the property's overall productivity.</p>
<p>(b) Tourism</p> <p>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</p>	<p>Point (b) is not applicable to this proposed development.</p>

Local Area Objectives	Response
<p>supported where the long term sustainability of the resource is not unduly compromised.</p> <p>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 enhancements of tourism facilities that capitalise on these attributes is supported where the long term sustainability of primary industry is not unduly compromised.</p> <p>(c) Rural Communities</p> <p>Services to the rural locality through the 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.</p>	<p>Point (c) is not applicable to this proposed development.</p>

6.3 Clause 26.1.3 Desired Future Character Statements

Desired Future Character Statements	Response
<p>The visual impacts of use and development within the rural landscape are to be minimise such that the effect is not obtrusive.</p>	<p>In the wider Western Creek area, this proposed development is consistent with the land use activities on similar sized properties where pastoral based beef breeding enterprises are conducted, such that a residential dwelling is considered integral and subservient to the agricultural enterprise.</p> <p>The property is accessed off Haberles Road, and the proposed modest residential dwelling development is in private location, setback from the sloping ground to the north and would not be obtrusive and positioned in such a way as to have minimal visual impact.</p> <p>The scenic attributes of the property will be maintained, along with the bucolic and visitor amenity qualities. The Western Creek area consists of productive and working farming properties, and as such this proposal is consistent with the agricultural land use character of the area.</p>

6.4 Clause 26.3.2 Dwellings

Clause 26.3.2 of the Scheme outlines the requirement for discretionary residential use as part of a resource development.

Objective	
<p>Objective</p> <p>To ensure that dwellings are:</p> <ul style="list-style-type: none"> a) incidental to resource development; or b) located on land with limited rural potential where they do not constrain surrounding agricultural operations. 	
<p>Response</p> <p>It is noted that the proposal does not comply with the Acceptable Solutions, hence the concentration on the Performance Criteria P1.1 a).</p> <p>Section 3 of this report demonstrates that the proposed development, as per the residential use will be integral and subservient to the agricultural use of the land.</p>	
Performance Criteria	
Performance Criteria	Response
<p>P1.1 A dwelling may be constructed where it is demonstrated that:</p> <ul style="list-style-type: none"> (a) it is integral and subservient to resource development, as demonstrated in a report prepared by a suitably qualified person, having regard to: <ul style="list-style-type: none"> i) scale; and ii) complexity of operation; and requirement of personal attendance by the occupier; and iv) proximity to the activity; and v) any other matters as relevant to the particular activity 	<p>As outlined in section 5 of the agricultural report, the proposed development is based on beef breeding enterprise.</p> <p>The scale of the proposed enterprise, with up to 50 cow/calf beef breeding units is a sizeable operation, in terms of both labour and financial commitment.</p> <p>The sensitive nature of the operational demands required for beef breeding enterprise involves a high level of commitment of labour and the operators must be present on an ongoing and frequent basis.</p> <p>Therefore the residential dwelling is integral to the agricultural land use activities, as per required in the operational demands for the beef breeding enterprise and that of the property development.</p> <p>The proposed residential development is subservient to the beef breeding enterprise, and the investment into land, machinery, fencing, stock water, drainage, infrastructure and associated farming inputs, livestock would outweigh the investment into the residential dwelling.</p>

<p>P1.2 A dwelling may be constructed where it is demonstrated that wastewater treatment for the proposed dwelling can be achieved within the lot boundaries, having regard to the rural operation of the property and provision of reasonable curtilage to the proposed dwelling.</p>	<p>P1.2A As outlined in section 5.7 the proposed development of the residential dwelling would be able to contain all storm water within the boundaries of the property.</p> <p>A modern state of the art waste water treatment unit would be installed as part of the residential development, and this would be able to manage all waste water to be contained within the boundaries of the property.</p>
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6.5 Clause 26.3.3 Irrigation Districts

Clause 26.3.3 covers matters dealing with Irrigation Districts.

The property in question is not located within a proclaimed Irrigation District, with the northern boundary of the property being approximately 925m south of the Greater Meander Valley Irrigation District, and this is 1,285 m to the north of the proposed location of the residential dwelling.

No part of this clause is applicable.

6.6 Clause 26.4.1 Building Location and Appearance

Clause 26.4.1 of the Scheme outlines the requirement for building location and appearance.

Objective	
<p>Objective</p> <p>To ensure that the:</p> <p>a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive use; and</p> <p>b) development of buildings is unobtrusive and complements the character of the landscape</p>	
Acceptable Solution	Performance Criteria
<p>A1 Building height must exceed:</p> <p>a) 8m for dwellings ; or</p> <p>b) 12m for other purposes.</p>	<p>P1 Building height must:</p> <p>a) be unobtrusive and complement the character of the surrounding landscape; and</p> <p>b) protect the amenity of adjoining uses from adverse impacts as a result of the proposal</p>
<p>A2.1 Buildings must be setback a minimum of:</p> <p>a) 50m where a non-sensitive use or extension to existing sensitive use buildings is proposed; or</p> <p>b) 200m where a sensitive use is proposed; or</p> <p>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:</p> <p>a) the topography of the land; and</p> <p>b) buffers created by natural or other features; and</p> <p>c) the location of development on adjoining use; and</p> <p>d) the nature of existing and potential adjoining uses; and</p> <p>e) the ability to accommodate a lesser setback to the road having regard to:</p> <p>i) the design of the development and landscaping; and</p> <p>ii) the potential for future upgrading of the road</p>

	<p>iii) potential traffic safety hazards; and</p> <p>iv) appropriate noise attenuation</p>
<p>Response:</p> <p>1. Objective</p> <p>The property is accessed off Haberles Road, and the proposed residential dwelling development is in a private and secluded location and would not be obtrusive and positioned in such a way as to have minimal visual impact.</p> <p>As outlined in section 5.5 of the agricultural report, this proposed development will not exclude, create conflict, constrain or interfere with any primary land use activities.</p> <p>2. Acceptable Solution</p> <p>A1; the proposed residential development will have a building height of less than 8m.</p> <p>A2; see P2 performance criteria below.</p> <p>3. Performance Criteria</p> <p>P2; the proposed development is located in such a way as to provide sufficient buffers to the neighbouring properties but at the same time to maximise the area of non-impacted land on the balance of the property.</p> <p>As outlined in section 4.1 of the agricultural report, the proposed residential dwelling would be located 324m from the northern boundary, 700m from the eastern boundary, 144m to the southern boundary, and 44m to the western boundary.</p> <p>The proposed development is not anticipated to cause any negative impact and/or fetter the agricultural land use activities on the adjacent properties. See section 5.5.1 and 5.5.2 of the agricultural report for additional detail.</p> <p>The proposed development would have no negative impact on the future development of this road and/or create any traffic safety hazards and/or create any undue noise issues.</p>	

7 Codes

There are a 4 key applications of codes relevant to this proposed development including;

- E1 bush fire prone areas code
- E3 landslip code
- E5 flood prone areas code
- E8 biodiversity code

7.1 E1 Bushfire Prone Areas

If successful the development would result in the proposed residential dwelling being within a bushfire prone area, and therefore certain sections of code E1 would apply, such as E1.6.2.

We conclude a Bushfire Hazard Management Plan is required.

7.2 E3 Landslip Code

On the property in question, as per the LIST map, areas of low risk land slip have been identified to the west of the proposed location of the residential dwelling.

No landslip risk has been identified on the proposed development area.

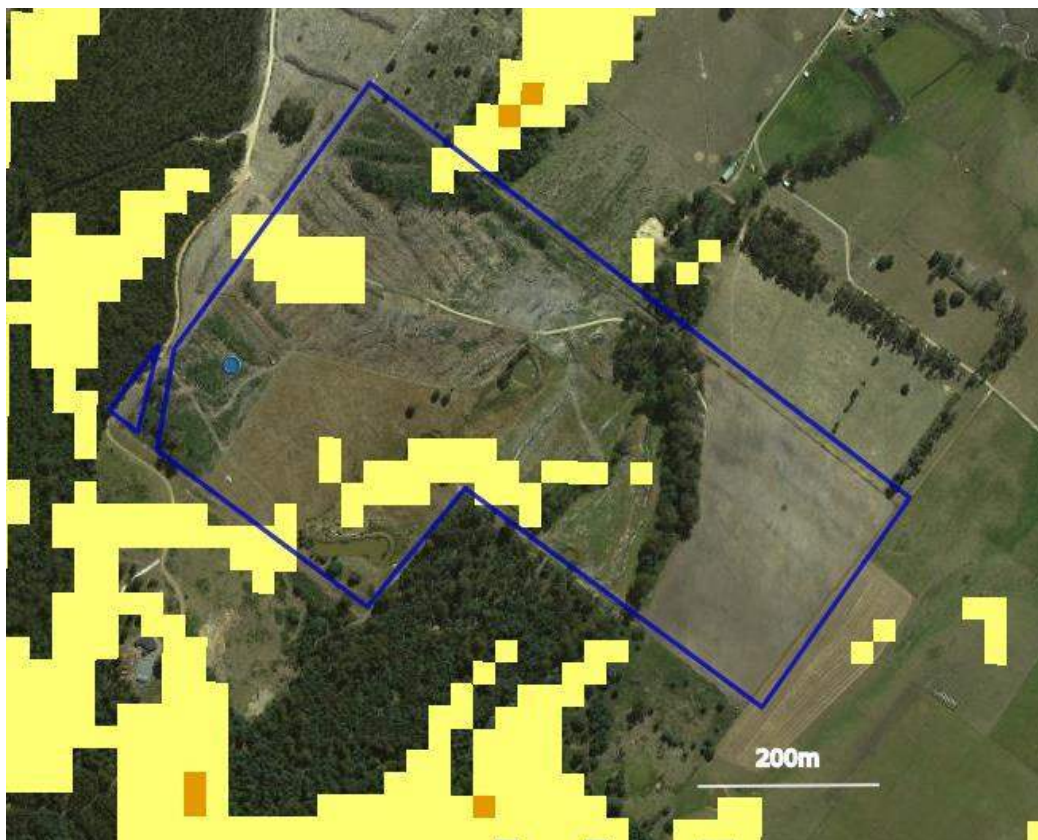


Figure 8 Land slip hazard rating areas (yellow colour: low risk) identified on the property (source the LIST)

As shown in Figure 8, the proposed residential dwelling location on the property is not covered by a land slip hazard and therefore we contend this code does not apply to this development.

7.3 E5 Flood Prone Areas Code

Based on reference to the Planning Scheme 2013 – Overlays no flood prone areas are identified on the property in question, and therefore we contend this code does not apply to this development.

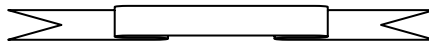
7.4 E8 Biodiversity Code

No priority habitat has been identified on the property.

No land clearing and/or conversion of forest is associated with this proposed development.

8 Conclusions

1. This property is not covered by prime agricultural land.
2. The property consists of Class 4, 4+5 and 6 land.
3. The property is capable of supporting meaningful agriculture, and it is intended that the property would be used for pastoral land use activities and operated and managed as a beef breeding enterprise.
4. The proposed residential dwelling is consider integral and subservient to the agricultural activities that would be carried on this property, as per the requirements of a beef breeding enterprise.
5. This proposed residential development would not create any additional constraint on the capability and/or capacity of the neighbouring agricultural and forestry to be actively managed, farmed and used for production forestry purposes.
6. The proposal is consistent with the zone purpose, local area objectives and the desired future character statements of the rural resource zone.
7. The proposal complies with the performance criteria of clauses 26.3.2, 26.3.3 and 26.4.1 and codes E3, E5 and E8 of the Meander Valley Planning Scheme 2013, although compliance with code E1 and E15 requires further attention.



Appendix

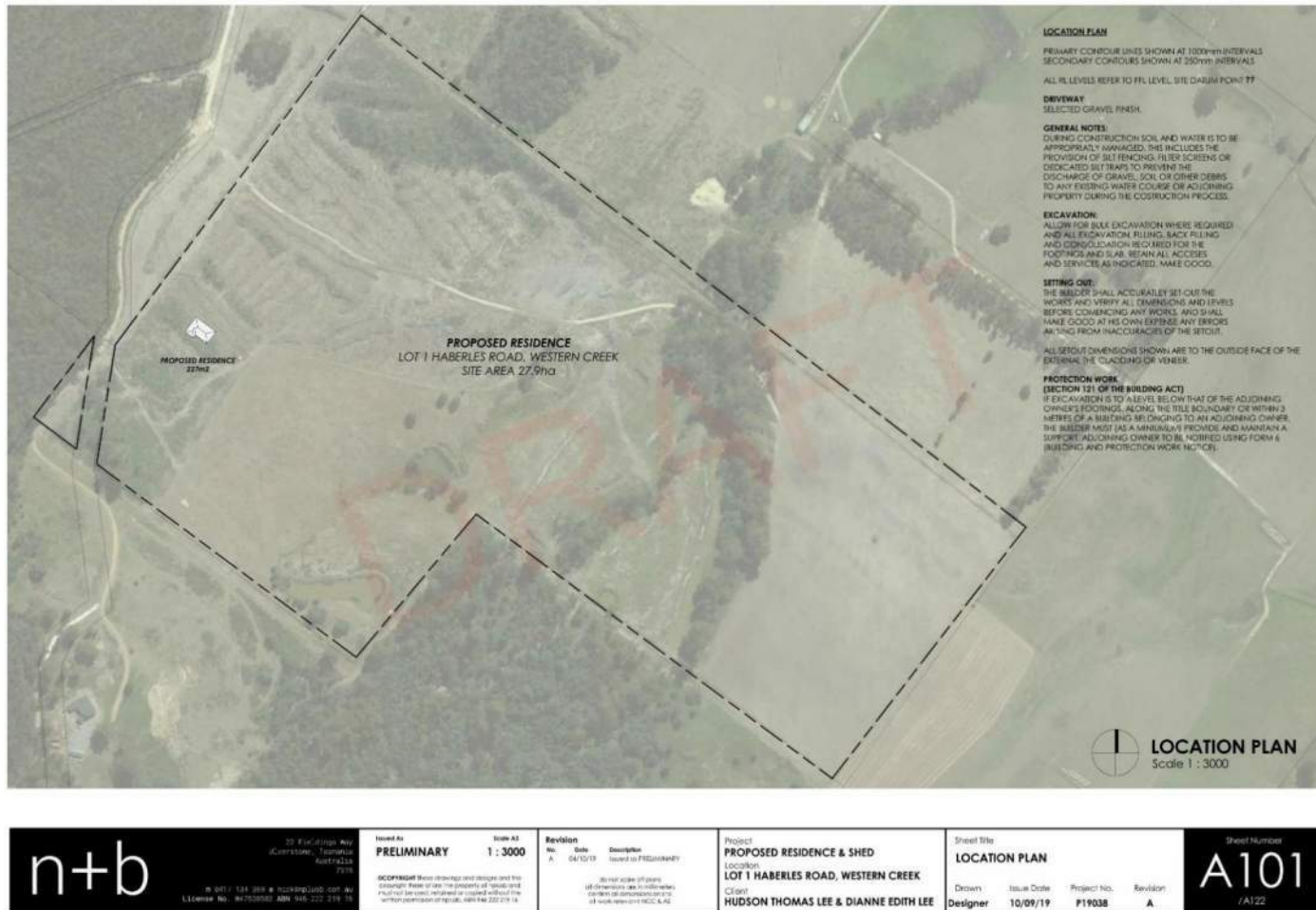


Figure 9 Property development plan aerial image (source n+b)

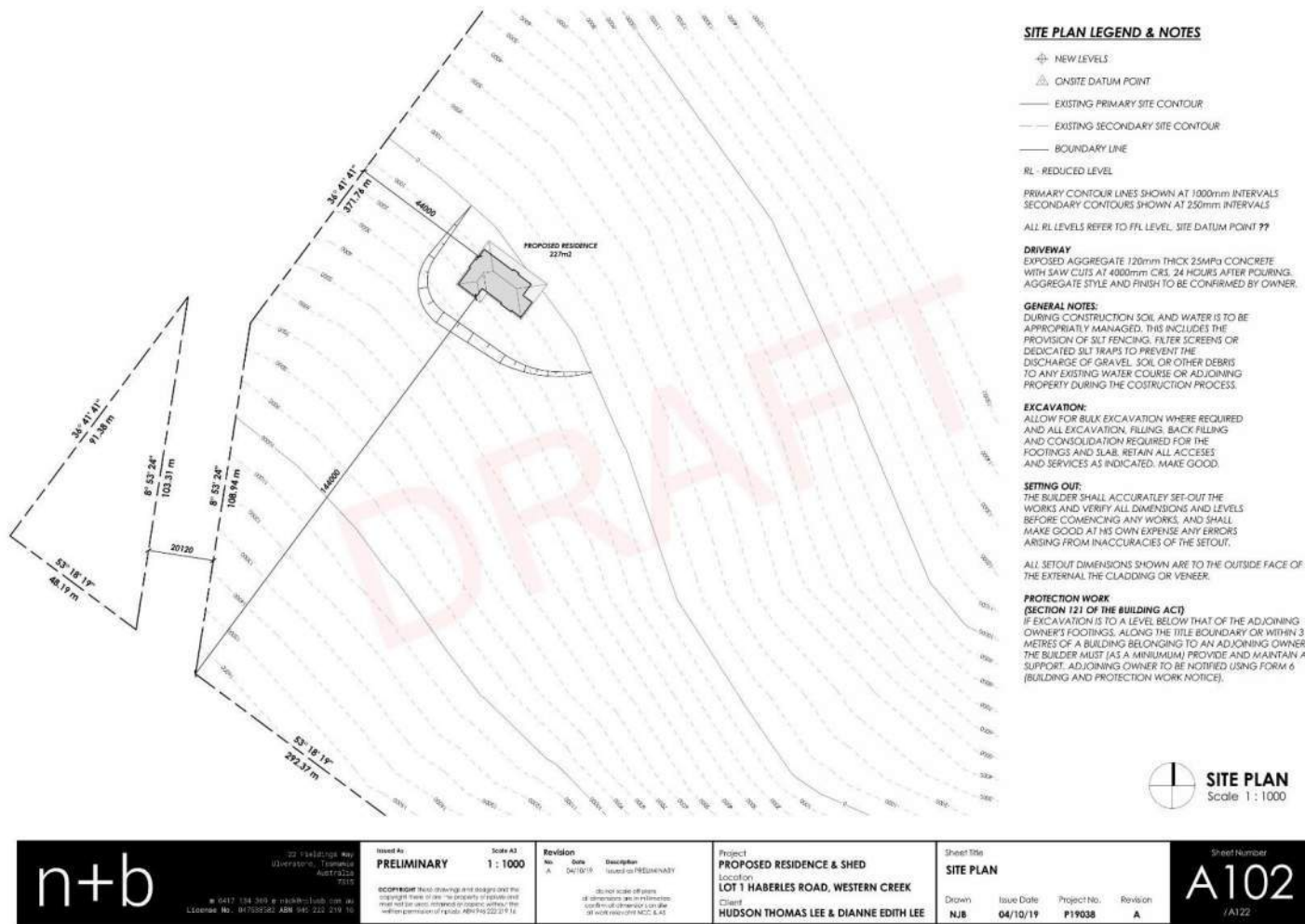


Figure 10 Property development plan layout (source n+b)

Leanne Rabjohns

From:
Sent: Monday, 14 December 2020 11:17 AM
To: Planning @ Meander Valley Council
Subject: pa/20/0189

The Manager,

I am writing to submit an objection to the planning application pa/20/0189.

After reading through the application online I find that it is objectionable on a number of points, to the development I have here on my property next door to the proposal.

- 1.. The applicant wrongly crossed the box that the development doesn't involve crown land when clearly it does.
- 2..The ag report p16, clearly out of date as it speaks and shows no reference to my Accommodation facility next door, and only metres from their proposal.

Wrongly it states no dog menace, they have left 2 barking dogs on our boundary for 18 months and asked to do something but did nothing till council involvement. .see N Scott.

They have been involved in discharging high power firearms only 100 metres from my accomm building. Clearly in breach of the act.

- 3..The ag report p17 wrongly mentions the nearest dwelling some 300m away. Again out of date as there is a 4 unit and meeting area facility, less than half that distance away.

The aerial graphics and distance markers included in their application are very out of date.

- 4..The ag report p19 again makes no mention of the existing permitted use of my adjoining property for short term accommodation which is already built, opening in the next 2/3 months.

Their response on the same pg .." not applicable"

- 5..Clause 26.4.1 of the building scheme, under performance criteria, states ' protection of the adjoining uses from adverse impacts as a result of the proposal.

My accomm facility will without doubt be impacted adversely from noise pollution, visually impacted by increased vehicle and human activity detracting from the eco retreat appeal of my business.

In the same clause, b, states 200 m where a sensitive use is proposed....

My facility is 144m by their measurement, to my facility..a sensitive use.

- 6.. At the time of my own application, I had to submit a traffic report.. This proposal will null and void that report, in contravention of the scope of my permits.

Summing up: No I haven't gone to expenses of reports to back up what I have in place already by way of current permits and licenses to carryout the facility I am operating.

I call on the councils wisdom to to protect my rights to operate in the integrity in which it issued my permits , so that this small tourism business, having suffered as we all have from the year that's been, doesn't suffer More from this insensitive and detracting proposal please.

Roderick Dowling

0417 590 740 | 0400 119 596
147 Haberles Road
Western Creek
7304 TAS

Leanne Rabjohns

From:
Sent: Monday, 14 December 2020 1:02 PM
To: Planning @ Meander Valley Council
Subject: PA/20/0189
Attachments: IMG_3987.JPG; IMG_3986.JPG

To The Manager
Meander Valley Council,

I am writing in response to the above development application.

I am objecting to this proposal on the grounds that it will interfere with my Accommodation business about to open.

Nowhere within the applicants proposal is mention made or diagram referenced or aerial shots noted with our current accommodation buildings, built only over the last 18 months with council permits.

This proposal is subject to discretionary approval. We have a facility here which will be adversely affected by that both by visual and noise impacts and the native wildlife i.e., devils etc.

Since setting up our eco retreat, we have noticed the presence of Tasmanian Devil populations on the fringe of our and their property and am wanting to protect this from harmful farming and associated practises . These are Devils unaffected by the facial tumour disease rampant in most other populations.

I have also noticed increased Wedge Tail Eagle presence and have included the area into the Nature Trackers , Where Where Wedgie site. They have lookouts in nearby trees and we are always careful to not disturb their presence.

The proposal does not take into account use of the crown access which they ticked as not included where it obviously does.

Traffic management report I paid for on our permits which would be void if they were given approval.

Dog nuisance housed for 18 months within close proximity to our accommodation units we have had to deal with through council intervention.

Unlawful firearm discharging within 100m of our facilities.

The proposal is to build within 144m of our facility in contravention of the building code under 26.4.1 for sensitive uses.

I plead with councillors to vote against this development, I have a tourism facility about to open and have survived through the dilemma of the current year only to face this also. Please protect small business and the integrity of the permits issued to me to operate a accommodation facility here without the extra burden associated with this proposal.

I also enclose a photo looking from accommodation to proposed area. .note road already constructed to proposed house also dog yards in foreground. Other photo looking from boundary to my existing accommodation building.

Kind regards

Lynn Dowling

0417 590 740 | 0400 119 596
147 Haberles Road
Western Creek
7304 TAS



PLANNING AUTHORITY 2

Reference No. 11/2021

VILLAGE GREEN, LONSDALE PROMENADE WESTBURY

Planning Application: PA\21\0155

Proposal: Passive Recreation (BBQ Shelter)

Author: Leanne Rabjohns
Town Planner

1) Proposal

Application

Council has received an application for a BBQ Shelter on the Village Green at Lonsdale Promenade in Westbury.

Applicant:	Rotary Club of Westbury Inc.
Owner:	Meander Valley Council
Property:	Village Green, Lonsdale Promenade WESTBURY (PID 1622557)
Zoning:	Open Space
Existing Land Use:	Recreation
Representations:	Two (2)
Decision Due:	19 January 2021
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

If approved, the application will result in:

- a) A BBQ Shelter (3.5m x 5.65m x 2.75m high) located in close proximity to the existing playground area.

An indicative site plan and floor plan/elevation are included below. Please refer to the attachment for the full application details and plans.



Figure 1: Proposed site plan.

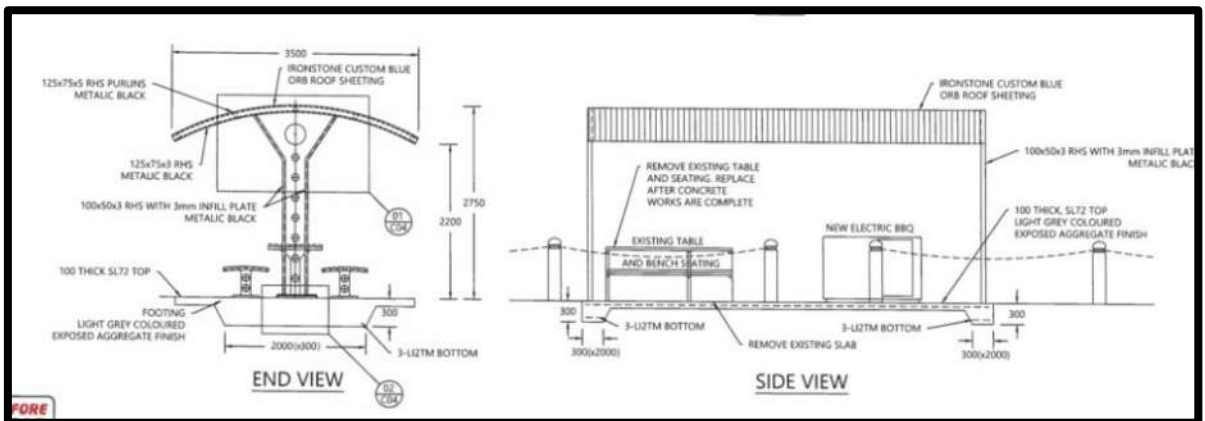


Figure 2: Elevations.



Photo 1: View of proposed BBQ shelter site (yellow arrow) – incorporates the existing picnic table/seats.



Photo 2: View of proposed BBQ shelter site (yellow arrow) - showing relationship with playground and other park furniture.

Standards Requiring Discretion

The application relies on the following Performance Criteria:

19.4.1	Building Design and Siting	P2
--------	----------------------------	----

2) Summary of Assessment

The application proposes the use and development of the land at the Village Green, Lonsdale Promenade in Westbury is for a BBQ Shelter. The shelter incorporates the existing table and seats. No trees are to be removed to accommodate the BBQ Shelter.

The standards of the planning scheme which require assessment of the Performance Criteria and the application of Council's discretion to approve or refuse the application are outlined above and detailed in the Scheme Assessment in Section 6.

Overview:

- The use is a No Permit Required use class in the Open Space Zone.
- The development triggers Performance Criteria in relation to the side boundary setback from Lonsdale Lane.
- The proposed development complies with the Performance Criteria.
- The proposed BBQ Shelter (3.5m x 5.65m x 2.75m high) would be located in close proximity to the existing playground area.
- The land is heritage listed on the Tasmanian Heritage Register. A Notice of Heritage Decision was received on the 24 December 2020 with no conditions.
- Two (2) representations were received during the advertising period (refer to Section 4 Representations).
- A range of issues were raised in the representations, including not appropriate for the Village Green, impact on privacy, too close to properties, devalue neighbouring land, and map inaccurate.
- The BBQ facility will provide extra opportunities for park users and is not anticipated to impact on privacy or overshadow onto adjoining dwellings.

The proposed development is consistent with the applicable provisions of the planning scheme and complies with all of the applicable standards of the Meander Valley Interim Planning Scheme 2013, and is recommended for approval.

3) Recommendation

It is recommended that the application for Use and Development for Passive Recreation (BBQ Shelter), on land located at the Village Green, Lonsdale Promenade, Westbury (PID 1622557), by Rotary Club of Westbury Inc, be APPROVED, generally in accordance with the endorsed plans:

- a) Meander Valley Council – Locality Plan, Sections and Details, Plan and Elevations;

and subject to the following conditions:

1. **The development must be in accordance with the Notice of Heritage Decision issued by the Tasmanian Heritage Council (File Number: 10-63-83THC attached).**

Note:

1. 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 Development and Regulatory Services on (03) 6393 5320 or via email: mail@mvc.tas.gov.au.
2. 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 (03) 6393 5320 or Council's Plumbing Surveyor on 0419 510 770.

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; and
 - 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.

4) Representations

The application was advertised for the statutory 14 day period.

During the advertising period two (2) representations were received (attached documents). A summary of the concerns raised in the representations are provided below. While the summary attempts to capture the essence of the concerns, it should be read in conjunction with full representations included in the attachments.

Concern – not appropriate for the Village Green

Comment:

The Open Space Zone Purpose is "to provide land for open space purposes including for passive recreation and natural or landscape amenity". Passive Recreation is defined as "use of land for informal leisure and recreation activities principally conducted in the open". A BBQ Shelter is considered to be classified as Passive Recreation. As such the proposed BBQ Shelter is considered appropriate in this zone.

The Village Green contains other structures used for passive recreation including other picnic table/seats, bench seats and a playground. The proposal incorporates an existing picnic table/seats and is located in close proximity to the playground.

The proposed BBQ Shelter is 3.5m x 5.65m x 2.75m high. The nearby large trees dominate the area and as such the proposed structure will not appear out of character or dominate the area (see Photos 1 & 2 above).

The property is heritage listed. The application was referred to Heritage Tasmania and a Notice of Decision was received with no conditions.

Based on the above, the proposed BBQ Shelter is considered appropriate for the Village Green.

Concern – too close to properties

- Impact on privacy.
- Devalue neighbouring land.

Comment:

As stated above, the proposed location incorporates the existing picnic table/seats. The existing picnic table/seats are currently available for public use. The closest adjacent property at 12 Lonsdale Promenade has a wooden paling front fence and substantial hedge that would provide privacy (see Photos 1 & 2 above).

The noise generated from the proposed BBQ shelter area would be similar to that generated from persons using the existing picnic table.

The matter of devaluation of properties is not a matter dealt with under the *Land Use Planning and Approval Act 1993*.

Concern – map inaccurate
Comment: The submitted <i>Locality Plan</i> shows the correct title layout of adjoining properties.

5) Consultation with State Government and other Authorities

The land is heritage listed and the application was referred to Heritage Tasmania. A Notice of Heritage Decision was received on the 24 December 2020 with no conditions.

6) Scheme Assessment

Use Class: Passive Recreation.

Performance Criteria

Those aspects of the development which require Council to exercise discretion are outlined and addressed in the following tables. The Performance Criteria outlines the specific things that Council must consider in determining whether to approve or refuse the application.

19 Open Space Zone	
19.4.1	Building Design and Siting
Objective <i>To ensure that the design and siting of buildings:</i> <i>a) responds appropriately to the open space and natural values of the site; and</i> <i>b) has minimal disturbance to the environment and any adjoining sensitive uses.</i>	
Performance Criteria <i>P2</i> <i>Building setbacks must:</i> <i>a) protect the amenity of adjoining dwellings from unreasonable impacts of overshadowing and overlooking; and</i> <i>b) conserve the open space and natural values of the area, having regard to existing uses and developments on the site and in the area.</i>	
Response The proposed BBQ Shelter is located 9.85m from the western property boundary. The Acceptable Solution is 10m. It is noted that the property incorporates Lonsdale	

Promenade.

As stated above the closest adjacent property at 12 Lonsdale Promenade has a wooden paling front fence and substantial hedge that would provide privacy (see Photos 1 & 2 above). The structure is 2.75m high, and as such is not expected to overshadow or overlook onto nearby dwellings.

The proposed structure will provide shelter from the weather. The BBQ facility will provide extra opportunities for park users.

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

Acceptable Solutions

The following tables include an assessment of compliance against all of the applicable Acceptable Solutions of the Planning Scheme.

Open Space Zone		
Scheme Standard	Comment	Assessment
19.3.1 Amenity		
A1	Not applicable	
A2	No lighting.	Not applicable
A3	No Permit Required use class.	Complies
19.3.2 Open Space Character		
A1	Passive Recreation	Complies
A2	Not applicable	
A3	Not applicable	
19.4.1 Building Design and Siting		
A1	2.75m high, Less than 5m.	Complies
A2	9.85m setback (10m).	Relies in Performance Criteria
A3	Less than 20% site coverage.	Complies
19.4.2. Landscaping		
A1	Passive recreation.	Complies

CODES

E1 Bushfire-Prone Areas Code		
Scheme Standard	Comment	Assessment

E1.2 Application of this Code		
		Code not applicable
E1.4 Use and Development exempt from this Code		
	Not applicable	Exempt

E2 Potentially Contaminated Land Code		
Scheme Standard	Comment	Assessment
E2.2 Application of this Code		
	Not applicable	Code not applicable

E3 Landslip Code		
Scheme Standard	Comment	Assessment
E3.2 Application of this Code		
	Not applicable	Code not applicable

E4 Road and Railway Assets Code		
Scheme Standard	Comment	Assessment
E4.2 Application of this Code		
	Not applicable	Code not applicable

E5 Flood Prone Areas Code		
Scheme Standard	Comment	Assessment
E5.2 Application of this Code		
	Not applicable	Code not applicable

E6 Car Parking and Sustainable Transport Code		
Scheme Standard	Comment	Assessment
E6.2 Application of this Code		
E6.2.1	Code applies to all use and development.	Code is applicable
E6.6.1 Car Parking Numbers		
A1	Not applicable	

E7 Scenic Management Code		
Scheme Standard	Comment	Assessment

E7.2 Application of this Code		
E7.2.1	Over 100m from scenic corridor.	Code not applicable

E8 Biodiversity Code		
Scheme Standard	Comment	Assessment
E8.2 Application of this Code		
	Not applicable	Code not applicable

E9 Water Quality Code		
Scheme Standard	Comment	Assessment
E9.2 Application of this Code		
	Not applicable	Code not applicable
E10 Recreation and Open Space Code		
Scheme Standard	Comment	Assessment
E10.2 Application of this Code		
E10.2.1	Not a subdivision.	Code not applicable

E11 Environmental Impacts and Attenuation Code		
Scheme Standard	Comment	Assessment
E11.2 Application of this Code		
	Not applicable	Code not applicable

E12 Airports Impact Management Code		
Scheme Standard	Comment	Assessment
E12.2 Application of this Code		
	Not applicable	Code not applicable

E13 Local Historic Heritage Code		
Scheme Standard	Comment	Assessment
E13.2 Application of this Code		
E13.2.1	A,B,C) There are no local heritage precincts, places or archaeological significant sites within the planning scheme.	Code not applicable

E14 Signage Code		
Scheme Standard	Comment	Assessment
E14.2 Application of this Code		
	Not applicable	Code not applicable

E15 Karst Management Code		
Scheme Standard	Comment	Assessment
E15.2 Application of this Code		
	Not applicable	Code not applicable

E16 Urban Salinity Code		
Scheme Standard	Comment	Assessment
E16.2 Application of this Code		
E16.2.1	Land not located within the Greater Launceston Urban Salinity Management Area shown on the planning scheme maps.	Code not applicable

F1 Birralelee Road Industrial Precinct Specific Area Plan		
Scheme Standard	Comment	Assessment
F1.2 Application of Specific Area Plan		
F1.2.1	Land located outside the designated Birralelee Road Industrial Precinct Specific Area Plan.	Code not applicable

Conclusion

It is considered that the application for Use and Development of Passive Recreation (BBQ Shelter) is acceptable in the Open Space 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.

Index No. 14232	
Doc No. Meander Valley Council	
Working Together MVC	
RCVD: 24 NOV 2020	MVC
Site No: SS	Dept. COS
Issue of any Permits	OD /

OFFICE USE ONLY

Property No: 14232	Assessment No: 50 - 1600 - 0170
DA\ 21/0227	PA\ 21/0155
PC\	

- Is your application the result of an illegal building work? Yes No
 - Have you already received a Planning Review for this proposal? Yes No
 - Is a new vehicle access or crossover required? Yes No
- Indicate by ✓ box

PROPERTY DETAILS:

Address: WESTBURY VILLAGE GREEN - LONSPALE PROMENADE	Certificate of Title: P1D 1622557
Suburb: WESTBURY 7303	Lot No:
Land area: 1.37 m ² / ha	
Present use of land/building: RECREATION AREA, PARK	(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 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): **\$1200** Includes total cost of building work, landscaping, road works and infrastructure

Description of work: **Construct new shelter as per dwg. WE/R03/DES/027**

Use of building: **Barbeque, seating and shade** (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: **~ 17** m² New building height: **2.75** m

Materials:

External walls: N/A.	Colour:
Roof cladding: Custom orb	Colour: Ironstone

REINFORCED CONCRETE

1. GENERAL
 - A. ALL CONCRETE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS2870 & AS3600 AND THE RELEVANT SPECIFICATIONS.
 - B. USE OF CALCIUM CHLORIDE IN CONCRETE IS NOT PERMITTED.
 - C. DURABILITY EXPOSURE CLASSIFICATIONS FOR SURFACES FOR MEMBERS ARE:
 - IN CONTACT WITH GROUND: A2
 - EXTERNAL ENVIRONMENT: B1
 - INTERNAL ENVIRONMENT: A1
 - D. CONCRETE COVER TO REINFORCEMENT AS NOTED BELOW AND ON THE DRAWINGS.
 - E. REINFORCEMENT NOTATION:
 - N HOT ROLLED GRADE 500 DEFORMED (RIBBED) BAR, DUCTILITY CLASS N TO AS4671
 - R STRUCTURAL GRADE 250 PLAIN BAR TO AS4671
 - W GRADE 500 HARD DRAWN WIRE TO AS4671
 - SL GRADE 500 HARD DRAWN WIRE SQUARE REINFORCING MESH, DUCTILITY CLASS L TO AS4761. THE NUMBER FOLLOWING THE BAR SYMBOL IS THE NOMINAL BAR DIAMETER IN MILLIMETRES. REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION
 - F. REINFORCEMENT LAPS AND COGS ARE TO BE AS FOLLOWS (U.N.O.):

SLAB MESH LAPS	
MESH TYPE:	MIN. LAP:
SQUARE	1 MESH SQUARE + 25mm
RECTANGULAR	225mm ENDS, 125mm SIDES

BAR LAPS		BAR COGS	
BAR SIZE:	MIN. LAP:	BAR SIZE:	MIN. COG:
N12	500	N12	200
N16	600	N16	200
N20	700	N20	250
N24	900	N24	300
N28	1200	N28	350
N32	1500	N32	400
N36	1800		

- G. REINFORCEMENT CRANKS ARE TO BE NO GREATER THAN 1 IN 6.
- H. DO NOT WELD OR SITE BEND REINFORCEMENT UNLESS SHOWN ON THE DRAWINGS OR OTHERWISE APPROVED BY THE DESIGN ENGINEER.
- I. REINFORCEMENT SHALL BE SUPPORTED ON APPROVED BAR CHAIRS, SPACERS OR SUPPORT BARS AT 800 MAX. CRS EACH WAY FOR MESH AND 60 TIMES THE SMALLER BAR DIA. FOR BARS. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE APPLIED FINISHES. BEAM DEPTHS INCLUDE SLAB THICKNESS.
- J. PROVIDE DAMP PROOF MEMBRANE (0.2mm THICK APPROVED POLYTHENE MEMBRANE) TO UNDERSIDE OF SLABS ON GROUND IN ACCORDANCE WITH BCA F1.10. MEMBRANE LAPS SHALL BE 300mm MIN. AND TAPED WITH MIN. 50mm WIDE PRESSURE SENSITIVE WATERPROOF PAINT.
- K. FORM CONSTRUCTION JOINTS IN CONCRETE ELEMENTS ONLY WHERE SHOWN ON THE DRAWINGS OR AS OTHERWISE APPROVED BY THE DESIGN ENGINEER. ALL CONCRETE INTERFACES TO CONSTRUCTION JOINT SHALL BE SCABBLED, CLEANED AND COATED WITH A CEMENT SLURRY IMMEDIATELY, PRIOR TO POURING CONCRETE.
- L. ALL CONCRETE SHALL BE COMPACTED USING MECHANICAL VIBRATORS.
- M. NO HOLES, CHASES OR EMBEDDED ITEMS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
- N. CURING OF CONCRETE SHALL COMMENCE A MIN. OF 2 HOURS AFTER CONCRETING IS FINISHED. CURING METHOD SHALL BE APPROVED BY THE DESIGN ENGINEER.
- O. FORMWORK SHALL COMPLY WITH AS 3610 AND RELEVANT CONSTRUCTION SAFETY CODES. STRIPPING TIMES SHALL BE IN ACCORDANCE WITH TABLE 5.4.1 AND SHALL BE APPROVED BY THE DESIGN ENGINEER BEFORE PROCEEDING WITH THE WORK.
- P. FINISHES TO UNFORMED SURFACES SHALL BE STEEL TROWELLED FINISH U.N.O.
- Q. FOR POLISHED CONC. FLOOR SLAB FINISHES, GRADE N32 CONC. AND SL92 SLAB MESH TO BE USED AS A MINIMUM.

STRUCTURAL STEELWORK

1. GENERAL
 - A. FABRICATE AND ERECT ALL STEELWORK IN ACCORDANCE WITH AS4100, AS1538, AS4600 AND THE SPEC.
 - B. ALL WELDING SHALL BE IN ACCORDANCE WITH AS1554.1-1991. FILLET WELDS SHALL BE CATEGORY GP U.N.O. FULL PENETRATION BUTT WELDS SHALL BE CATEGORY SP U.N.O. E48XX ELECTRODES - TYPICAL.
 - C. ALL CUT STEEL EDGES TO BE GROUND TO A RADIUS OF 2mm. DEFECTS SUCH AS PIN HOLES, BLOW HOLES, HAMMER MARKS ETC. SHALL BE RECTIFIED TO THE SATISFACTION OF THE ENGINEER PRIOR TO GALVANISING OR PAINTING.
 - D. DO NOT MAKE PENETRATIONS OR CUTOUTS OTHER THAN THOSE SHOWN ON THE DRAWINGS WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
 - E. SURFACE PREP. PRIOR TO COATING SHALL BE ABRASIVE BLAST CLEANING TO AS1627.4 CLASS 2.5 U.N.O.
 - F. UNLESS NOTED OTHERWISE:
 - ALL CLEAT, GUSSET, END, FIN AND STIFFENER PLATES SHALL BE 10mm THICK TO AS3679-1900.
 - ALL BOLTS ARE TO BE M20 8.8/S TO AS1252-1983.
 - MINIMUM CONNECTION TO BE 2-M20 8.8/S BOLTS.
 - BOLT HOLE CLEARANCE 2mm TYPICAL.
 - WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS TO AS1554 PART 1-1991. WELDS FULL PERIMETER OF CONTACT.
 - ALL BOLTS, NUTS AND WASHERS SHALL BE GALVANISED TO AS1214-1983.
 - MORTAR WHERE REQUIRED; A MIN. OF 25mm NON SHRINK GROUT, 40 MPa.
 - MASONRY ANCHORS TO BE HILTI HVU OR APPROVED EQUIVALENT (MIN. SIZE TO BE M16) INSTALLED INTO COREFILLED MASONRY OR CONCRETE.
 - G. BOLTS SHALL BE PROVIDED WITH THREADS EXCLUDED FROM THE SHEAR PLANE. PROVIDE A HARDENED WASHER UNDER ALL NUTS. WHERE TENSIONED USE LOAD INDICATING WASHERS AND TENSION TO AS1252.
 - H. THE STRUCTURE SHALL BE MAINTAINED IN A STABLE STATE AT ALL TIMES. THE CONTRACTOR SHALL SUPPLY TEMPORARY BRACING AS REQUIRED.
2. CORROSION PROTECTION
 - A. SHOP APPLIED PAINTING - ALL STEELWORK U.N.O.;
 - REMOVE ALL ARRISSES.
 - SURFACES SHALL BE ABRASIVE BLAST CLEANED TO COMPLY WITH AS1627.4, CLASS 2.5.
 - APPLY ONE COAT OF INORGANIC ZINC SILICATE TYPE 4 PAINT COMPLYING WITH AS2105 - 75 MICRON DRY FILM THICKNESS - WITHIN 4 HOURS OF CLEANING.
 - B. GALVANISING SHALL BE HOT DIPPED IN ACCORDANCE WITH AS1650:
 - REMOVE ALL ARRISSES.
 - PROVIDE DRAIN HOLES AND VENTS IN CLOSED SECTIONS.
 - MINIMUM COATING THICKNESS 500 GSM.
 - C. FIELD TOUCH UP:
 - C1. SHOP APPLIED COATINGS:
 - THOROUGHLY DEGREASE DAMAGED AREA USING SOLVENT IN ACCORDANCE WITH AS1627.1. RINSE THOROUGHLY WITH CLEAN WATER AND LIGHTLY ABRABE.
 - APPLY ONE COAT OF INTERZINC 72 - 75 MICRON DRY FILM THICKNESS.
 - C2. GALVANISED SURFACES:
 - THOROUGHLY DEGREASE DAMAGED AREA USING SOLVENT IN ACCORDANCE WITH AS1627.1. RINSE THOROUGHLY WITH CLEAN WATER AND LIGHTLY ABRABE.
 - APPLY ONE COAT OF INTERZINC 352 - 50 MICRON DRY FILM THICKNESS.
 - D. TOP COAT - OPTIONAL;
 - D1. PAINTED SURFACES:
 - APPLY TWO COATS INTERLAC 665 ALKYD GLOSS ENAMEL AT 35 MICRONS DRY FILM THICKNESS EACH COAT.
 - COLOUR TO SUPERINTENDENT.
 - D2. GALVANISED SURFACE:
 - ETCH PRIME
 - APPLY TWO COATS INTERLAC 665 ALKYD GLOSS ENAMEL AT 35 MICRONS DRY FILM THICKNESS EACH COAT.
 - COLOUR TO SUPERINTENDENT.
 - E. CONCRETE ENCASE ALL STEELWORK BELOW GROUND WITH A MIN. 75mm COVER TO ALL SURFACES. WRAP ENCASED MEMBERS WITH GGW41 - MIN. 35mm COVER U.N.O.
 - F. ALL HOLDING DOWN BOLTS, NUTS, WASHERS AND ALL FIXINGS TO BE CAST INTO CONCRETE SHALL BE HOT DIPPED GALVANISED. ALL HOLDING DOWN BOLTS SHALL BE HOT DIPPED GALVANISED.
3. STEELWORK WELDING
 - A. ALL WELDS ARE TO BE 6mm CONTINUOUS FILLET WELDS (CFW) U.N.O.
 - B. ALL SITE WELDS ARE TO HAVE THE APPROPRIATE SURFACE FINISH TOUCHED UP IMMEDIATELY.



LOCALITY PLAN
SCALE 1:5000

REVISION		DATE		DETAILS		CHECKED		STATUS		SCALE		DESIGN		TITLE	
								FOR CONSTRUCTION		AS SHOWN		JA		WESTBURY VILLAGE GREEN PROPOSED BBQ AREA NOTES AND LOCALITY PLAN	
										DM		DRAWN		WESTBURY	
										JA		CHECKED		INFORMATION PROVIDED BY	
										5/11/2020		DATE		INFRASTRUCTURE SERVICES	
												WE/RDS/DES/027		DRAWING NO	
														SHEET	
														01	
														REVISION	

REINFORCED CONCRETE

1. GENERAL
 - A. ALL CONCRETE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS2870 & AS3600 AND THE RELEVANT SPECIFICATIONS.
 - B. USE OF CALCIUM CHLORIDE IN CONCRETE IS NOT PERMITTED.
 - C. DURABILITY EXPOSURE CLASSIFICATIONS FOR SURFACES FOR MEMBERS ARE:
 - IN CONTACT WITH GROUND: A2
 - EXTERNAL ENVIRONMENT: B1
 - INTERNAL ENVIRONMENT: A1
 - D. CONCRETE COVER TO REINFORCEMENT AS NOTED BELOW AND ON THE DRAWINGS.
 - E. REINFORCEMENT NOTATION:
 - N HOT ROLLED GRADE S00 DEFORMED (RIBBED) BAR, DUCTILITY CLASS N TO AS4671
 - R STRUCTURAL GRADE 250 PLAIN BAR TO AS4671
 - W GRADE S00 HARD DRAWN WIRE TO AS4671
 - SL GRADE S00 HARD DRAWN WIRE SQUARE REINFORCING MESH, DUCTILITY CLASS L TO AS4761, THE NUMBER FOLLOWING THE BAR SYMBOL IS THE NOMINAL BAR DIAMETER IN MILLIMETRES. REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION
 - F. REINFORCEMENT LAPS AND COGS ARE TO BE AS FOLLOWS (U.N.O.):

SLAB MESH LAPS	
MESH TYPE:	MIN. LAP:
SQUARE	1 MESH SQUARE + 25mm
RECTANGULAR	225mm ENDS, 125mm SIDES

BAR LAPS		BAR COGS	
BAR SIZE:	MIN. LAP:	BAR SIZE:	MIN. COG:
N12	500	N12	200
N16	600	N16	200
N20	700	N20	250
N24	900	N24	300
N28	1200	N28	350
N32	1500	N32	400
N36	1600		

- G. REINFORCEMENT CRANKS ARE TO BE NO GREATER THAN 1 IN 6.
- H. DO NOT WELD OR SITE BEND REINFORCEMENT UNLESS SHOWN ON THE DRAWINGS OR OTHERWISE APPROVED BY THE DESIGN ENGINEER.
- I. REINFORCEMENT SHALL BE SUPPORTED ON APPROVED BAR CHAIRS, SPACERS OR SUPPORT BARS AT 800 MAX. CRS EACH WAY FOR MESH AND 60 TIMES THE SMALLER BAR DIA. FOR BARS.
- J. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE APPLIED FINISHES. BEAM DEPTHS INCLUDE SLAB THICKNESS.
- K. PROVIDE DAMP PROOF MEMBRANE (0.2mm THICK APPROVED POLYTHENE MEMBRANE) TO UNDERSIDE OF SLABS ON GROUND IN ACCORDANCE WITH BCA F1.10. MEMBRANE LAPS SHALL BE 300mm MIN. AND TAPED WITH MIN. 50mm WIDE PRESSURE SENSITIVE WATERPROOF PAINT.
- L. FORM CONSTRUCTION JOINTS IN CONCRETE ELEMENTS ONLY WHERE SHOWN ON THE DRAWINGS OR AS OTHERWISE APPROVED BY THE DESIGN ENGINEER. ALL CONCRETE INTERFACES TO CONSTRUCTION JOINT SHALL BE SCABBLED, CLEANED AND COATED WITH A CEMENT SLURRY IMMEDIATELY, PRIOR TO POURING CONCRETE.
- M. ALL CONCRETE SHALL BE COMPACTED USING MECHANICAL VIBRATORS.
- N. NO HOLES, CHASES OR EMBEDDED ITEMS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
- O. CURING OF CONCRETE SHALL COMMENCE A MIN. OF 2 HOURS AFTER CONCRETING IS FINISHED. CURING METHOD SHALL BE APPROVED BY THE DESIGN ENGINEER.
- P. FORMWORK SHALL COMPLY WITH AS 3610 AND RELEVANT CONSTRUCTION SAFETY CODES. STRIPPING TIMES SHALL BE IN ACCORDANCE WITH TABLE S.4.1 AND SHALL BE APPROVED BY THE DESIGN ENGINEER BEFORE PROCEEDING WITH THE WORK.
- Q. FINISHES TO UNFORMED SURFACES SHALL BE STEEL TROWELLED FINISH U.N.O.
- R. FOR POLISHED CONC. FLOOR SLAB FINISHES, GRADE N32 CONC. AND SL92 SLAB MESH TO BE USED AS A MINIMUM.

STRUCTURAL STEELWORK


1. GENERAL
 - A. FABRICATE AND ERECT ALL STEELWORK IN ACCORDANCE WITH AS4100, AS1538, AS4600 AND THE SPEC.
 - B. ALL WELDING SHALL BE IN ACCORDANCE WITH AS1554.1-1991. FILLET WELDS SHALL BE CATEGORY GP U.N.O. FULL PENETRATION BUTT WELDS SHALL BE CATEGORY SP U.N.O. E48XX ELECTRODES - TYPICAL.
 - C. ALL CUT STEEL EDGES TO BE GROUND TO A RADIUS OF 2mm. DEFECTS SUCH AS PIN HOLES, BLOW HOLES, HAMMER MARKS ETC. SHALL BE RECTIFIED TO THE SATISFACTION OF THE ENGINEER PRIOR TO GALVANISING OR PAINTING.
 - D. DO NOT MAKE PENETRATIONS OR CUTOUPS OTHER THAN THOSE SHOWN ON THE DRAWINGS WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
 - E. SURFACE PREP. PRIOR TO COATING SHALL BE ABRASIVE BLAST CLEANING TO AS1627.4 CLASS 2.5 U.N.O.
 - F. UNLESS NOTED OTHERWISE:
 - ALL CLEAT, GUSSET, END, FIN AND STIFFENER PLATES SHALL BE 10mm THICK TO AS3679-1900.
 - ALL BOLTS ARE TO BE M20 8.8/5 TO AS1252-1983.
 - MINIMUM CONNECTION TO BE 2-M20 8.8/5 BOLTS.
 - BOLT HOLE CLEARANCE 2mm TYPICAL.
 - WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS TO AS1554 PART 1-1991. WELDS FULL PERIMETER OF CONTACT.
 - ALL BOLTS, NUTS AND WASHERS SHALL BE GALVANISED TO AS1214-1983.
 - MORTAR WHERE REQUIRED; A MIN. OF 25mm NON SHRINK GROUT, 40 MPa.
 - MASONRY ANCHORS TO BE HILTI HVU OR APPROVED EQUIVALENT (MIN. SIZE TO BE M16) INSTALLED INTO COREFILLED MASONRY OR CONCRETE.
 - G. BOLTS SHALL BE PROVIDED WITH THREADS EXCLUDED FROM THE SHEAR PLANE. PROVIDE A HARDENED WASHER UNDER ALL NUTS. WHERE TENSIONED USE LOAD INDICATING WASHERS AND TENSION TO AS1252.
 - H. THE STRUCTURE SHALL BE MAINTAINED IN A STABLE STATE AT ALL TIMES. THE CONTRACTOR SHALL SUPPLY TEMPORARY BRACING AS REQUIRED.
2. CORROSION PROTECTION
 - A. SHOP APPLIED PAINTING - ALL STEELWORK U.N.O.;
 - REMOVE ALL ARRIESSES.
 - SURFACES SHALL BE ABRASIVE BLAST CLEANED TO COMPLY WITH AS1627.4, CLASS 2.5.
 - APPLY ONE COAT OF INORGANIC ZINC SILICATE TYPE 4 PAINT COMPLYING WITH AS2105 - 75 MICRON DRY FILM THICKNESS - WITHIN 4 HOURS OF CLEANING.
 - B. GALVANISING SHALL BE HOT DIPPED IN ACCORDANCE WITH AS1650;
 - REMOVE ALL ARRIESSES.
 - PROVIDE DRAIN HOLES AND VENTS IN CLOSED SECTIONS.
 - MINIMUM COATING THICKNESS 500 GSM.
 - C. FIELD TOUCH UP;
 - C1. SHOP APPLIED COATINGS:
 - THOROUGHLY DEGREASE DAMAGED AREA USING SOLVENT IN ACCORDANCE WITH AS1627.1. RINSE THOROUGHLY WITH CLEAN WATER AND LIGHTLY ABRAD.
 - APPLY ONE COAT OF INTERZINC 72 - 75 MICRON DRY FILM THICKNESS.
 - C2. GALVANISED SURFACES:
 - THOROUGHLY DEGREASE DAMAGED AREA USING SOLVENT IN ACCORDANCE WITH AS1627.1. RINSE THOROUGHLY WITH CLEAN WATER AND LIGHTLY ABRAD.
 - APPLY ONE COAT OF INTERZINC 352 - 50 MICRON DRY FILM THICKNESS.
 - D. TOP COAT - OPTIONAL;
 - D1. PAINTED SURFACES:
 - APPLY TWO COATS INTERLAC 665 ALKYD GLOSS ENAMEL AT 35 MICRONS DRY FILM THICKNESS EACH COAT.
 - COLOUR TO SUPERINTENDENT.
 - D2. GALVANISED SURFACE:
 - ETCH PRIME
 - APPLY TWO COATS INTERLAC 665 ALKYD GLOSS ENAMEL AT 35 MICRONS DRY FILM THICKNESS EACH COAT.
 - COLOUR TO SUPERINTENDENT.
 - E. CONCRETE ENCASE ALL STEELWORK BELOW GROUND WITH A MIN. 75mm COVER TO ALL SURFACES. WRAP ENCASED MEMBERS WITH GGW41 - MIN. 35mm COVER U.N.O.
 - F. ALL HOLDING DOWN BOLTS, NUTS, WASHERS AND ALL FIXINGS TO BE CAST INTO CONCRETE SHALL BE HOT DIPPED GALVANISED. ALL HOLDING DOWN BOLTS SHALL BE HOT DIPPED GALVANISED.
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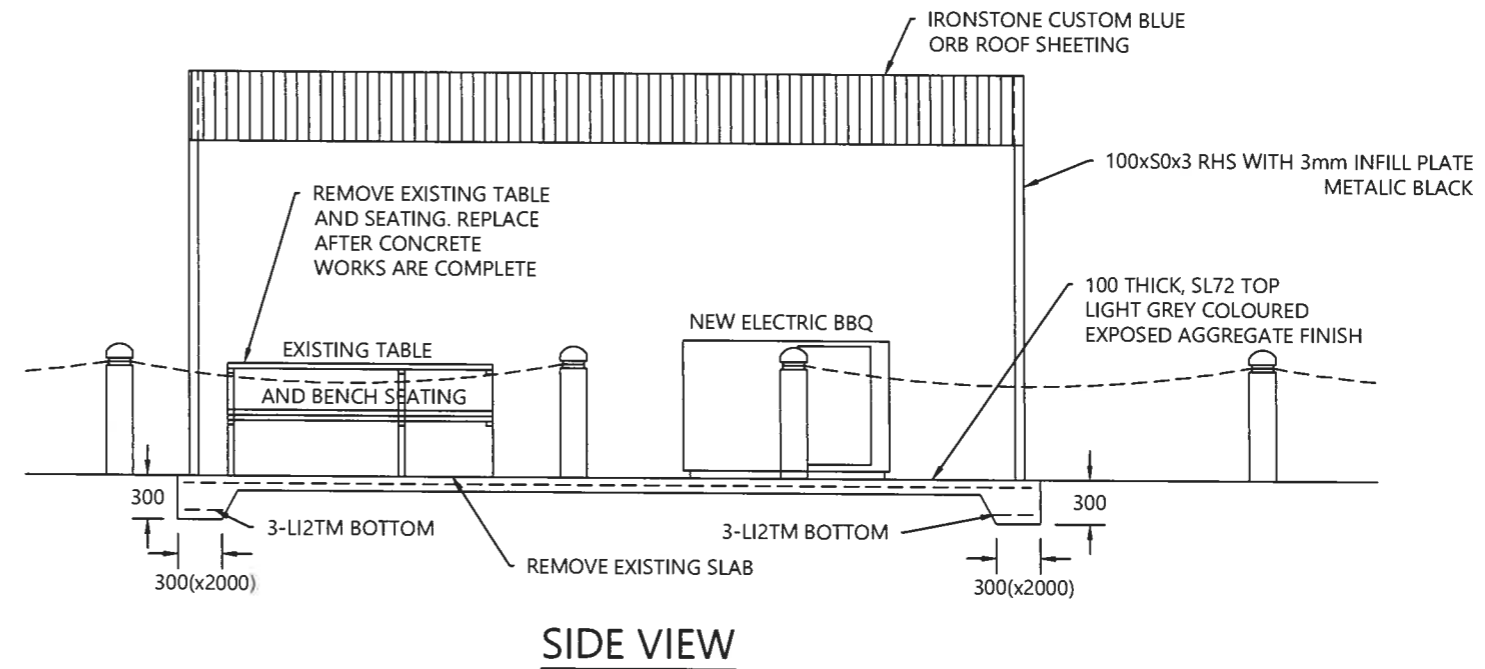
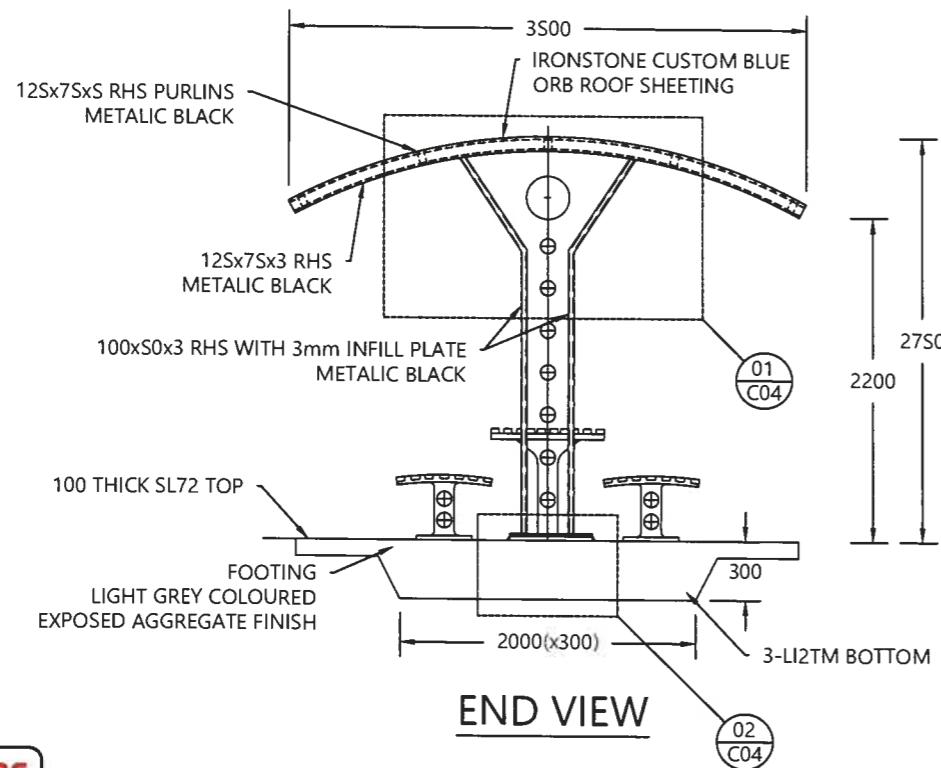
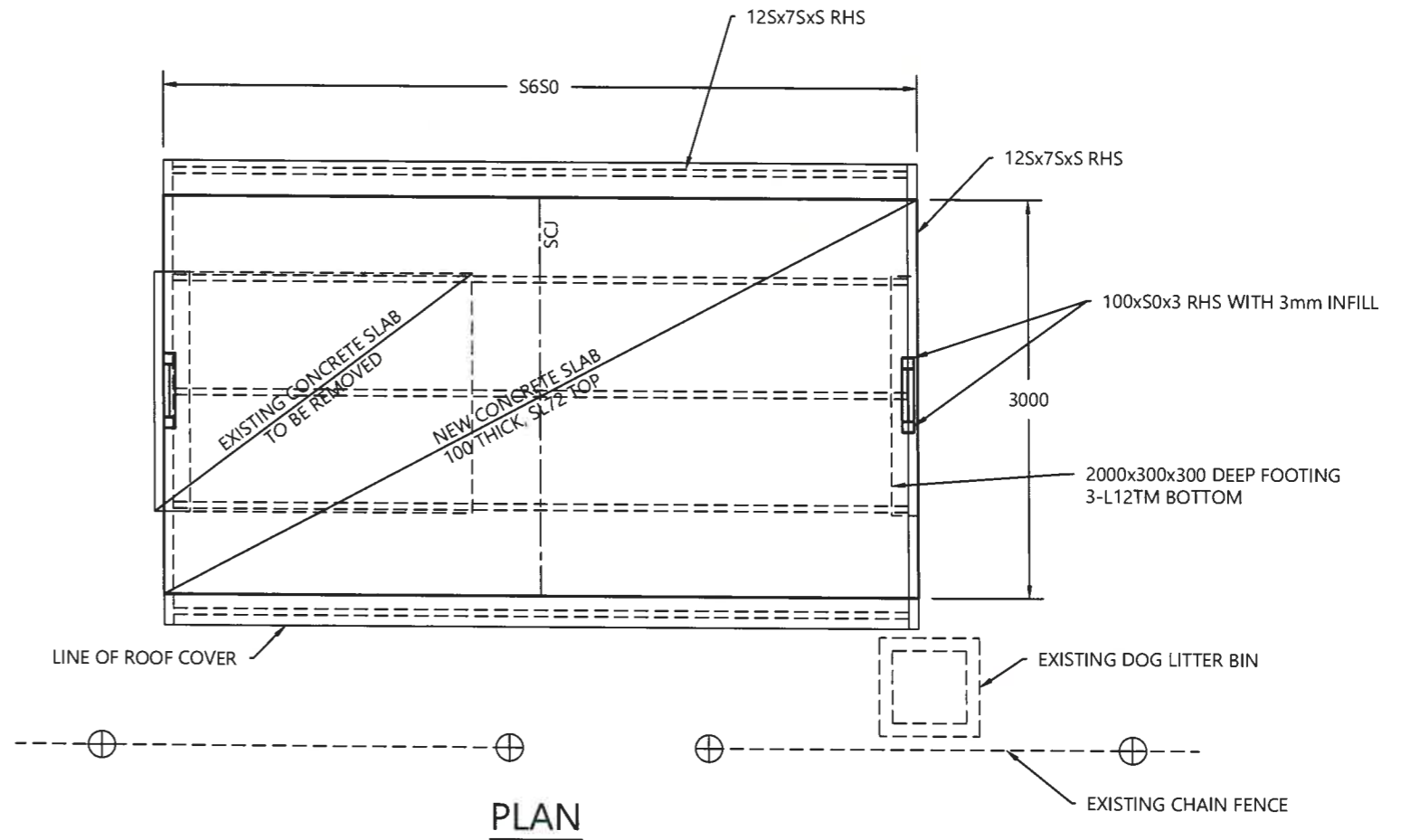
LOCALITY PLAN
SCALE 1:5000

REVISION	DATE	DETAILS	CHECKED	STATUS	SCALE	DESIGN	TITLE	AREA	DRAWING NO	SHEET	REVISION
				FOR CONSTRUCTION	AS SHOWN	JA	WESTBURY VILLAGE GREEN PROPOSED BBQ AREA NOTES AND LOCALITY PLAN	WESTBURY	WE/RDS/DES/027	C01	-
COPYRIGHT © 2018 MEANDER VALLEY COUNCIL This drawing and the details shown hereon are the property of the Meander Valley Council and shall not be used, reproduced or copied by any means whatsoever without express permission.						DRAWN: DM CHECKED: JA DATE: 25/11/2020	26 LYALL STREET WESTBURY TAS. 7303 Ph (03) 6393 5300 P.O. BOX 102 WESTBURY TAS. 7303 Fax (03) 63931474	INFORMATION PROVIDED BY: INFRASTRUCTURE SERVICES MEANDER VALLEY COUNCIL, WESTBURY TASMANIA			



		FOR CONSTRUCTION		SCALE: 1:200 AT A3		 26 LYALL STREET WESTBURY TAS. 7303 Ph (03) 6393 5300 P.O. BOX 102 WESTBURY TAS. 7303 Fax (03) 6393 1474		DESIGN: JA DRAWN: DM CHECKED: JA DATE: 25/11/2020		TITLE: WESTBURY VILLAGE GREEN PROPOSED BBQ AREA SECTIONS AND DETAILS AREA: WESTBURY INFORMATION PROVIDED BY: INFRASTRUCTURE SERVICES MEANDER VALLEY COUNCIL, WESTBURY TASMANIA		DRAWING NO: WE/RDS/DES/027 SHEET: C02 REVISION: -	
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NOTE:
NO TREES ARE PROPOSED TO BE REMOVED AS PART OF THE PROPOSED WORKS



REVISION		DATE		DRAWN		CHECKED		STATUS		SCALE		DESIGN		TITLE	
								FOR CONSTRUCTION		1:50 AT A3		JA DM JA		WESTBURY VILLAGE GREEN PROPOSED BBQ AREA PLAN AND ELEVATIONS	
										COPYRIGHT - 2018 MEANDER VALLEY COUNCIL This drawing and the details shown herein are the property of the Meander Valley Council and shall not be used, reproduced or copied by any means whatsoever without express permission.		Meander Valley Council Working Together		AREA: WESTBURY	
												INFORMATION PROVIDED BY: INFRASTRUCTURE SERVICES		DRAWING NO: WE/RDS/DES/027	
												DATE: 25/11/2020		SHEET: C04	
												MEANDER VALLEY COUNCIL, WESTBURY TASMANIA		REVISION:	

N:\AUTOCAD\BIBAN\WESTBURYVILLAGE GREEN



PLANNING REF: PA\21\0155
THC WORKS REF: #6434
REGISTERED PLACE NO: #4862
FILE NO: 10-63-83THC
APPLICANT: Rotary Club of Westbury Inc.
DATE: 24 December 2020

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: Village Green, Lonsdale Promenade, Westbury.
Proposed Works: Construction of a barbeque shelter.

Under section 39(6)(a) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application PA\21\0155, advertised on 05/12/2020.

Please ensure the details of this notice are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Should you require clarification of any matters contained in this notice, please contact Chris Bonner on 1300 850 332.

Andrew Roberts
A/Director – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

PROPERTY ID: 1622557
MUNICIPALITY: MEANDER VALLEY

PROPERTY ADDRESS: WESTBURY VILLAGE GREEN
 LONSDALE PROMENADE
 WESTBURY TAS 7303

PROPERTY NAME: WESTBURY VILLAGE GREEN

TITLE OWNER:

INTERESTED PARTIES: MUNICIPALITY OF MEANDER VALLEY

POSTAL ADDRESS: PO BOX 102
(Interested Parties) WESTBURY TAS 7303

MAIN IMPROVEMENTS SUMMARY

Improvements:

Improvement Sizes Improvement: Area:
 (Top 3 by Size):

Number of Bedrooms:

Construction Year of Main Building:

Roof Material:

Wall Material:

Land Area: 1.3 hectares

LAST VALUATIONS

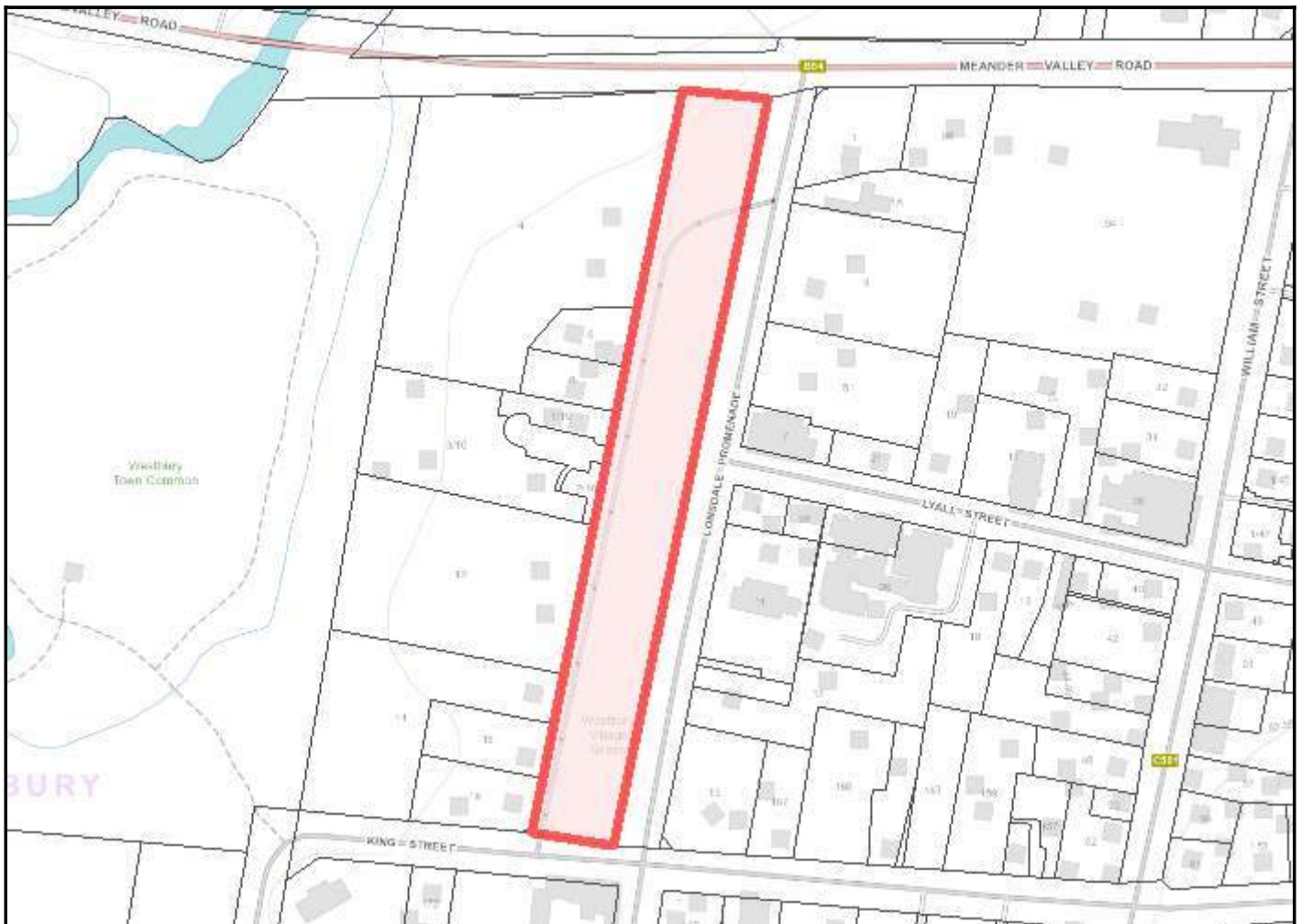
Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
29/03/2019	01/07/2018	\$325,000	\$325,000	\$13,000	FRESH VALUATION
12/09/2017	01/07/2012	\$270,000	\$270,000	\$10,800	BA\15\0226 MAST POLE

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.

From:
Sent: Friday, 4 December 2020 7:34 PM
To: Planning @ Meander Valley Council
Subject: BBQ Shelter proposed for Westbury Village Green

Dear Sir,

I am of the opinion that the proposed BBQ Shelter is not appropriate for the Village Green as this is an area that is better suited to the purpose of family picnics, not BBQ's.

The BBQ shelter on the Town Common has not been useable in the five years that I have resided in Westbury, due, I assume to vandalism. The BBQ Shelter at the Recreation Ground however is appropriate and used.

Sincerely,

Lynette Lenton 0488098002

Sent from [Mail](#) for Windows 10

From:
Sent: Wednesday, 9 December 2020 3:06 PM
To: Planning @ Meander Valley Council
Subject: Planning application No. No. PA/21/0155

Dear Ms Scott,

We have received your letter regarding the above.

We wish to register our disapproval regarding this application. We note that the BBQ structure will be sited directly opposite the entry to our property on the edge of the Green on the western side and will thus impact on our privacy and peaceful atmosphere which we now enjoy. Siting the BBQ structure where it is planned will, from what we have heard, not be welcome by those who live on the western side of the Green at the bottom end of Lonsdale Lane. . Too close to their properties and devaluing same. Furthermore, the diagram submitted by council is completely out of date by about 100 years. Please note there are 8 properties along the western side of the Green and not 3. The applicants should be made aware of this.

Yours faithfully,

JOHN AND SHEILAGH BEALE...

PLANNING AUTHORITY 3

Reference No. 12/2021

DRAFT AMENDMENT 3/2020 – 12 NEPTUNE DRIVE, BLACKSTONE HEIGHTS -
REPORT ON REPRESENTATIONS RECEIVED

AUTHOR: Jo Oliver
Senior Strategic Planner

1) Recommendation

It is recommended that Council:

- 1. Endorse *Attachment 1: Consideration of Representations to Draft Amendment 3/2020* as its report in response to the representations in accordance with Section 39(2) of the former provisions of the *Land Use Planning and Approvals Act 1993*.**
- 2. Recommend to the Tasmanian Planning Commission the following modifications to Draft Amendment 3/2020 - Neptune Drive Specific Area Plan as detailed in Attachment 1:**
 - a) Include a new standard at *F8.5.2 Visitor Accommodation Use* to prohibit visitor accommodation from accessing Canopus Drive;**
 - b) Modify standard *F8.5.3 Scale of Residential Use* to reduce the cap on the number of dwellings from 650 to 600;**
 - c) Modify standard *F8.6.1 Building Height* to include a mandatory requirement for a maximum building height of 5.5 metres if located within 40 metres of the Panorama Road frontage;**
 - d) Modify standard *F8.6.2 Setbacks* to include a mandatory requirement for a 15 metre setback to Panorama Road that is landscaped with trees and shrubs;**
 - e) Include a new standard *8.6.10 – Public Open Space* to require the contribution of an area of land to be added to Council’s Dalrymple Creek Reserve to enable the extension of the public walking trail to a useable area at the edge of the South Esk River;**
 - f) Include a new standard *8.6.11 – Priority Vegetation Area* to apply the State Planning Provisions for the Priority Vegetation Area;**
 - g) Modify the Specific Area Plan Precinct Plan to:**
 - i) include Open Space over the prominent hill top and ridgeline in the northern section of the site as shown in Attachment 1**

(Page 159);

- ii) include the 'Existing Farm', as shown in the Site Master Plan, in the Residential Precinct;
- iii) remove the steep embankment within the 'Future Residential' area, as shown in the Site Master Plan, from the Residential Precinct and designate as Open Space Precinct;
- iv) include a new area designated as Public Open Space for the area of land to be added to the Dalrymple Creek Reserve as recommended above, as detailed in Attachment 1 (Page 160).

2) Officers Report

This item was discussed at the Council workshop held on 15 December 2020.

At its meeting of the 13 October 2020, Council initiated and certified a draft amendment to the Meander Valley Interim Planning Scheme 2013 to insert a Specific Area Plan over land at 12 Neptune Drive, Blackstone Heights to provide for a residential estate under a community development scheme that is divided into precincts for:

- residential housing development;
- open space and a regenerated bushland area;
- common community facilities to support the residents of the estate; and
- 'eco cabin' tourist accommodation.

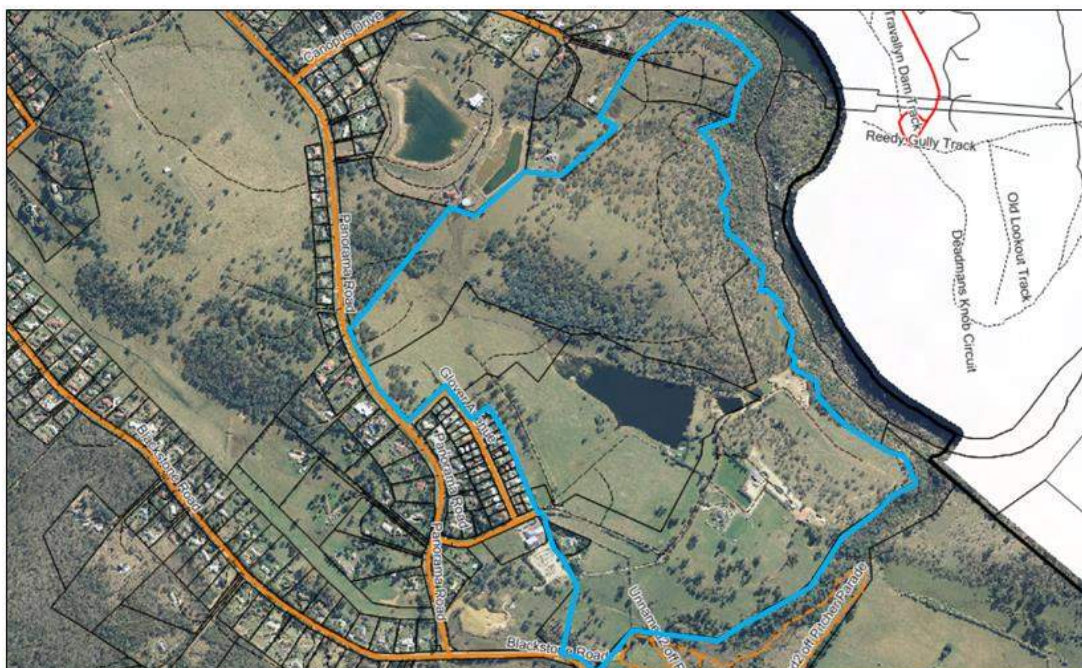


Figure 1: Aerial photograph of the titles to be included in the Specific Area Plan.

The proposed layout is shown below in Figure 2.

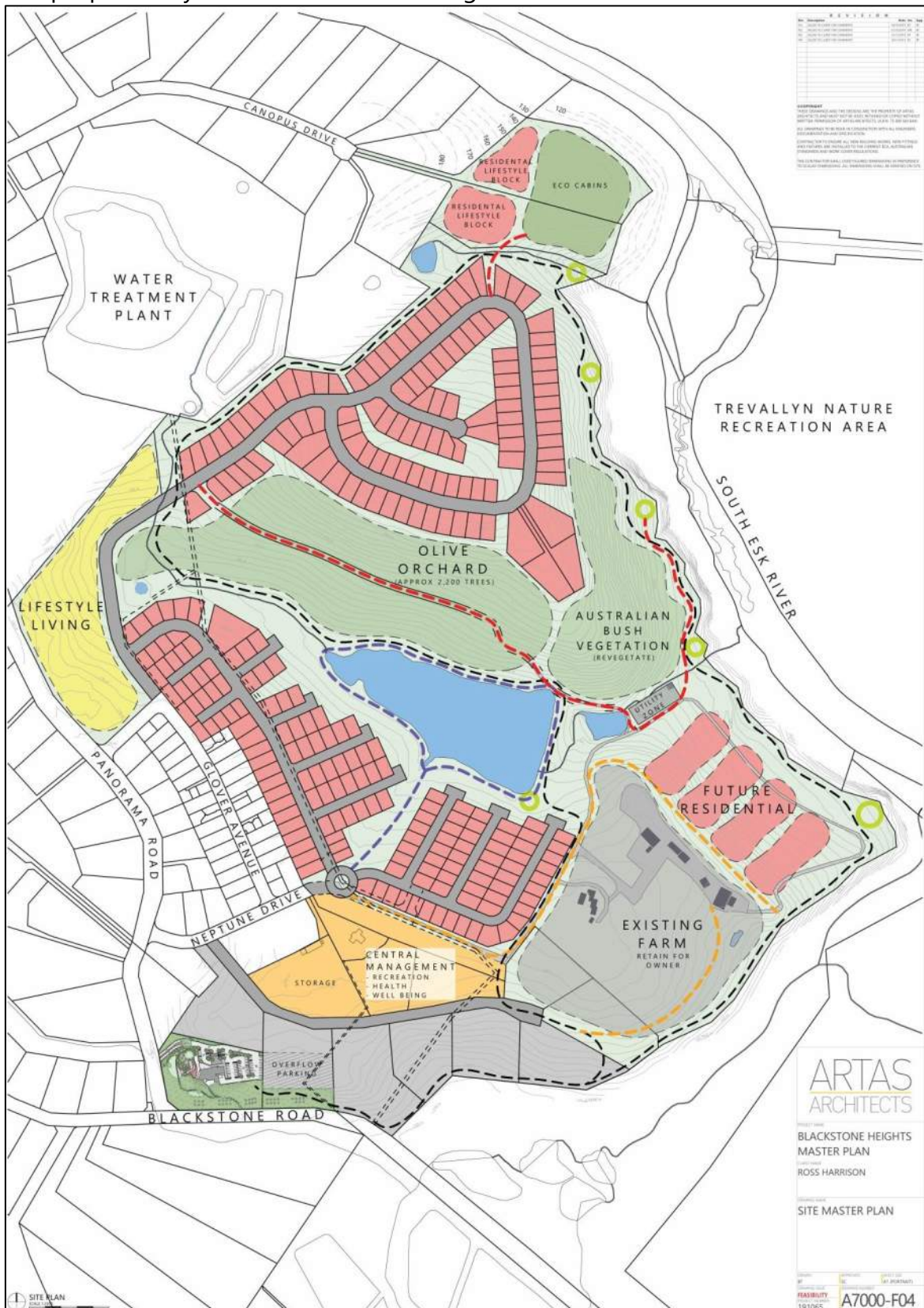


Figure 2: Proposed Site Master Plan.

The proposed Precinct Plan to be included in the Specific Area Plan is shown below in Figure 3.

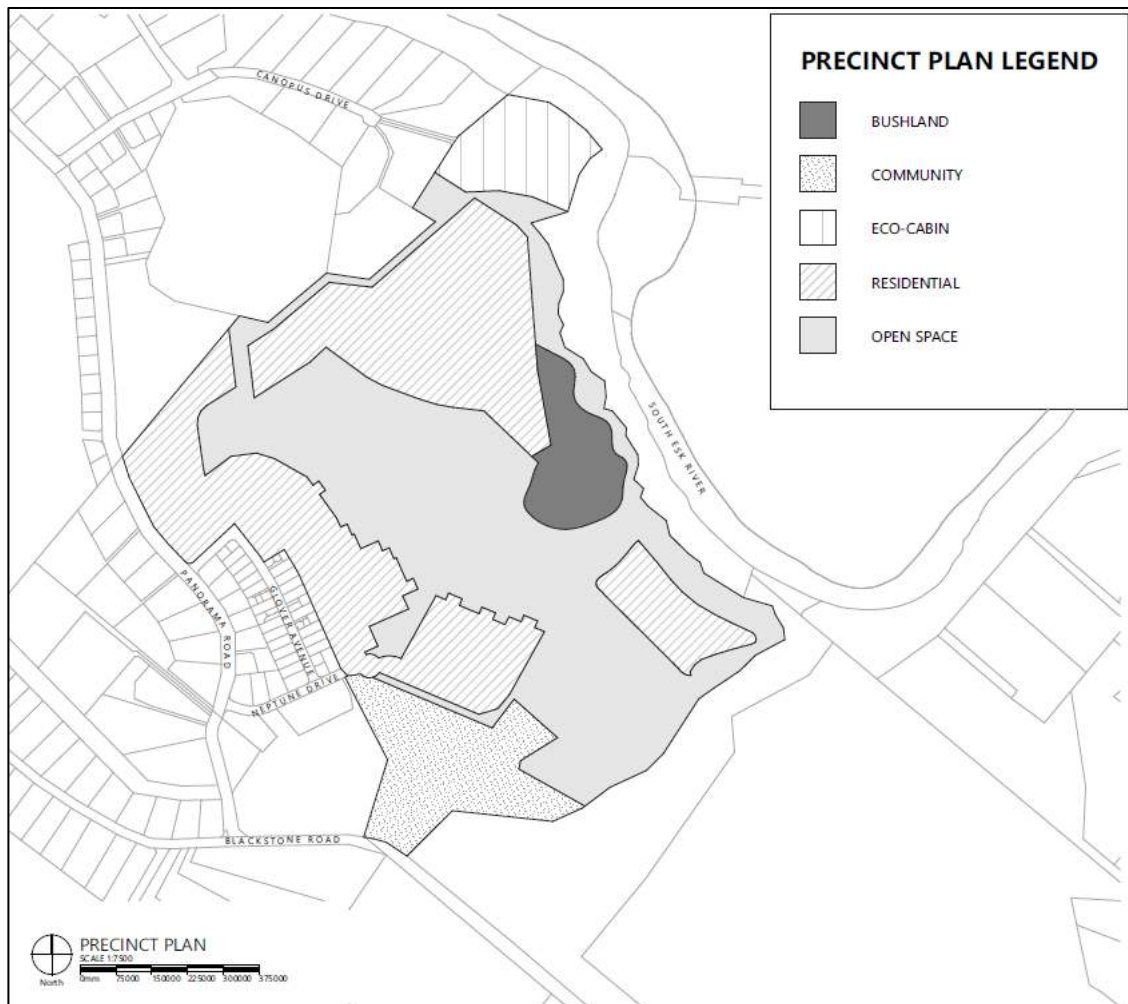


Figure 3: Proposed Specific Area Plan – Precinct Plan.

Pursuant to Section 38 of the former provisions of the *Land Use Planning & Approvals Act* (LUPAA) 1993, Council placed the draft amendment on public notice for a period of 30 days. The formal exhibition period commenced on Saturday 17 October 2020 and concluded on Tuesday 17 November 2020.

At the end of this period Council had received 33 representations, including the *TasWater Submission to Planning Authority Notice*.

In accordance with Section 39(2) of the former provisions of the LUPAA, Council acting as the Planning Authority is required to formally consider the representations and to prepare a report to be submitted to the Tasmanian Planning Commission (TPC).

Section 39(2) of the LUPAA stipulates that the planning authority's report must include:

- a) *a copy of each representation received by the authority in relation to the draft amendment or, where it has received no such representation, a statement to that effect; and*
- b) *a statement of its [the planning authority's] opinion as to the merit of each such representation, including, in particular, its views as to:*
 - i. *the need for modification of the draft amendment in the light of that representation; and*
 - ii. *the impact of that representation on the draft amendment as a whole; and*
- c) *such recommendations in relation to the draft amendment as the authority considers necessary.*

Attachment 1 considers the representations in accordance with the requirements of the LUPAA and recommends several modifications to improve the draft amendment.

The representations are included as Attachment 2.

3) Council Strategy and Policy

Further the objectives of the Council's Community Strategic Plan 2014 to 2024:

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

4) Legislation

Amendments to the LUPAA to establish the Tasmanian Planning Scheme, were gazetted on 17 December 2015, however the provisions of the Tasmanian Planning Scheme do not come into operational effect until such time as Council completes its Local Provisions Schedule process with the TPC and the Minister agrees to the approval. In the interim, the process for the consideration of planning scheme amendments continues in accordance with the LUPAA as it was written prior to 17 December 2015. These provisions are defined as the 'former provisions' in Schedule 6 - Savings and Transitional Provisions in the amended LUPAA.

Council's report, pursuant to Section 39(2) of the former provisions of the LUPAA is provided as Attachment 1 - Consideration of Representations.

5) Risk Management

Not applicable

6) Government and Agency Consultation

The draft amendment was referred to TasWater.
TasWater has provided a Submission to Planning Authority Notice which is required to be considered as a representation.

7) Community Consultation

This report responds to the representations received during the public notification period, which commenced on 17 October and concluded on 17 November, 2020. The TPC will hold hearings into the representations, prior to making a decision on the amendment.

8) Financial Consideration

Not applicable

9) Alternative Recommendations

Council may modify the report under Section 39(2) of the LUPAA prior to submission to the TPC.

10) Voting Requirements

Simple Majority

DECISION:

Attachment 1

Consideration of Representations to Draft Amendment 3/2020 – 12 Neptune Drive, Blackstone Heights

Planning Authority Report under Section 39 of the Land Use Planning & Approvals Act 1993

Representor	Representation Issue	Statement of Merit
M Brown C Brydon M Bures J & K Davies M & J Ellery C Elliot K & C Farmer Z Frerk V & K Garratt P Geskus J Harvey G & C Houghton G Kaltsis M & C Smith D Mallinson N Marquis R & H McCauley A Munn J Oakley-Lohm P Parker D & S Perry S Peters G & A Pitt	Traffic Concerns <ul style="list-style-type: none"> • Capacity of Casino Rise and impacts on existing residents. • Potential for future link through to Mt Leslie Road; • One road access to Blackstone Heights is not adequate for additional traffic, bottleneck; • Safety of roads with additional traffic, particularly for pedestrians, road standard needs to be improved if considering additional load; • Amenity impacts of increased traffic; • Query TIA conclusions – timing of traffic counts; • When will road and junctions upgrades be carried out?; 	<p>Richard Burk of Traffic and Civil Services has undertaken a Traffic Impact Assessment (TIA) that considers the safety and capacity of the local road network and junctions to accommodate the proposed residential growth, in the context of overall potential for growth at Blackstone Heights and Prospect Vale over time through infill development. Mr Burk has provided a further summary of traffic thresholds and road and junction standards to assist consideration of the local road network. (See attached document)</p> <p>Ultimately, in consideration of national road standards, the TIA concludes that the local road network has capacity to accommodate additional traffic generated by the proposed development, together with incremental growth in other parts of Blackstone Heights. Mr Burk advises that variations in dwellings numbers in the order of 100 dwellings does not make a consequential difference to the capacity of the roads, but affects the timing and thresholds for when numerous junction and carriageway improvements need to be made. Despite the timing of the traffic count for Blackstone Road being during a non-typical school holiday period, Mr Burk has confirmed that the road capacity is such that substantive increases in current movements would not affect the TIA conclusions.</p> <p>However, the TIA identifies that improvements to junctions at Neptune Drive, Panorama Road, Blackstone Road and Casino Rise/Country Club Avenue will be required. In particular, the existing junction of Casino Rise/Country Club Avenue is deficient under current circumstances and requires attention.</p> <p>The attached TCS document recommends that a 'tributary' type network is pursued for the locality that disperses traffic more effectively, in consideration of future</p>

<p>M Slade A & J Smith T Trezise T Triffit G Ward D & B Wild I & A Wright</p>	<ul style="list-style-type: none"> • Impacts on Canopus Drive, not of a standard to accommodate additional traffic, impacts on amenity of additional road use; • Congestion at junctions, additional delays with more traffic; • Alternate connections from Neptune Drive to West Launceston as a second access; 	<p>development. Whilst the road network is capable of accommodating additional traffic loads in accordance with the national standards (subject to some physical improvements to junctions), it is clear that current and anticipated demand warrants more detailed investigation, planning and scheduling of improved linkages and interventions in the network, such as a connection to Mt Leslie Road and potentially through to Travellers Rest to the south, as well as roundabouts.</p> <p>To this end, in the first quarter of 2021, Council will be preparing a 'Traffic and Development Plan' for the locality to plan the components of the network to achieve the best outcomes for a 'tributary network' as well as physical interventions such as roundabouts, junction improvements, traffic calming and pedestrian paths, which will also serve to alleviate issues associated with higher vehicle speeds and accessing properties along Casino Rise. This plan will determine the development thresholds for when they are to be constructed.</p> <p>Canopus Drive:</p> <p>Several residents of Canopus Drive have submitted concerns regarding the use of Canopus Drive to access future visitor accommodation development and the suitability of the road and access to accommodate additional traffic associated with a commercial operation. Canopus Drive is a lower order road and residential cul-de-sac, with comparatively few properties taking access. The subject land includes two titles over 5.3 hectares that take access from the end of Canopus Drive, over an access strip of 127 metres length and on a steep gradient of 1:4.8. The adjoining dwelling to the north is situated close to the access strip boundary at a setback of 3 metres. Whilst this type of access is not unusual throughout the developed terrain of Blackstone Heights, they are normally associated with single dwellings on larger lots, which was expected to be the development outcome for these two lots. The proposed SAP provides for this outcome, however proposes to add visitor accommodation development. In the context of the scale of the overall development of the residential estate, it is a reasonable proposition to include visitor accommodation for an environment of high amenity. The economic benefits of visitor accommodation development are supported in local and regional</p>
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		<p>strategies.</p> <p>However, given the physical circumstances of the longer, steep access to Canopus Drive, adjoining dwellings and the lower order, residential nature of the road, it is not considered appropriate for commercial visitor accommodation to take access through Canopus Drive. It is recommended that the SAP be modified to require visitor accommodation in the 'Eco-Cabin' precinct to be accessed through the main development area to the south, to the Glover Avenue or Neptune Drive entrances and that only two dwellings, as originally anticipated, will take access from Canopus Drive.</p>
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Need for Modification

It is considered that the draft amendment should be modified in response to the representations relating to Canopus Drive.

Impact of Representation on Draft Amendment as a Whole

The concerns in the representations in regard to increased traffic impacts do not directly relate to the limited effect of the proposed amendment, which is confined to an ownership model and configuration of development. However, road junction improvements are identified, which would also be the case for a standard subdivision and will be implemented at the appropriate thresholds. Representations on general traffic matters are addressed and do not affect the draft amendment as a whole. Recommended modifications relating to Canopus Drive access do not affect the draft amendment as a whole.

Recommendation

It is recommended that **F8 Neptune Drive Specific Area Plan** be modified to include a new standard at A2 and P2 of F8.5.2 Visitor Accommodation Use as follows:

Acceptable Solutions	Performance Criteria
<p>A2</p> <p>Visitor accommodation must not take access from Canopus Drive.</p>	<p>P2</p> <p>No Performance Criterion.</p>

Representor	Representation Issue	Statement of Merit
C Brydon M Bures M & J Ellery C Elliot K & C Farmer V & K Garratt P Geskus J Harvey G & C Houghton G Kaltsis M & C Smith D Mallinson N Marquis R & H McCauley A Munn J Oakley-Lohm P Parker D & S Perry S Peters G & A Pitt M Slade A & J Smith T Trezise D & B Wild	Character of Blackstone Heights <ul style="list-style-type: none"> • 650 lots will change the low density character ; • Small block sizes should not be allowed; • Live in the area for visual amenity, scenic vistas, bush views, rural-residential aspect; • Character is large blocks with open views, not cluster developments; • Why allow 600m² lots when the minimum lot size is 1600m²? • Density of development is incongruous to the area; • Will more than double the population; • Dwelling yield is too high for this area, lower yield would be more appropriate; • Contravenes the Meander Valley Interim Planning Scheme. 	<p>In the context of Blackstone Heights as a suburb, the site is viewed from a limited number of vantage points within the area. The primary public viewing opportunity is when travelling along Panorama Rd, where there are currently open views through the gully toward the Cataract Gorge and to the hill in the northern area of the site.</p> <p>The residential character of Blackstone Heights varies from large lots with single dwellings ranging from 4000m² to two hectares, through to medium density lot sizes of 1000m² to 1500m². Typically frontages are in the range of 30 metres to 50 metres width, which is a distinctly urban arrangement, with lots generally being longer in depth as a response to topography.</p> <p>The Glover Avenue area adjoining the subject site is a cluster of 30, higher density lots with areas of approximately 1000m², seven of which are developed with two or three multiple dwellings. The Glover Avenue area is distinctly suburban in appearance with frontages of 20 metres width. Notably, despite this higher density, the cluster is not conspicuous in the broader Blackstone Heights context due to the developed nature of the surrounding environment and topography.</p>



Photo 1: View north along Glover Avenue

The character of the area can be largely attributed to the fact that there is a mixture of lots sizes in groupings, in combination with retained and established mature vegetation in gardens and public open space over an undulating topography. The perception of a high degree of openness or 'rural' character is compounded by the fact that there remain large tracts of undeveloped land within the locality, despite being zoned for residential development.

The proposed clustering approach to development actually serves to complement this character

		<p>when compared to the current subdivision entitlement, which can create approximately 600 lots of between 1500m² and 1200m² under the current Interim Planning Scheme and the future Tasmanian Planning Scheme. The land has been zoned for additional residential development for many years and the stated strategic aim in local strategy and the Norther Tasmanian Regional Land Use Strategy is to make efficient and appropriate use of the land for residential purposes.</p> <p>The proposed SAP provides for a cap of 650 dwellings. Discounting very steep land with slopes having gradients greater than 1:4 which are unlikely to be useable for residential purposes and a nominal 30% land area given over to roads and bushfire hazard management areas, it is considered that approximately 66 hectares would be developable for a standard subdivision. This would enable 550-600 lots to be created and it is considered appropriate to reduce the cap on dwellings to reflect this outcome and a recommendation for modification is included to this effect. A key justification of this approach to development is that it provides for the same dwelling yield through a more considered approach in response to its environment.</p> <p>The proposed SAP provides for a significant swathe of private open space that follows the gully from Panorama Road toward the Cataract Gorge. This view-scape can be largely maintained whilst still providing for the intended higher density, independent living node by including additional standards in the SAP to require a larger, landscaped setback to Panorama Road and a single storey height limit for a prescribed distance.</p> <p>The drawing in Figure 1 below shows how making use of the topography and setback can provide for optimal visual outcomes whilst still enabling the development. It is a slightly more refined approach in consideration of the surrounding residential context. It is recommended that the SAP be modified to require a mandatory 15 metre setback to Panorama Road that is landscaped and that the area between the 15 metre setback and 40 metre distance from the Panorama Road boundary is only developed for single storey dwellings at a height not greater than 5.5 metres above the existing natural ground level. A 15 metre setback is also consistent with the dwellings opposite the site on Panorama Road.</p>
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The proposed lots backing onto the existing dwellings at Glover Avenue are not considered to be substantially different in character to the existing residential environment (particularly given that there are a number of unit sites), such that any measures are considered necessary. The impact is very close to standard permissible development by normal subdivision.

Meander Valley Interim Planning Scheme:

A draft amendment is not required to comply with the operational planning scheme as it is, in effect, an application to deviate from the planning scheme. In doing so, it must demonstrate a better, or preferred outcome, that is strategically supported in consideration of a specific site.

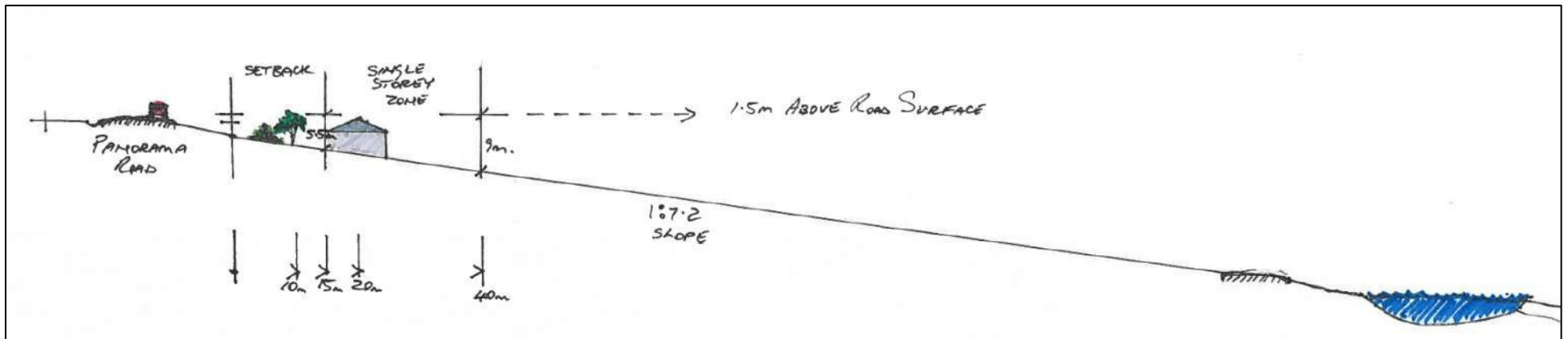


Figure 1: Site section from Panorama Road, through proposed *Lifestyle Living* precinct, showing heights and setbacks relative to Panorama Road level.

Need for Modification

It is considered that the draft amendment should be modified in response to the representations relating to the character of Blackstone Heights.

Impact of Representation on Draft Amendment as a Whole

The concerns in the representations in regard to the character of the area are not generally supported, however modifications are recommended to address specific aspects which do not impact on the draft amendment as a whole.

Recommendation

It is recommended that **F8 Neptune Drive Specific Area Plan** be modified to:

1. Reduce the dwelling cap in standard F8.5.3 to 600m² as follows:

F8.5.3 Scale of Residential Use

Objective:	To maintain the low density character of Blackstone Heights	
Acceptable Solutions	Performance Criteria	
A1 The total number of dwelling units, including any dwelling unit equivalents temporarily or permanently used for visitor accommodation, within the plan area must not exceed 650 600.	P1 No Performance Criterion.	

2. Provide for a building height limit within 40 metres of the frontage of Panorama Road as follows:

F8.6.1 Building Height

Objective:	That the height of buildings is: (a) compatible with the streetscape (b) consistent across each precinct (c) respectful of residential amenity
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height is not more than:</p> <ul style="list-style-type: none"> (a) 7.5m if residential, or (b) 8.5m if non-residential; and (c) 5.5m above existing ground level at the effective date, if setback less than 40m from Panorama Road. 	<p>A2</p> <p>Building height must be compatible with the streetscape or landscape, whichever is applicable, and not cause an unreasonable loss of amenity to adjoining properties having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height of adjoining buildings; (c) the bulk and form of the proposed building relative to adjoining buildings; and (d) sunlight to habitable rooms and private open space, and is not more than 5.5m if setback less than 40m from Panorama Road.

3. Provide for a mandatory, landscaped building setback of 15 metres from the frontage of Panorama Road as follows:

F8.6.2 Setbacks

Objective:	That the siting of buildings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Buildings within the residential precinct must have a setback from a strata boundary, or future strata boundary, of not less than:</p> <ul style="list-style-type: none"> (a) 3m from the frontage of any private road within the plan area; (b) 15m from the frontage to Panorama Road; (c) 6m from the frontage of any other road outside the plan area; (d) 1.5m from side boundary; and (e) 4m from rear boundary. 		<p>P1</p> <p>Buildings not¹ within a residential precinct must have a setback that does not cause an unreasonable loss of amenity to adjoining properties and must be compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the appearance when viewed from public roads and adjoining land; and (c) sunlight to private open space and windows of habitable rooms on adjoining properties, <p>and must be setback not less than 15 to Panorama Road.</p>

¹ Note: Correction of a typographical error in the certification document.

<p>A2</p> <p>Buildings not within a residential precinct must have a setback of not less than 10m.</p>	<p>P2</p> <p>Buildings not within a residential precinct must have a setback that does not cause an unreasonable loss of amenity to adjoining properties and must be compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the appearance when viewed from public roads and adjoining land; (c) sunlight to private open space and windows of habitable rooms on adjoining properties.
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Representor	Representation Issue	Statement of Merit
C Brydon M Bures C Elliot Z Frerk V & K Garratt P Geskus J Oakley-Lohm D & S Perry M Slade A & J Smith T Triffit D & B Wild	<ul style="list-style-type: none"> • Lack of notification and consultation • Limited time for submissions; • Consultation was limited to adjoining residents, and although was legally correct, should have gone further and consulted more broadly; • Council has not considered the existing population of Blackstone Heights; • MVC should have 	<p>An applicant may lodge an application at any time which activates the statutory timeframe. Council undertook the statutory public notification in the newspaper and additionally notified adjoining and opposite landowners and placed a public notice on the notice board at the Prospect Vale Market Place.</p> <p>The notification timeframe is set in the legislation. 30 days was considered sufficient to understand and make representation on the proposal. It is not within Council's jurisdiction to delay statutory process on a third party application unless it requires additional information.</p> <p>In initiating and certifying the amendment Council has considered whether the proposal is consistent with Council's strategic documents which have been previously publicly consulted, particularly the Prospect Vale - Blackstone Heights (PVBH) Structure Plan. The PVBH Structure Plan identifies the site for 'cluster' type development and the proposal is generally consistent with expectations arising from that process and the endorsed document. However, recommendations are made for some refinements or improvements, in response to representations submitted.</p>

	organised information sessions.	The TPC process of assessment continues to provide for the input of representors in regard to their concerns.
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
As the concerns in the representations in regard to consultation are not supported, the representation does not affect the draft amendment as a whole.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
M Bures K & C Farmer P Geskus P Parker G & A Pitt T Trezise D & B Wild	Construction impacts: Noise impacts of rock blasting over a number of years as development progresses.	In regard to the impacts of construction on nearby residents, future permits for development can be conditioned to restrict construction hours to protect amenity. In addition, the Tasmanian Noise Regulations restrict hours for operating machinery in proximity to residential uses.
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		

As the concerns in the representation can be addressed at the development permit stage, the representation does not affect the draft amendment as a whole.

Recommendation

The draft amendment is progressed as proposed, subject to Council's recommended modifications.

Representor	Representation Issue	Statement of Merit
M Bures M & J Ellery C Elliot Z Frerk P Geskus M & C Smith D Mallinson R & H McCauley A Munn J Oakley-Lohm P Parker G & A Pitt M Slade A & J Smith T Trezise T Triffit D & B Wild	<p>Impacts on wildlife and natural values</p> <ul style="list-style-type: none"> • Dislocation of wildlife due to development; • Query quality of natural values assessment, survey techniques; • Development will put further pressure on native fauna; • Impacts on water quality, slope and erosion from urban development due to increased runoff; • Query suitability of an olive grove and impacts of wilding escape. 	<p>An assessment of natural values on the site has been undertaken by Scott Livingstone of Livingstone Natural Resources, who is qualified to assess and report on natural values. The assessment reviews existing State datasets together with on-site inspection, however it is noted that the assessment has been primarily undertaken on the western part of the site, with inspection of the Wedge Tail Eagle recorded sites (found to be abandoned) only in the north-eastern part of the site.</p> <p>The report provides a revised map that map that more accurately reflects the Tasmanian Vegetation Communities on the ground, which shows that the western half of the site is pasture land and wattle regrowth. The eastern half is mapped under Tasveg 4.0 as a combination of modified agricultural land and Eucalyptus amygdalina forest and woodland with a narrow patch of the Threatened Native Vegetation Community of Riparian Scrub along the edge of the South Esk River. Refer Figure 2 below.</p> <p>The report concludes that there is foraging habitat for wide ranging threatened species such as devils, quolls and Eastern barred Bandicoots are recorded in the broader area. It is noted that the report states that is potentially suitable denning habitat for these species in the eastern half of the site, which has not been inspected in detail.</p> <p>With a large swathe of green space and the retention of the dam and open watercourse , the layout of the development provides a far better habitat and foraging arrangement for wildlife that the standard subdivision arrangement of 1500m² lots with public roads. The open space network</p>

		<p>throughout the development area provides connective corridors to the South Esk River reserve and the Dalrymple Creek Reserve that would not be possible through a standard subdivision layout with urban scale lots and the associated fencing of each individual title. It is noted that many of the Easter Barred Bandicoot records relate to roadkill. The proposed clustering approach, by developing smaller residential allotments, allows for much larger open space areas between that, when enhanced by additional vegetation planting, will provide a higher quality and safer fauna habitat and connection to the reserves than currently exists, or would exist under a standard subdivision with public roads.</p> <p>Given there is potential denning habitat in the eastern half of the site, future detailed consideration of the layout of development is warranted, consistent with the requirements that would apply under the Natural Assets Code if a standard subdivision were being proposed. Under the Tasmanian Planning Scheme (TPS), the Priority Vegetation Area overlay would apply in the Low Density Residential Zone, only if the development were for subdivision. In this instance, future development would be classified as multiple dwellings due to the ownership model and the native vegetation provisions of the Natural Assets Code would not apply, despite the potential impacts being the same. As such, it is recommended that an additional standard be included in the SAP that imports the Priority Vegetation Area (PVA) provisions of the Tasmanian Planning Scheme which would apply to the area mapped as PVA. Refer Figure 3 below.</p> <p>It is noted that the future TPS provisions apply to the removal of native vegetation and the impacts on the denning habitat of threatened species are only considered in so far as they relate to the removal of native vegetation with the overlay. This is also the case if an application were made for a standard subdivision. However, irrespective of any provisions of a planning scheme, the <i>Threatened Species Protection Act</i> applies to works that threaten den sites and that would disrupt the breeding cycle of Wedge Tail Eagles within 1 kilometre of the site, with an additional assessment process under that Act if these circumstances exist.</p> <p>The Planning Scheme does not regulate the species of plants that residents choose to plant in domestic gardens. It is not considered appropriate to regulate vegetation species for this proposal when any resident of Blackstone Heights may choose to establish Olive trees.</p>
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		<p>Water quality is readily managed through stormwater treatment measures that can be both natural and constructed, before discharge to the internal watercourses and the South Esk River. The internal water courses are subject to the waterway protection area provisions of the Natural Assets Code in the TPS as well as the <i>Urban Drainage Act 2013</i>. Impacts can be managed through conditions on a permit.</p> <p>Similarly, the TPS provides for the management of potential erosion and sediment impacts from construction and development hardstand, through conditions on any development permit.</p>
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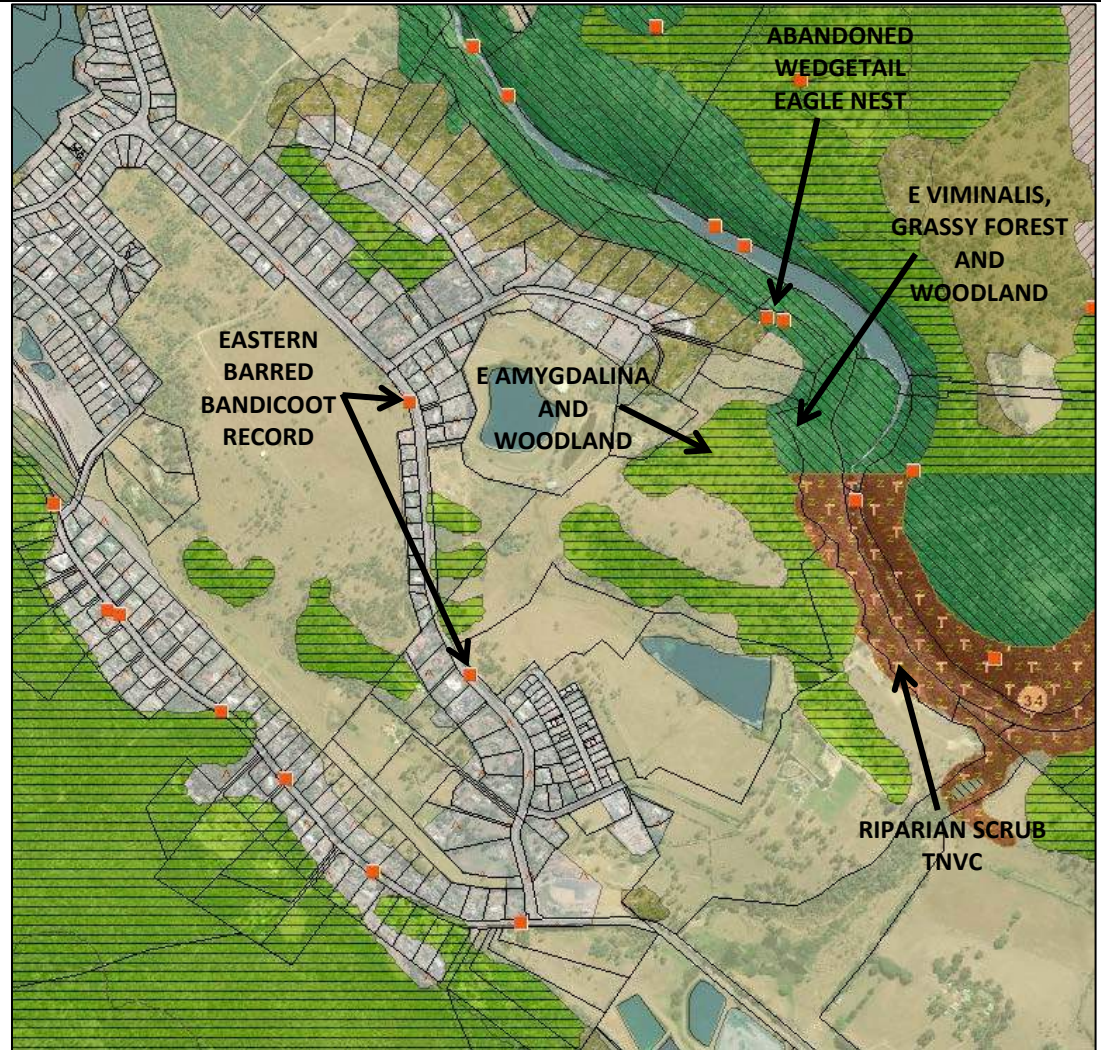


Figure 2: Tasveg 4.0 Vegetation Communities



Figure 3: Priority Vegetation Area overlay - 

Need for Modification

It is considered that the draft amendment should be modified in response to the representations relating to impacts on natural values.

Impact of Representation on Draft Amendment as a Whole

As the concerns in the representations in regard to impacts on wildlife and natural values are addressed, the representations do not affect the draft amendment as a whole.

Recommendation

It is recommended that **F8 Neptune Drive Specific Area Plan** be modified to Include a new standard *8.6.11 – Priority Vegetation Area* to apply the State Planning Provisions for the Priority Vegetation Area as follows:

8.6.11 – Priority Vegetation Area

Objective:	That clearance of native vegetation within a priority vegetation area: <ul style="list-style-type: none"> (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme</p>	<p>P1</p> <p>Clearance of native vegetation within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an

	<p>associated outbuilding;</p> <ul style="list-style-type: none"> (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. <p>P1.2</p> <p>Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <ul style="list-style-type: none"> (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through 	
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	<p>siting and fire-resistant design of habitable buildings;</p> <p>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</p> <p>(e) any on-site biodiversity offsets; and</p> <p>(f) any existing cleared areas on the site.</p>	
Representor	Representation Issue	Statement of Merit
<p>M Bures M & J Ellery C Elliot K & C Farmer Z Frerk M & C Smith D Mallinson N Marquis R & H McCauley J Oakley-Lohm P Parker S Peters G & A Pitt M Slade A & J Smith T Trezise T Triffit</p>	<p>Natural Hazards and Fire risk:</p> <ul style="list-style-type: none"> • Higher density will compromise access for emergency services; • Safety concerns regarding one road in and out; • Need multiple evacuation points; • Query bushfire assessment quality; • All of Blackstone Heights is a landslip area. 	<ul style="list-style-type: none"> • The application included a bushfire risk assessment by a State Accredited Bushfire Practitioner and Richard Burk of TCS and Tasfire have previously provided Council with comment on this matter, in response to queries relating to a large subdivision further along Panorama Road in 2020. <p>The Tasfire advice noted there is no clear planning policy or metrics to inform an assessment of the issue of the single access along Pitcher Parade. Tasfire note however, that the nature of risk assessment and warnings to evacuate would generally provide sufficient time to leave the area. Tasfire also highlight that with additional development within Blackstone Heights, the bushfire risk reduces due to the increase area of managed land. Tasfire support any improvements to the road network to provide for alternate routes.</p> <p>As discussed in response to the representations relating to traffic above, the Traffic and Development Plan that is to be undertaken by Council will specifically be looking at routes for a more dispersed network, which will assist emergency scenarios.</p> <ul style="list-style-type: none"> • The development will be required to provide full access for emergency services in the final

D & B Wild		<p>design. There is nothing in the proposal that indicates that this cannot be achieved.</p> <ul style="list-style-type: none"> As described in the application report, part of the site is subject to low and medium landslip risk in the Tasmanian Government Landslide Hazard mapping, which functions as an overlay in the Tasmanian Planning Scheme. Blackstone Heights is not mapped as a landslip area, with the State mapping reflecting potential for landslip as a result of inappropriate development and not active landslides. Most of the mapped area is contained within the Open Space Precinct, however the areas that are proposed for residential development will be required to demonstrate compliance with the future Landslip Hazard Code and avoid, or mitigate, any risk of landslip. This would also be the case for a standard subdivision.
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
The concerns in the representations in regard to access and increased fire risk or landslip risk, do not directly relate to the limited effect of the proposed amendment, which is confined to an ownership model and configuration of development. However, road junction improvements are identified, which would also be the case for a standard subdivision and will be implemented at the appropriate thresholds. Similarly, the Landslip Hazard Code will apply to future development. Representations on access and fire risk and landslip are addressed and do not affect the draft amendment as a whole.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		

Representor	Representation Issue	Statement of Merit
M Bures M & J Ellery K & C Farmer Z Frerk D Mallinson R & H McCauley A Munn J Oakley-Lohm P Parker D & S Perry G & A Pitt M Slade A & J Smith T Trezise T Triffit	<ul style="list-style-type: none"> • Sewer, water stormwater services capacity • Power and communications utilities. • Queries as to whether the number of dwellings can be accommodated with services. 	<p>Taswater have been consulted by the applicant early in the development concept phase and have provided a referral response that indicates that water supply is achievable and that sewer can be connected in the future.</p> <p>The application proposes package treatment of sewerage on the site which is technically achievable with modern treatment technology. In the event that this is not possible, the network is being designed to Taswater standards to enable connection in the future if necessary. The Submission to Planning Authority Notice is attached.</p> <p>The layout of the development, which gravitates to the watercourse through the open space across centre of the site, provides ample area to treat stormwater in an effective manner to manage stormwater velocity and water quality. The TPS provides for any permit to be conditioned to manage stormwater volume and water quality.</p> <p>The development is proposed to be independent in power generation, however Tasnetworks have been aware that the land has been zoned for development for many years. It is reasonably expected that the development can be serviced if required reliance on the State network. Any upgrades to facilitate supply at the appropriate standard will be borne by the developer.</p> <p>Similarly, Telstra and the NBN Co. have been aware of intended future development and have been planning for upgraded service through the new transmission tower at Zenith Court to ensure that service levels do not reduce.</p>
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representation.		
Impact of Representation on Draft Amendment as a Whole		
As the concerns in the representations in regard to sewer, water and stormwater services are addressed, the representations do not affect the draft amendment as a whole.		

Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
K & C Farmer P Geskus M & C Smith P Parker G & A Pitt M Slade A & J Smith T Trezise T Triffit D & B Wild	<p>Impact on the amenity and outlook of adjoining and nearby properties:</p> <ul style="list-style-type: none"> • Adverse impacts on amenity of existing dwellings. • Live in the area for rural outlook. • Impacts of construction • Impacts on privacy; • Proximity of access to existing dwellings; • Amenity and number of dwellings at the interface of lots; • Noise impacts as a result of increased density. 	<p>Inevitably, residential growth will alter the outlook and environment of existing dwellings that are located in adjacent areas and will affect the perceived amenity that accompanies an area that has remained visibly unchanged for a long period. Irrespective, it must be acknowledged that the area has been zoned Low Density Residential for many years with an expectation that development would occur at some stage. As discussed above in regard to character, the perception of a high degree of openness or 'rural' character is compounded by the fact that there remain large tracts of undeveloped land within the locality, despite being zoned for residential development. It is not reasonable to expect private land owners to maintain current circumstances when the land is zoned for residential development.</p> <p>The proposed cluster layout interfaces with two existing residential properties on large lots at the end of Canopus Drive and along the rear of existing, urban sale lots along Glover Avenue. The dwellings at 24 and 26 Canopus Drive are set back from the common boundary at a distance of 31 and 24 metres respectively. There is established vegetation on No.24 within the setback to the common boundary and the dwelling at No.26 overlooks a waterhole and gully that drains to the South Esk River. (Refer Figure 4 below)</p> <p>The vacant lots at the end of Canopus Drive will be utilised for two single dwellings as originally envisaged, noting the recommendation above to prohibit the use of Canopus Drive for commercial visitor accommodation.</p> <p>The proposed clustering approach with an open space trail at the boundary with the Canopus Drive residences, being a minimum width of 17 metres on the SAP Precinct Plan, provides for a lower impact interface at the boundary with existing development, with greater setbacks to future development guaranteed and tree plantings likely. Alternatively, under the current and future TPS</p>

		<p>subdivision provisions, 1200m² lots, which would have a likely width of approximately 25 metres, would result in potentially 11 lots along the boundary of No.24 and 3 along the boundary of No. 26. The proposed layout results in 13 lots parallel to the boundary with No.24 and 4 lots parallel to the boundary with No. 26, however at a substantial setback of 70 metres to No.26, due to the retention of the waterhole as part of the open space network.</p> <p>Residential development on lots approximating 1200m² - 1500m² in size, typically includes outbuildings/sheds located toward the rear boundary. The rear boundary setback standard under the TPS is 5 metres, with discretion to be reduced depending upon the impacts on adjoining land. A standard subdivision would likely result in views of multiple outbuildings across a similar number of lots, rather than the buffering effect of the proposed open space corridor, which if planted with trees, or the retention of existing trees, would mitigate views to development beyond. It is considered that the proposed layout is an outcome that is more sensitive to the impacts on adjoining properties than that which is currently permissible under the planning scheme.</p> <p>Normal noise associated with a residential environment will occur irrespective of whether the land is developed for standard subdivision or in the proposed configuration. The degree of impact between lots that may be 1200m² in size, compared to the proposed nominal 800m² lots shown in proximity to the larger properties off Canopus Drive, is considered to be negligible.</p>
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Figure 4: Interface with Canopus Drive properties

As discussed above, there is a recommendation to prohibit commercial visitor accommodation access to Canopus Drive, limiting the use of the access trips to two single dwellings, consistent with standard development of existing lots. Future visitor accommodation will be setback at substantive distances to the existing dwellings, in excess of 200 metres.

		<p>The impacts of residential development adjoining existing, very similar development along Glover Avenue, are not considered to be unreasonable. The perception of amenity and privacy is based on the fact that the adjoining land has remained undeveloped, despite being zoned for residential development. It is reasonable to provide for development that is virtually identical to that which is adjoining, when the land is zoned for the same purpose.</p> <p>Managing the impacts of construction is discussed above.</p>
<p>Need for Modification</p>		
<p>It is considered that there is no need for modification of the draft amendment in response to the representations, other than the recommendation to prohibit commercial visitor accommodation access to Canopus Drive as discussed above.</p>		
<p>Impact of Representation on Draft Amendment as a Whole</p>		
<p>As the concerns in the representations in regard to outlook and amenity are not generally supported, the representations do not affect the draft amendment as a whole.</p>		
<p>Recommendation</p>		
<p>The draft amendment is progressed as proposed, subject to Council's recommended modifications.</p>		

Representor	Representation Issue	Statement of Merit
C Elliot D & S Perry	Basis for the amendment <ul style="list-style-type: none"> • No basis to support the proposal other than commercial gain above that which could be achieved under the current planning scheme standards; • Claims in the application are not founded on evidence; • Open space should not act as an offset to permit additional lots, 600+ lots could not realistically be developed due to land suitability. 	<p>The applicant is applying for an amendment for a type of ownership model that facilitates a well-planned precinct with a high degree of amenity. Subject to the recommendation relating to the dwelling number cap, it is considered that gains related to lot supply are equivalent.</p> <p>Development across Blackstone Heights demonstrates that there is demand for a range of sites, many of which are steep and awkward. As discussed above, allowing for realistic development outcomes under the subdivision standards of the planning scheme, it considered that the proposed 650 dwelling cap is little higher than could realistically be achieved. There is a recommendation to reduce the cap to 600 dwellings.</p> <p>The open space is not an offset, yet provides for maximum efficiency of land use through clusters of development. Achieving land use efficiency is an aim of both Council's Structure Plan and the Northern Tasmania Regional Land Use Strategy and the proposed arrangement provides for better environmental outcomes than could be achieved through standard subdivision under the current zone provisions.</p>
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
As the concerns in the representations in regard to the basis for the amendment are not generally supported, the representations do not affect the draft amendment as a whole.		

Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
R & H McCauley P Parker G & A Pitt T Trezise T Triffit	Concerns regarding lower land values.	Potential effect on land values is not a matter that can be considered under the LUPAA. There is no evidence that residential development in a residential zone lowers existing land values.
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
As the concerns in the representation in regard to the potential impacts on land values are not supported, the representations do not affect the draft amendment as a whole.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		

Representor	Representation Issue	Statement of Merit
M Bures M & J Ellery C Elliot K & C Farmer V & K Garratt M & C Smith N Marquis R & H McCauley A Munn P Parker S Peters G & A Pitt M Slade A & J Smith T Trezise D & B Wild	Council strategy <ul style="list-style-type: none"> • Inconsistent with Council’s Prospect Pale Blackstone Heights (PVBH) Structure Plan; • ‘Gated community’ has no benefit to the existing community; • Developments of this scale should provide a benefit to local residents. 	Cluster residential development on the site is specifically shown in the PVBH Structure Plan in the Urban Growth Framework Plan on page 17 (Refer Figure 5 below) and is described at pages 14, 18 and 31 of the Structure Plan.

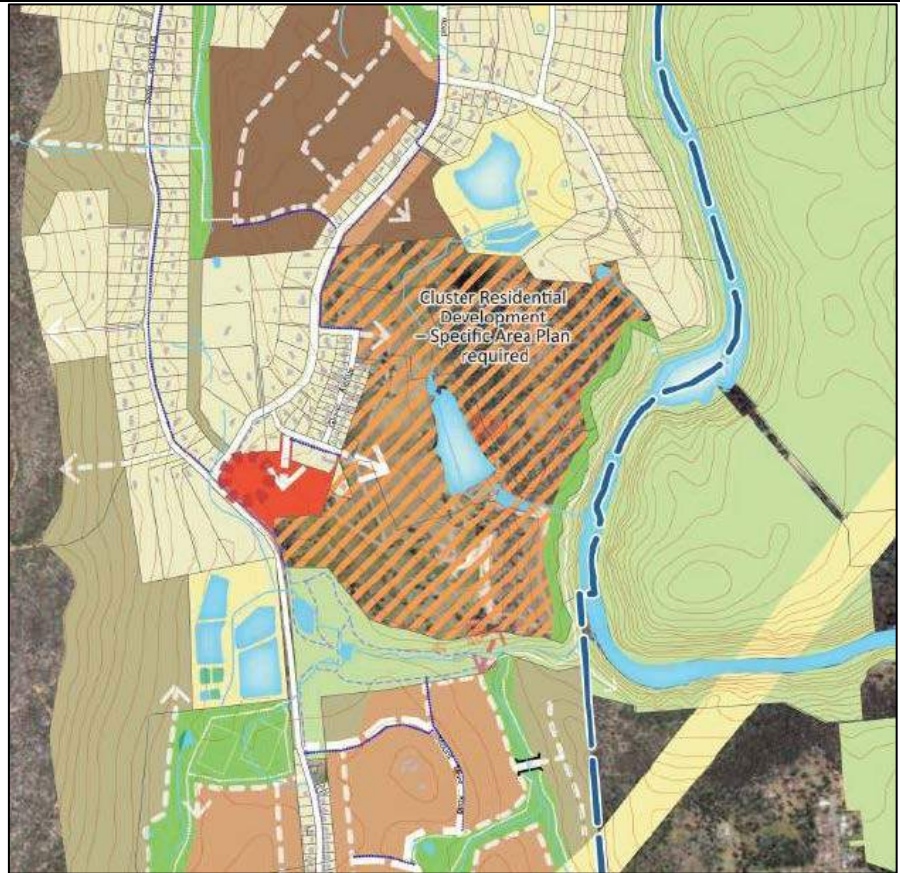


Figure 5: Extract from Prospect Vale – Blackstone Heights Structure Plan 2015

The submitted draft amendment is generally in accordance with expectations arising from the endorsed Structure Plan, however there are some components of the Structure Plan that warrant further consideration.

Table 2: Further Investigations and Advocacy at page 31 of the Structure Plan contains

		<p>specific actions relating to this site:</p> <p><i>Develop a Specific Area Plan for the area identified for future cluster residential development in Blackstone Heights, in partnership with land holders. The Specific Area Plan should reflect the following principles:</i></p> <ul style="list-style-type: none"> ▪ <i>Housing densities should respond to the character of the local area, giving consideration to the interface with existing residential areas of Blackstone Heights.</i> ▪ <i>Medium density housing should only be promoted within proximity to services such as public transport and the proposed activity centre. Lower density housing should be promoted further away from services.</i> ▪ <i>Development should respond to the natural environment in the area, including topography and landscape values.</i> ▪ <i>Development will promote public access to the South Esk River and Gorge, including connections with the wider open space and pathway network in Blackstone Heights and Prospect Vale.</i> <p>The housing densities (subject to the above cap on dwelling numbers) respond to the character of the local area, in the context of current entitlement to develop the land for residential purposes. The development entitlement under the TPS allows for urban density lots at 1500m², with discretion to reduce this to 1200m², subject to consideration of the physical characteristics of the land. The intent of the Structure Plan in requiring a Specific Area Plan to be applied, was not to diminish the current development potential, but is to facilitate an arrangement on the site that responds to the natural environment, topography and landscape values.</p> <p>Medium density housing is described in the Structure Plan as being in the order of 500m² lots and is promoted in proximity to services. The most northern precinct of dwellings is located approximately 1 kilometre from the proposed resident service centre, with the neighbourhood business activity centre adjacent. Neighbourhoods with local services for basic groceries and hospitality gathering points are considered to be well serviced within a kilometre range, which in this case, are all connected by off-road pathways through an</p>
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		<p>open space environment.</p> <p>The layout generally responds to topography, the provision of a large area of open space around the dam and along the watercourse and areas of native vegetation. Larger lots shown in the Site Master Plan typically respond to aspects of the topography and to fit with the open space. Locating a cluster of lots adjacent to the higher density area of Glover Avenue is consistent with the character of that part of Blackstone Heights.</p> <p>However, there are some aspects of the SAP that warrant refinement and modification, in response to the stated aims of the Structure Plan and the action cited above.</p> <p>Medium Density Housing:</p> <p>The Structure Plan promotes medium density housing in proximity to services and the business activity centre. It is noted that the proposed SAP allocates a large area of readily developable land around the existing homestead as part of the Open Space precinct. This may reflect the intentions of the current landowner, however is not an efficient or practical response to the site topography and strategies to locate medium density housing closer to services. It is noted that that the landowner would not be compelled to develop the area should the draft amendment be approved, however it is important that in the longer term, the aims of the Structure Plan are respected. As such, it is recommended that the SAP is modified to include the 'existing farm' area shown in the Site Master Plan in the Residential Precinct.</p> <p>The 'Future Residential' area designated on the Site Master Plan includes land with a very steep slope of 1:3.6. It is likely this portion of the designated land would not be developed and it is considered an appropriate response to the topography to include the embankment as part of the Open Space precinct and utilise it as a landscape feature to separate the area from the existing, large outbuildings that will continue to serve the residential estate in some capacity. The SAP should reflect the land area for development that appropriately responds to topography and it is recommended that the SAP is</p>
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modified to include the steep embankment in the Open Space precinct as shown in Figure 6 below.

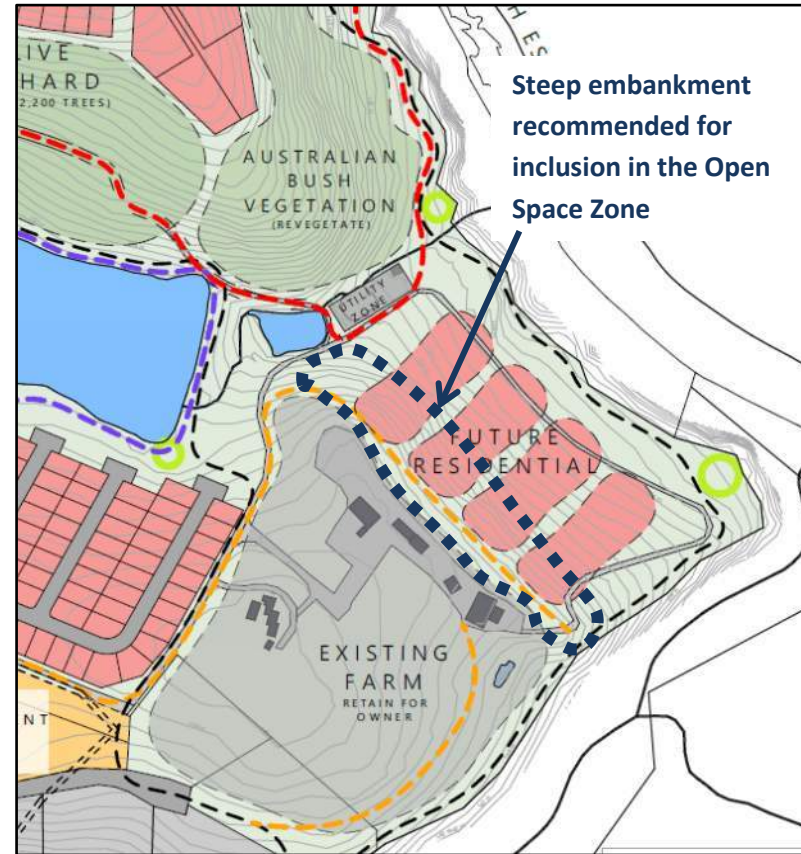


Figure 6: Recommended modification to Future Residential area.

Landscape and Visual Impact:

The northern section of the site contains a prominent hill and although it is clear that the land has been previously cleared of trees and sown to pasture, apart from a few remnant trees and Wattle regrowth, the hill is a prominent ridgeline in the landscape. (Refer Photos

		<p>2 and 3 below).</p> <p>The Planning Strategies at Page 12 include:</p> <ul style="list-style-type: none">• <i>Maximise vistas to natural assets such as waterways and hills; and</i>• <i>Consider the prominence, profile and vegetation values when exploring potential development on hills in the area.</i> <p>The location of the ridgeline is shown over the Site Master Plan in Figure 7 below.</p>
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Photo 2: View to the hill in the northern part of the site looking north-west from Panorama Road, showing the adjoining Taswater water treatment plant buildings.



Photo 3: View to the hill in the northern part of the site looking south-east from Panorama Road, showing the gully to the dam, to be utilised for open space.

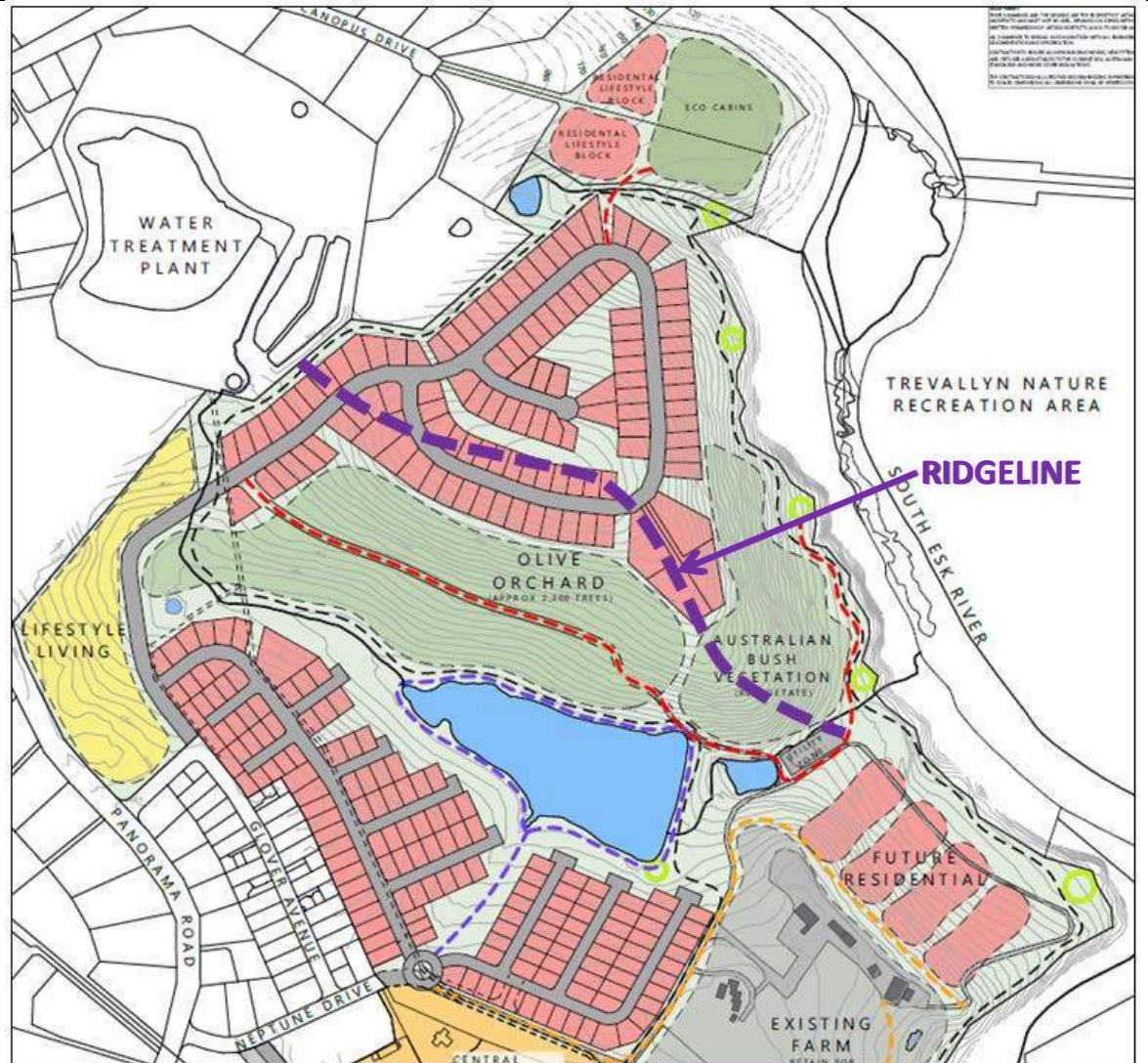


Figure 7: Northern ridgeline shown over Site Master Plan.

		<p>The Site Master Plan proposes to locate a cluster of development over the ridgeline. Even though this occurs in other parts of Blackstone Heights such Zenith Court, the density of development in those locations is far lower. Considering the prominence of the topography and the planning strategies, it is an appropriate response for cluster development to locate below the ridgeline and adjust the proposed open space to incorporate the ridgeline and to plant with vegetation, as per other areas of the site that are intended to be regenerated bushland. It is noted that establishing vegetation would need to be undertaken in manner that complies with bushfire hazard standards and would need to be maintained, as is the case for the balance of the open space area. However, aesthetic treatment of the ridgeline with trees and landscaping will provide for a development arrangement that better responds to landscape values of the area, as described in the Structure Plan. The SAP precincts can be adjusted to accommodate the same amount of dwellings with a modified open space area in the order of 20 metres width, across the ridgeline.</p> <p>Public Benefit:</p> <p>The representations raise the issue of the public benefit resulting from a gated community. Typically, public benefit from standard subdivision for residential development is drawn from the economic influence of population growth, in that a greater population supports improved services. Public benefit is also derived through public open space contribution, either through the transfer of land to the Council for public recreation purposes or in a monetary form as cash-in-lieu of the provision of land, which is then expended on the improvement of public open space in the locality.</p> <p>Whilst this proposal provides good quality open space for the residents of the estate, it does not contribute directly to the public asset as it would under standard subdivision. It is also likely that the residents of this estate will make some use of other public recreation assets in the locality.</p> <p>The Structure plan includes strategies relating to the provision of public open space and</p>
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		<p>improved access to the South Esk River via Dalrymple Creek. The indicative pedestrian and open space network on Page 22 of the Structure Plan includes a large area of land allocated along the eastern edge of the subject land and extending for a substantial distance of 1.8 kilometres to the northern part of Blackstone Heights.</p> <p>It is noted that not all of the recommendations of the Structure Plan were adopted by Council in regard to future public open space, with the area shown being adjacent to existing developed properties and on extraordinarily steep edges of the South Esk River gorge, making implementation infeasible. However, the Structure Plan actions listed above still requires development to '<i>promote public access to the South Esk River</i>'. Within the range of feasibility, there is scope for this proposal to incorporate modest access to the South Esk River edge in association with the Dalrymple Creek Reserve, so that other residents of Blackstone Heights may enjoy the amenity that is being afforded more broadly to the residents of this estate.</p> <p>It is considered reasonable to require a relatively small area of land in the order of 5000m², to be given as a public open space contribution to facilitate public access from the existing Dalrymple Creek Reserve pathway to a river edge platform that has been constructed by the land owner (partially over Council land). This platform is identified as a focal point in the Site Master Plan and can be readily shared with the public. (Refer to Figures 8, 9 and 10 below)</p> <p>It is recommended that the SAP Precinct Plan is modified to include a new designation of land for Public Open Space adjoining the Dalrymple Creek Reserve and that a new standard is included at 8.6.10 for Public Open Space.</p>
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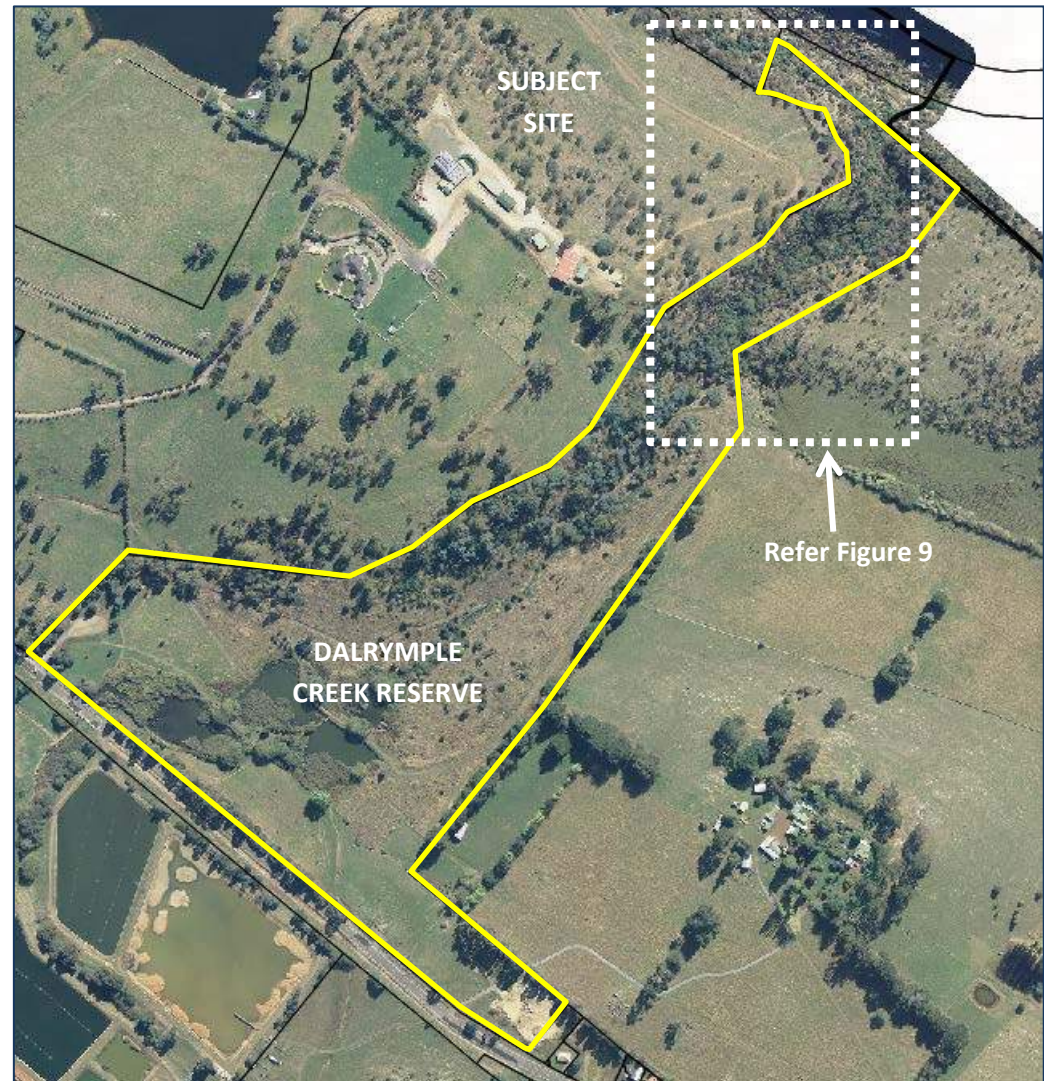


Figure 8: Aerial photo of Dalrymple Creek Reserve and platform at edge of South Esk River, recommended for public open space contribution.

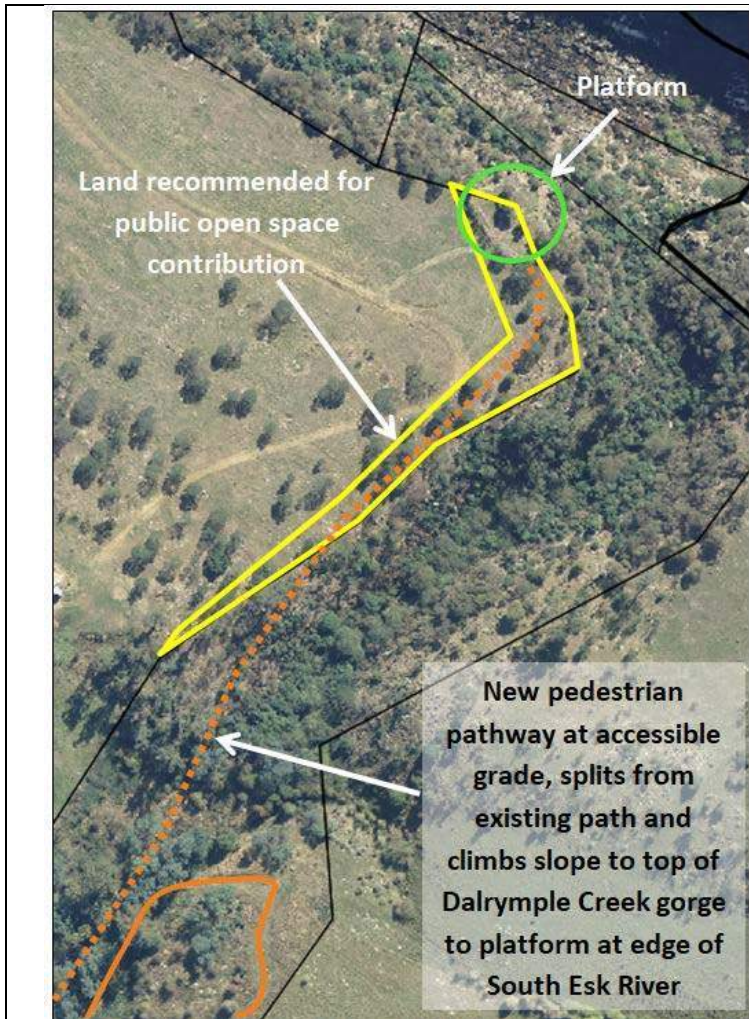


Figure 9: Land recommended for public open space contribution.

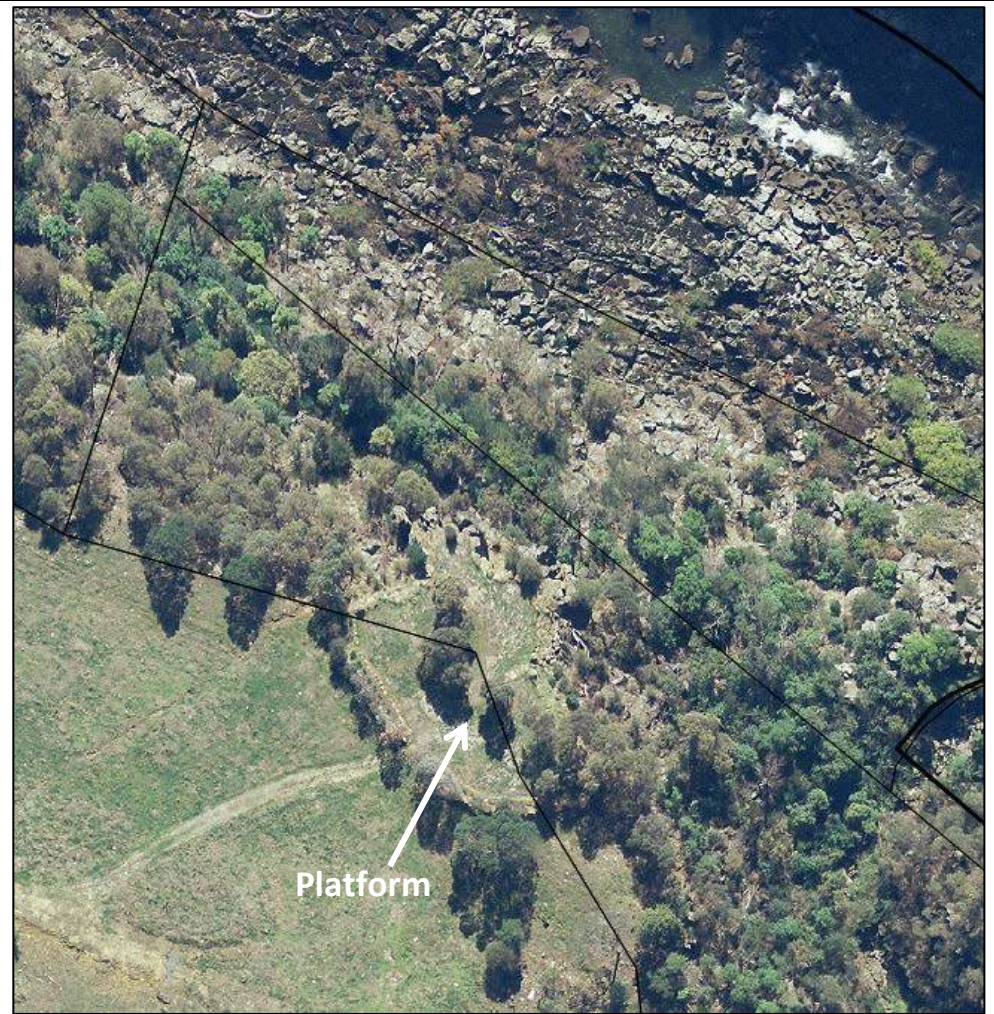


Figure 10: Aerial photo of river edge platform.

Need for Modification

It is considered that the SAP should be modified in response to the representations.

Impact of Representation on Draft Amendment as a Whole

As the concerns in the representations in regard to compliance with the Prospect Vale – Blackstone Heights Structure Plan are addressed, the representations do not affect the draft amendment as a whole.

Recommendation

The draft amendment is modified as follows:

1. The SAP Precinct Plan is modified to:
 - a) include the 'existing farm' area shown in the Site Master Plan in the Residential Precinct;
 - b) include the embankment shown in Figure 6 in the in the Open Space precinct;
 - c) include the ridgeline shown in Figure 7 in the Open Space precinct to a minimum width such that adjoining development will not project above the skyline;
 - d) include a new designation showing an area of 'Public Open Space' adjoining the Dalrymple Creek Reserve in accordance with Figure 9.

2. Include a new standard at 8.6.10 for public open space as follows:

F8.6.10 Public Open Space

Objective:	That public open space is provided in association with additional residential development.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development of the Residential precinct for additional dwellings must provide for an area of public open space to be added to the Dalrymple Creek Reserve in accordance with the Precinct Plan.</p>	<p>P1</p> <p>No Performance Criterion</p>

Representor	Representation Issue	Statement of Merit
<p>M Bures M & J Ellery C Elliot K & C Farmer D Mallinson P Parker S Peters G & A Pitt M Slade A & J Smith T Trezise D & B Wild</p>	<ul style="list-style-type: none"> • Impacts on scenic values from the Trevallyn Nature recreation Area • Impacts on skyline and views outward to mountains; 	<p>The development will be visible from the Trevallyn Reserve, however this is consistent with many other parts of Blackstone Heights. Standard subdivision would also be visible from the reserve.</p> <p>The visual impacts of the development on the prominent ridgeline are discussed above in regard to the planning strategies of Prospect Vale-Blackstone Heights Structure Plan and it is recommended that modifications are made to the Specific Area Plan to incorporate the ridgeline as Open Space to mitigate skyline impacts.</p> <p>Views through the site toward the South Esk River and beyond are maintained from Panorama Road through modifications to the height and setback standards as discussed above. The large area of intervening open space will mitigate the density of development when viewed from surrounding areas.</p>

Need for Modification

It is considered that the draft amendment should be modified in response to representations on skyline and visual impacts. These are outlined above in response to the Prospect Vale-Blackstone Heights Structure Plan.

Impact of Representation on Draft Amendment as a Whole

As the concerns in the representation relating to visual impacts of the proposal are addressed, the representations do not affect the draft amendment as a whole.

Recommendation

The draft amendment is progressed as proposed, subject to Council's recommended modifications.

Representor	Representation Issue	Statement of Merit
M Bures K & C Farmer M & C Smith D Mallinson D & S Perry G & A Pitt M Slade T Trezise	Prior expectations of development outcomes	<p>Representors submit that the proposal is a significant variation from the expectations they held for future development of Blackstone Heights and the reasons they purchased their properties in the area.</p> <p>It is noted that many properties in Blackstone heights have, for some time, enjoyed an outlook over undeveloped land, with an appreciation of landscape openness. However, the land has been zoned for urban-scale residential development for many years and was always subject to market demand for development, which could occur at any time.</p> <p>The allowable development entitlement for subdivision in Blackstone heights at 1500m² – 1200m² lot sizes is distinctly urban in nature and appearance, which would also substantially affect the visual appearance of the area.</p> <p>It is noted that recommendations relating to building height and setback from Panorama Road provide for the maintenance of view lines through the site across the large area of open space to the South Esk River, which assists in mitigating the appearance of residential development. The ability to achieve this broad open view line would not be possible under the standard provisions for subdivision.</p>

Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations, other than the recommendations above.		
Impact of Representation on Draft Amendment as a Whole		
The concerns in the representations regarding development expectations are addressed and do not affect the draft amendment as a whole.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
M & J Ellery N Marquis J Oakley-Lohm P Parker G & A Pitt M Slade A & J Smith T Trezise D & B Wild	<p>Community Services Capacity & Provision:</p> <ul style="list-style-type: none"> Concerns in regard to increased pressure on community facilities such as schools, public transport, medical facilities. No public or community space 	<p>The area has been zoned for additional residential development for many years, over which State agencies responsible for education and public transport have had a reasonable expectation of forthcoming demands on these services. Additional school capacity is typically driven by increased school aged population statistics and expectations of growth. Decisions on educational facility investment are not made until the growth predictions are manifest, which means populations must first achieve a certain catchment threshold through development.</p> <p>Services such as public transport and medical facilities are driven by market demand, which means they are more likely to increase the level of service with a higher catchment population.</p> <p>Community space for the estate is provided privately within the development. Public benefit and public open space is discussed above in regard to the Prospect Vale-Blackstone Heights Structure Plan with a recommendation for the provision of public open space to be added to the Dalrymple Creek Reserve.</p>

Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representation, other than for public open space which is recommended for modification above.		
Impact of Representation on Draft Amendment as a Whole		
As the representation concerns in regard to community services are addressed, the draft amendment as a whole is not affected.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
G & C Houghton	Representor Queries: <ol style="list-style-type: none"> 1. How many dwellings are proposed overall?; 2. Where is the road to the fifth node? 3. Where will wastewater treatment plant be located? 4. Green circled item on map? 5. Will the walking tracks be accessible to the general public? 	<ol style="list-style-type: none"> 1. The application proposes a maximum of 650 dwellings. This includes independent living units. The recommendation proposes to lower the dwelling cap to 600 dwellings. 2. All private roads are shown on the Site Master Plan. 3. & 4. The treatment plant will be located in the 'Utility Zone' shown on the Site Master Plan, which is the component circled in green. 5. Council understands that the walking tracks will be private for the residents and not available to the public. The recommendation proposes to include public open space to be added to the Dalrymple Creek Reserve to enable public access to the South Esk River edge.
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representation.		

Impact of Representation on Draft Amendment as a Whole		
As the representations relate to queries, the draft amendment as a whole is not affected.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
N Marquis G & A Pitt	Concerns that this proposal sets a precedent for the whole of Blackstone Heights.	The proposal only relates to the extent of the subject site and must be strategically justified in regard to why the outcomes provided for by the amendment are preferred. This is a site specific exercise and does not set a precedent for the balance of Blackstone Heights which will be subject to the standard provisions of the low Density Residential Zone under the Tasmanian planning Scheme.
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
As the representation concerns in regard to precedent are addressed, the draft amendment as a whole is not affected.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
PDA obo landowner	Support for the representation	Support for the draft amendment is noted and is represented in the application documents.

Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representation.		
Impact of Representation on Draft Amendment as a Whole		
The representation does not affect the draft amendment as a whole.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
D & S Perry G & A Pitt M Slade A & J Smith T Trezise D & B Wild	<ul style="list-style-type: none"> Conflicts with the Interim Planning Scheme and Tasmanian Planning Scheme – Low Density Residential Zone Impacts associated with change in allowable uses 	<p>The representations cite the purpose and standards of the Low Density Residential Zone and submit that the proposal does not comply with these requirements.</p> <p>As stated above, the purpose of an amendment to the planning scheme is to deviate from the normal requirements where it is demonstrated that the outcome is strategically preferred.</p> <p>In this instance, the draft amendment proposes a layout that generally equates to the lot yield that would be expected under the TPS Low Density Residential Zone, however the SAP proposes a ownership model and configuration that better responds to the environment. This outcome is generally consistent with expectations resulting from the Prospect Vale - Blackstone Heights Structure Plan process, however it is noted that several recommendations have been made that modify the SAP to refine the response.</p> <p>Submissions that a range of uses are being allowed that would ordinarily be prohibited are not quite correct. The Low Density Residential Zone in the Tasmanian Planning Scheme (TPS) allows for a number of non-residential uses as either discretionary or permitted</p>

		<p>status, dependent upon meeting certain thresholds. Visitor accommodation is a permitted use if it is located in existing buildings of less than 300m² floor area. This is the case across many zones in the TPS. Council's decision to initiate the draft amendment, modified the draft amendment to remove Resource Processing, Research and Development, Transport Depot and Distribution and General Retail and Hire use from the Specific Area Plan.</p> <p>The draft amendment is required to facilitate a 'multi-dwelling' model at a size that is smaller than that provided for under the TPS. The strategic benefits of the configuration are discussed above and in Council's October Ordinary Meeting report when the draft amendment was initiated.</p>
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
As the representation concerns in regard to compatibility with the Interim Planning Scheme and the Tasmanian Planning Scheme are not supported, the draft amendment as a whole is not affected.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
P Parker G & A Pitt T Trezise D & B Wild	<p>LUPA Act:</p> <ul style="list-style-type: none"> Proposal is in conflict with the objectives of the Act as it does not provide for the social, economic and 	The consideration of the proposal and matters raised in the representations has recommended numerous modifications to the SAP that address the strategic objectives of the Prospect Vale-Blackstone Heights Structure Plan. The objectives of the LUPA Act are high level and are considered in context, generally deferring to more detailed local strategic planning as demonstration of the compliance with the Act. The land has been

	<p>cultural well-being or health and safety of the community;</p> <ul style="list-style-type: none"> • Impact on use and development in the region as an entity in environmental, social and economic terms. 	<p>strategically allocated for residential development for many years with a lot size set at 1600m², which is distinctly urban in scale.</p> <p>Changes to development outcomes are not regarded as a conflict due to being substantive. The Act provides a process for considering change at any point in time. Development entitlements cannot be revoked or wound back at the point of change without good reason. The measure of appropriateness in determining whether a proposal is in conflict with the Act objectives is the degree of difference in outcomes on the ground between what can be reasonably expected through the current planning scheme provisions and what is being proposed. More secure outcomes for future development can be achieved through the implementation of Specific Area Plans. Part of the consideration is whether the proposal should be modified to provide greater achievement of strategic objectives at the local, regional and State levels.</p> <p>In this instance, further consideration of the proposal as part of the statutory process has determined that the draft amendment should be modified to provide a more refined response. This improves not only the application being considered, but also improves the outcomes on the ground when compared to the alternatives available under current planning scheme provisions.</p> <p>Ultimately, this proposal relates to a model of ownership and configuration of development, noting that improvements to configuration do need to be made. The broader impacts have been considered in that this land has long had an expectation of substantive development. The fact that it has not occurred to date does not mean that it has not been planned for, noting that the area is located within the Greater Launceston Growth Corridor identified in the Northern Tasmania Regional Land Use Strategy and in the Prospect Vale – Blackstone Heights Structure plan for ‘cluster development’. Both of these documents were subject to community consultation processes, as was the recent Draft Meander Valley Local Provisions Schedule for the Tasmanian Planning Scheme, which will set common development standards for the future.</p> <p>The proposal is considered to be consistent with documented strategic objectives, subject to the recommendations above.</p>
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Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
As the representation concerns in regard to compliance with the LUPAA Act are not supported, the draft amendment as a whole is not affected.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
G & A Pitt T Trezise	Compliance with restrictive Covenants	Restrictive covenants are not a consideration under the LUPA Act or enforceable by a planning authority. Only those that are a party to the sealed plan have standing to take an action against breach of a covenant. In this instance, all title s within the sealed plan are owned by the developer.
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representations.		
Impact of Representation on Draft Amendment as a Whole		
As the representation concerns in regard to restrictive covenants are addressed, the draft amendment as a whole is not affected.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		

Representor	Representation Issue	Statement of Merit
D & B Wild	Northern Tasmania Regional Land Use Strategy (NTRLUS): Proposal does not comply with the NTRLUS.	The representation does not agree with the assessment provided in the application documents and draws from NTRLUS objectives, policies and actions relating to Rural and Rural Residential Areas. The land is identified as being within the Greater Launceston Urban Area and as such is not subject to the policies relating to Rural or Rural Residential Areas. Submissions in regard to public benefit and public open space provision are noted and the recommendations above include a requirement to provide for an additional area of public open space to be added to the Dalrymple Creek Reserve. Other points relating to community services, natural values, landscape, scenic amenity and consultation are addressed above, including in response to the strategic objectives of the Prospect Vale-Blackstone Heights Structure Plan.
Need for Modification		
It is considered that there is no need for modification of the draft amendment in response to the representation, other than modifications recommended above.		
Impact of Representation on Draft Amendment as a Whole		
As the representation concerns in regard to the NTRLUS are addressed, the draft amendment as a whole is not affected.		
Recommendation		
The draft amendment is progressed as proposed, subject to Council's recommended modifications.		
Representor	Representation Issue	Statement of Merit
P Parker	Aboriginal Heritage	Representor cites the standard note that is included in all development permits, highlighting developer obligations under the Aboriginal Heritage Act 1975 if any relics are

		<p>discovered during development works.</p> <p>The same obligations will apply to any future development on this site irrespective of land tenure or planning scheme provisions.</p>
<p>Need for Modification</p>		
<p>It is considered that there is no need for modification of the draft amendment in response to the representation.</p>		
<p>Impact of Representation on Draft Amendment as a Whole</p>		
<p>As the representation concerns in regard to Aboriginal Heritage are addressed, the draft amendment as a whole is not affected.</p>		
<p>Recommendation</p>		
<p>The draft amendment is progressed as proposed, subject to Council's recommended modifications.</p>		

From: Megan Brown
Sent: 16 Nov 2020 20:32:36 +1100
To: Planning @ Meander Valley Council
Cc: Michael Kelly;Stephanie Cameron;John Temple;Susie Bower;Tanya King;Rodney Synfield;Frank Nott;Andrew Sherriff;Wayne Johnston
Subject: Representation: Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights
Attachments: Megan Brown - Prospect Vale - Meander Valley Council Representation.docx

Hi there

Please find attached my representation regarding: **Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights**

Kind regards

Megan Brown

Megan Brown
Prospect Vale
TAS 7250

To: planning@mvc.tas.gov.au

RE: Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

I am not a supporter because:

1. There does not appear to be any broad consideration of traffic impacts beyond Meander Valley's boundaries.
2. Currently, Blackstone Heights has 496 dwellings. The development Traffic Impact Assessment hasn't considered the following recently approved, proposed and soon to be proposed developments, some of which include:

DEVELOPMENTS	NUMBER OF LOTS
Recently approved Panorama Road - Bass Strait 8 Pty Ltd.	95
Tasland Developments	650
Mt Leslie Rd Farm development	?
Yarraman Park development	200
Country Club Development	500+?
TOTAL	Over 1,200???

3. I understand that there is an existing road reserve between Pitcher Parade and Mt Leslie Road. If it is your intention to have this as your secondary access point, at what point in your development approvals processes will this be developed?
4. Is a Traffic Impact Assessment likely to deem the safety risks of increased loads on Mt Leslie Road and then Westbury Road too high given the projected development numbers in Blackstone Heights and additionally the Country Club development?
5. If this is the case - what other options do you have for a second road?
6. If the Traffic Impact Assessment undertaken for the recently approved Panorama Road 95 lot development, brings an additional 855 vehicles per day and 81 during peak hours then a crude calculation on the additional 650 proposed for Tasland Developments (without any of the other upcoming developments mentioned in the above table) means the load on **Casino Rise** would increase by the following numbers:

DEVELOPMENTS	TRAFFIC COUNTS
95 dwellings at 1 Panorama Road	855 (plus 81 in peak hour)
650 Tasland dwellings	5,800
The current 496 living in Blackstone Heights	4,464
TOTAL	11,119

7. At what point will you deem it necessary to develop a second access road into/out of Blackstone Heights to meet emergency evacuation and emergency services requirements?
8. If the Country Club undertakes its residential development of around 500+ residences, movements will increase the load substantially through the Casino Rise/Country Club Avenue intersection (on top of increased movements in and out of Blackstone Heights) and then through the Westbury Road/Country Club Avenue roundabout. If the rumoured roundabout is installed at the Casino Rise/Country Club Avenue intersection - will traffic modelling show that traffic will back up waiting to enter this roundabout at the Casino Rise entrance?
9. The owners and residents at numbers Unit 1/1, Unit 2/1, Unit 3/1, 2, 3, 4, 5, 6, and 7 Casino Rise already have to enter and exit their driveways onto blind corners. In particular, dwellings at Unit 1/1, Unit 2/1, Unit 3/1, 3, 5 and 7 have to exit their driveways in a perilous fashion to move their vehicles onto the other side of the road between traffic movements. If the calculations in the table above are an indication of the increased load on Casino Rise then exiting these driveways will become particularly difficult and extremely dangerous. Simply walking across the road with children (and for the elderly/disabled) already at this point is not an option.
10. At what point does the Meander Valley Council intend to provide a higher level of service in terms of footpaths and accessibility on both sides of streets?
11. And finally, can I please have a copy of your Broader Transport Network Plan?

Please note that I am not anti-development, however I do understand that any development needs to progress in a strategic and sustainable manner.

Kind regards

Megan Brown

From: Carol
Sent: 16 Nov 2020 14:36:53 +1100
To: Meander Valley Council Email
Subject: Proposal to further increase

I am writing to state that I am fully against any further land development for residential lots to placed within Blackstone Heights.

Council has just approved the development of around 95 lots for residential and whilst this development is within the Low Density Residential Zone, the further proposal looking for approval of hundreds more lots to be sold and I have been advised they will be around the vicinity of 650 lots will change the Low Density of Blackstone Heights into high density.

Whilst I am not against progress, I am certainly against greed and arrogance which council is displaying. Your arrogance relies on people's ignorance of not knowing what is going on when you get together with developers. Council see dollars but what plans has council made in order for this development to sustain the extra traffic this will create.

Within council's Public Interest Discloser-The Meander Valley Council recognises the value of transparency an accountability in its administrative and management practices. The residents of Blackstone find out about this larger development on the back of the most recent smaller development which was approved by council and giving residents until 17th November to place an objection. Transparency council style?

Council should not allow any such submissions until council changes the infrastructure of Blackstone Heights. We have one road in and out. We have a risk of not being able to leave during an emergency evacuation not to mention the bottleneck of Pitcher Parade.

In councils own words from your website, infrastructure constraint will determine the rate and density of future residential development. Did council forget this step in the process of looking to approve this high density development?

How many years ago was it that Blackstone Heights lost a beautiful child where her car ended up in a ditch on the side of the road and what has council done to prevent further tragedy? Blackstone was not high density enough to bother and yet council expects to make changes to the zone to high density without first changing our roads situation.

Also on your website - To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views.

Blackstone Heights

- a) Infill development on existing lots will be supported, however infrastructure constraint will determine the rate and density of future residential development.
- a) Future subdivision will be determined on the basis of infrastructure capacity.

Consider this a dispute against Mr Harrison's proposed development.

Carol Brydon

From: 61408402802@online.telstra.com.au
Sent: 15 Nov 2020 16:12:34 +1100
To: Planning @ Meander Valley Council
Subject:
Attachments: ATT00001.txt

Re-Neptune Drive Blackstone Heights development.

This is my submission; I do not want this development to go ahead I do not want Blackstone rezoned for this greedy developer.
No one else here will really benefit from it.

Black stone is full of rock and clay they will will be blasting for years so lots of noise.

Blackstone Heights is zoned low density that is why we are here, and live here, he wants it changed to suit him small block sizes should not be allowed here.

Wedge tailed eagles eastern barred bandicoots, all the birdlife, Wallabies, deer, echidnas, devils all will be under threat!

Cul-de-sacs are a fire risk : high density will be an issue with this access for emergency vehicles ambulances, bus needs access as well, garbage is only fortnightly as it is the whole of Blackstone is a fire hazard and land slip area.

It is dangerous and goes against me and Valley plans to have only one road in and out. Even at this stage there is a doubling of traffic, it will be a lot lot busier, need multiple evacuation points. Plus with the casino development of maybe 700 blocks and the extra hundreds along panorama, as well as us the people in pitcher parade and casino rise and country club Avenue who weren't notified we will have lots of trouble with traffic and noise.

Developer said he will not sell a block to the people who are adjoining this, to keep some space around them. His way or no way!

There will be issues with sewerage like there what has been for years and years in Blackstone already. Council should be responsible for this.

Having the Road count on third of January in people's holidays by a private company, out of peak times and for only 20 minutes is ridiculous and not accurate.

We bought here for the scenic Vistas that define the area, by bush views.

The suburb is defined by large blocks and open views not cluster developments on tiny

blocks. This goes against the planning vision.
People were not notified of this. Why does the planning scheme only mention Neptune drive?

Basically no time was given for us to get advice and help to get submissions in prior to the deadline. Is this a council tactic?

Minimum block size 1600 m² so why are we meant to allow a greedy developer blocks of 600 m² right down to 300 m² here in Blackstone. In panorama Road you enforced the developer to have large blocks still, you must not rezone Neptune area.

Does Mr Harrison run the Meander Valley Council?

I bought here over 20 years ago because of zoning rules meant basically no more development. You have just passed the one in panorama Road and now this one is suddenly trying to be shoved through in a hurry, is this due to the changes early next year that the government are bringing in that might make it harder for Mr Harrison to try and do this development.

This developer is trying to con us: he said to us at the meetings if he doesn't do it somebody worse will do it and therefore we have to allow him most of the extras he's talking about. Extras such as tennis courts and pools will be for the over 55's section, not for us who already live here, the Olive grove is only because his services will be in that space.

Everybody I have spoken to in my street and around my area are against this development!

Mark Bures



From: Davies, Jamie
Sent: 16 Nov 2020 00:17:19 +0000
To: Planning @ Meander Valley Council
Subject: Comments on the proposed Tasland development at 12 Neptune Drive
Blackstone Heights

Attention: John Jordan, General Manager, Meander Valley Council

Dear John,

As concerned Meander Valley Council ratepayers, we are writing to comment on the proposed development at 12 Neptune Drive Blackstone Heights. For the reasons outlined below, we are strongly opposed to this development if there is no commitment for a second access road into Blackstone Heights.

Population increase in Blackstone Heights resulting from this application (and others in progress) will increase the traffic on Panorama and Blackstone roads, resulting in a potential bottleneck at the junction of Panorama and Blackstone roads. We foresee the following problems:

- Our biggest concern is that there is only one road into/out of Blackstone Heights. If traffic flow is impeded in the event of an emergency such as a bushfire, bottlenecks at this junction could be potentially catastrophic.
- There is strong potential for an increase in accidents at the intersection, particularly during peak hour. This potential is highest when traffic heading towards Blackstone Heights is blocked by cars turning right from Blackstone Road into Panorama Road. There is also potential for accidents to occur when drivers heading towards the city get impatient and turn off Panorama Road into oncoming traffic on Blackstone Road.

We hope the Meander Valley Council has taken the future population increase into consideration and has planned appropriately. We consider the suggestions that we have heard from fellow Blackstone Heights ratepayers to be very sensible solutions to future traffic problems:

- The construction of a second road into Blackstone Heights (eg Neptune Drive to Mt Leslie Road as was originally planned).
- The construction of a median turning lane that turns right off Blackstone Road into Panorama Road when heading into Blackstone Heights.

We look forward to hearing how Meander Valley Council will tackle this issue.

Regards,
Jamie and Katrina Davies

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From: Michelle Ellery
Sent: 14 Nov 2020 11:30:03 +1100
To: Planning @ Meander Valley Council
Subject: Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

To whom it may concern,

Please accept my representation for the following, Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

I wish to convey my objections to the above amendment for the following reasons,

As a long term resident to the area - currently residing in Canopus drive, I am deeply concerned about this development, whilst we welcome development to the area, there are number of issues that make this proposal by Tasland Developments unsuitable for the area in its current format.

Firstly,

- The size of the proposed blocks - Most of us have moved here for the rural residential aspect, large blocks, giving residents privacy, semi rural aspects meaning you can keep a few chickens, sheep or a horse if you wish, and country views and peace and quiet. This proposal, if it goes ahead does not ascribe to this format with a number of proposed blocks are extremely small and are high density, We would appreciate the development retains the aspect of the area with minimum size of the allotments to remain at the minimum 1500 square metres.

-Connection of the development to Canopus drive, - We live in Canopus drive, we have a number concerns in regards to this, first one due the road being just an access road for residents, the road is very narrow in some parts, no footpaths or drainage, surface is unsuitable for high traffic and the camber of the intersection to Panorama Rd is incorrect and unsafe, cars frequently lose traction turning in and out of this intersection and it will be site of accidents if increased traffic start coming through, not to mention the additional noise and obstruction due to the narrow road.

-Increased pressure on community facilities, - Another concern is the proposal of the 256 residential blocks plus the proposal of the eco village/aged care facilities (the developer has been vacillating over what this actually is at a community meeting held) will put increased pressure on schools in the area, currently there is only one public primary school and High School servicing the whole Blackstone.prospect/Summerhill area with no plans to build an additional schools from the education department, , There is also only one private high school that is also inadequate for the size of the area. Also only two doctors surgeries both already difficult to get appointments at and with increased population this will be more difficult, Also lack of

public transport service facilities is another issue for high density development with metro only servicing the community of Blackstone heights residents a few times a day.

- Pressure on existing utilities - Concern in regards to where the proposed development plans to connect up to sewerage water and hydro power facilities, currently the existing facilities are just enough to service the current residents of the area, There are concerns that inadequate facilities will cause on going issues for the residents, These concerns were addressed to the developer at the community meeting, and he did not seem to have a plan for how he would address these issues, made vague comments about connection up to the Launceston City Councils sewerage facilities ?

-Lack of public and community space - There seems to be no public parks for children in this proposal or meeting areas for the community in general, These facilities should be provided and included and developed by the developer.

-Environmental impacts, - Blackstone Heights is well known for its abundance of wildlife, with several endangered species living in the area, Blasting activities along Panorma Rd has resulted in large numbers of native animals who have had to relocate from their habitat have been run over along Panorama Rd, I have noted the Eastern Barred bandicoot which we believe is a protected species among the animals that have been impacted. This would get much worse, there are also a number of bird species that would be affected by this development including eagles. What strategies would be in place to minimise harm to these animals? Ideally several wildlife reserves and a safe passage would help protect these critters.

- Changes to the views and aspect- Concerns that that this development would significant impact on the skyline and views across the mountains (Mt Barrow and Ben Lomond) which we all currently enjoy.

- Traffic - A main concern for people commuting too and from the area for work is the increased traffic - We are already experiencing congestion at the roundabout on Meander Valley Road/ Casino Drive and also at the intersection of Casino rise and Casino Drive, during peak traffic periods, An alternate route is required to alleviate these issues.

- Upgrades to existing facilities provided by the council, Currently Panorama Rd and Canopus has deep open drains and no safe area for walkers and riders to use while exercising in the community, The steep section of road along panorama Rd between Neptune drive and Glover avenue is particular hazardous to walkers and riders as there is no where to move off the road if there is oncoming traffic, The council would need to upgrade these area to closed drains and a shared cycle/footpath to accommodate the increased population.

-Fire safety - A serious concern of ours is fire safety during bushfire season, Whilst minimising risk to residents by placing appropriate fire breaks and bush fire plans et A major concern is being to escape from the area if the only main access road (Blackstone Road becomes blocked by fire or an accident. There is no alternate safe route to escape and a secondary access road needs to be put in place.

We would appreciate all these points be taken into consideration by the planning scheme and consideration for current residents both human and fauna in area as well.

We don't give permission to publish the phone number we wish for that to be kept private,

Kind regards,

Michelle and Jason Ellery

From: Craig Elliott
Sent: 17 Nov 2020 17:02:52 +1100
To: Planning @ Meander Valley Council
Subject: Submission re Draft Amendment 3/2020 - 10 and 12 Neptune Drive,
Blackstone Heights
Attachments: Submission re Glover Ave development.pdf

Please find a submission in relation to this proposal attached for Council's consideration.

Regards



Craig Elliott

+61 477 121 151 | craig@p2r2consulting.com
www.p2r2consulting.com



17 November 2020

Meander Valley Council

By email: planning@mvc.tas.gov.au

Re - Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

Introduction

Whilst I appreciate that I do not need to establish my legal standing to make a submission on this proposed development, I wish to draw the decisionmaker's attention to my background to establish my interest and commitment to the area. I am a resident of Blackstone Heights, having lived in the suburb for almost 10 years and also own an investment property in the suburb. My family and I were drawn to this area due to both the proximity to the river and the Launceston CBD as well as the amenity of the area including the natural areas. Key to this was the low density development and an apparent commitment by government to maintain the amenity of the area and a low density residential footprint.

My background includes a lengthy career in State Governments in Queensland and Tasmania and as a private consultant to government, industry bodies and the private sector. I hold a Bachelor of Science majoring in Environmental Planning and post graduate qualifications in urban and regional planning and management.

Given that no notice was provided to affected residents other than those immediately adjacent to the proposed development, this submission was drafted very quickly and without the chance to fully assess the information provided. I appreciate that the notification process was legally correct but I am disappointed by the lack of consultation with residents.

Background

An application has been made under Section 33 of the *Land Use Planning and Approvals Act 1993* by Woolcott Surveys on behalf of Tasland Developments for an amendment to the *Meander Valley Interim Planning Scheme 2013* to insert a Specific Area Plan (SAP) over land at 12 Neptune Drive, Blackstone Heights to provide for a 115.2 hectare residential estate under a community development scheme. The development involves precincts for:

- residential housing development;
- open space and what is claimed to be a regenerated bushland area;
- common community facilities to support the residents of the estate; and
- 'eco cabin' tourist accommodation.

The land is currently included in the Low Density Residential Zone that encompasses most of Blackstone Heights.

The project includes 650 residential units in a high density configuration and 50 hectares of open space. This includes 265 residential lots at 660m² and up to 160 assisted living units

as well as another unspecified residential development, presumably also at a high density configuration, of 4 hectares. The residential development includes social infrastructure through a community services precinct including management office, meeting spaces, communal recreation facilities with on-site package wastewater treatment and services managed by the body corporate.

The amendment is required as the Low Density Residential Zone in the *Meander Valley Interim Planning Scheme 2013* does not allow for residential development under a community development strata scheme as this is classified as a 'multiple dwelling' use. As such, the application proposes a Specific Area Plan to implement a master plan under a community development scheme, including ancillary supporting services for residents and large tracts of private communal open space.

Key Issues

The development and amendment to the planning scheme is strongly opposed as it is inappropriate to the amenity of the area and current planning scheme requirements. There has been no basis provided to support the amendment other than for commercial gain above what would be achieved by the developer if the proposed development complied with the current planning scheme requirements.

The supporting reports by consultants commissioned by the developer are deficient and lack the rigour and sufficient data collection and analysis that should be required in a professional report.

There are many claims made in the application which are not founded on evidence and Council should rely on those claims in forming a decision as to the appropriateness of the proposed development.

Compatibility of High Density Development in the Blackstone Heights area

Whilst the tone of the developer's application is commendable with regard to the commitment to on-site wastewater treatment and electricity generation, the density of the development is incongruous to the area, the existing planning scheme and stated Vision and Strategy for the area. All existing residents that I have spoken to are strongly opposed to this amendment due to the expected impact of a higher density residential configuration on the amenity of the area and additional stress on the suburb's infrastructure (see below for specific comments in relation to traffic). The scale and style of the proposed development is more appropriate to adjoin an existing urban area of a similar nature rather than contributing to create urban sprawl in a low density residential area.

The proposal will more than double the existing housing stock in the area and potentially triple the resident numbers. To claim this as a positive for the area is not supported by evidence.

The supporting documentation notes that:

“Blackstone Heights is a unique low density residential suburb located in close proximity to services and amenities in Prospect and the Launceston CBD whilst enjoying a rural outlook and unique vistas over the South Esk River. Blackstone Heights is unique amongst other Launceston suburbs and it is important to maintain the existing character whilst broadening the range of residential options and community services.”

The need to ‘broaden the range of residential options and community services’ has not been established. The desire of ratepayers to protect the unique character of the suburb to protect those values stated above is clear however and this proposal to introduce higher density residential lots at a massive scale is contrary to achieving this.

The Prospect Vale – Blackstone Heights Structure Plan cited in the online documentation provides sufficient information to identify that the nature of the proposal is contrary to Council’s land use and planning strategy. It identifies the issue of present fragmentation of activity centres, which this development would increase that fragmentation, and the need to invest in traffic infrastructure, which this proposal does not do and will place significant stress on the existing network. The Structure Plan does indicate the desire to increase the population base to support the Westbury Rd precinct. This can be achieved by maintaining the existing minimum lot size and not destroying the nature and amenity of the area by enabling a ‘McMansion style’ development. The ‘Vision’ proposed in that structure plan, and numerous other documents, reflects the attraction of the area by virtue of the lower density developments. High density developments should be concentrated on the periphery of the existing higher density developments and not in amongst a low density area such as Blackstone Heights. There are other locations within the Council area where this may be more appropriate and not have the traffic and amenity impacts that this development have. It must be noted that the other proposed residential development – the infill between Panorama Rd and Long Vista – will further exacerbate these issues.

The council officers report states

“The application submits that the proposed dwelling yield is equivalent to that which is available under the current zone provisions, which provides for subdivision to a lot size of 1600m². The future Tasmanian Planning Scheme Low Density Residential Zone subdivision standards provide for a minimum lot size of 1500m² with discretion to reduce the lot size to no less than 1200m². Allowing for approximately 100 hectares of the land that is reasonably capable of development, this would equate to approximately 660 lots at 1200m² lot size, allowing for approximately 20% of the land area that would be required for roads and services.”

On the face of it this statement may be true however it does not account for the topography of the land nor the suitability for all areas to be developed as residential lots. The open space in the proposed master plan should not be permitted as some form of offset to permit additional lots to be crammed into given that some of that open space allocation would never be suitable for residential development and 600+ residential lots could not be realistically developed.

The application repeatedly claims that the scale is not in conflict with what is currently permitted. This is disingenuous and if it was factually correct, the amendment is not required. The fact is that much of the area is not suitable for development due to slope, riparian protection and other restrictions and whilst the developer may see the benefit of planting olives on steep hillsides, it is not appropriate nor should high density development be permitted on the basis of what technically is permitted over a larger area be crammed into a high area to achieve a profit

The additional bushland walking trails would be a welcome addition to the suburb but at the expense of the current amenity of the area. It is noted that the substantial increase in the residential population would far outweigh the benefits and that the proposed walking trails will not be linked to existing recreation areas.

The developer proposed a commercial precinct as a part of the master plan. The increase in population may make this commercially viable and not result in the same outcome as the existing failed commercial site on Neptune Drive. It is noted that the developer has noted approached existing residents to identify if the commercial development is desired. Personally, I would not value this addition and bought in this area recognizing that I had a very short drive or ride to the existing commercial retail developments on Westbury Road and the recreational / dining offerings at the Country Club. Existing retail offerings are sufficiently close and, had I wished to be in walking distance of such offerings, I would have bought in Prospect or Launceston itself.

It is noted that the development will require a Community Development Scheme (CDS) which would require council approval. The developer has made commitments in the application in relation to the parameters of the CDS but the detail and obligation to implement those commitments can only, at this stage, be accepted in good faith. Prior to accepting any such commitments, I would like to see further detail of the CDS to demonstrate how those commitments will be specifically achieved. The detail of the CDS should be made available prior to the planning scheme amendment.

Impact of natural values and scenic landscape protection

It is noted that the majority of the site is modified bushland with limited use and it appears a degree of weed infestation. As I haven't had access to the site I cannot comment effectively on the natural values of the area other than reviewing the report of the Consultant commissioned by the developer to prepare a natural values report.

This report raises concerns due to what appears to be a perfunctory assessment with limited effort to actually assess the natural values of the area. The report indicates that the Consultant only visited the site once, on an afternoon in the middle of winter, and conducted a desktop review of available data. It is not surprising that the Consultant could not identify any significant vegetation; as he notes in that he did not expect to view any flowering that would have aided detection. Similarly, it would be near impossible to identify the existence of quoll, bandicoot, devil or other nocturnal species during the day

without significant surveying to attempt to identify scat or other sign of these species. The area has a wide range of native wildlife present and further development of this nature will result in further pressure on these species.

A reliance on the Natural Values Atlas (NVA) is dangerous as this relies on reports primarily from people with access to the site. As this site has been in private hands it would rely on the developer to have had the interest and motivation to report sightings into the NVA.

The lack of proper and comprehensive surveying limits the value of the report and little weight should be placed upon it in identifying the impact on natural values.

The adjoining areas, including my property, are habitat for the Eastern barred bandicoot and Spotted Quolls and I have sighted these species in the area. The report notes the possibility of Tasmanian devil in the area but this does seem unlikely. The area

The application claims that the development will not have an impact on the scenic landscape from the Trevallyn NRA. This is contested as, despite a narrow corridor of retained vegetation along the rim of the gorge, much of the development will be clearly evident from the NRA and impact on the scenic landscape.

An issue not addressed is the terrain and slope of the site and the potential water quality impacts and erosion from urban developments with an increase in hard impervious surfaces increasing runoff volumes and velocity.

The inclusion of a 2200 tree olive grove raises additional concerns given the lack of detail of how the grove will be maintained. Olives are renowned for their ability to generate 'feral' or wildling trees and there is a risk of olive trees invading the adjacent bushland and Trevallyn Nature Reserve; especially given the proximity to the South Esk River.

Impact from traffic congestion

The application notes the limited road connectivity and there is significant risk of significant road congestion from 600+ more families living in the suburb and using the Panorama / Blackstone Rd lane. There is also significant risk from an emergency management perspective if an urgent evacuation is required and an additional 600+ vehicles are attempting to leave via a single lane road that already poses a risk in a bushfire incident.

The traffic impact report is inadequate in terms of data collection and analysis to enable an appropriate consideration of the likely three-fold increase in residents in the area; all of whom will be channeled onto Panorama Rd and Blackstone Rd. It is noted that the survey involved a single survey period of 20 minutes on a day in the middle of school holidays where the traffic volumes would be significantly reduced.

Based on these figures however, the consultant models massive increases of additional traffic movements onto Panorama Rd from Glover Ave and Neptune Drive. This alone indicates the inappropriate nature of this development unless Council is making significant

investments in either increasing the capacity of the existing road network or identifying an alternative entry / exit point for this development such as via Mt Leslie Rd.

The flow on effects of this development will extend well beyond the Blackstone Heights area and cause disruption to residents in Prospect Vale and visitors to the Country Club.

Bushfire risk

I am not in a position to assess the adequacy of the bushfire risk assessment however, given the standard of the natural values report, am concerned that this has been prepared at the same standard given the same Consultant was involved.

Summary

The development of the area is supported however the nature and scale of this design is not.

It is requested that Council not approve the proposed amendment but to work with the developer to consider a Master Plan that meets the existing minimum lot size to avoid destroying the amenity of the area and turning Blackstone Heights into an urban sprawl with stressed infrastructure.

This would include further work to address the likely impact of the increased traffic volumes, proper assessment of the natural values of the area and specification of the CDS that would be in place for any such development requiring a CDS.

Submitted by:

Craig Elliott

From: col_kay
Sent: 17 Nov 2020 22:16:10 +1100
To: Planning @ Meander Valley Council
Subject: Representation For Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights.
Attachments: Draft Amendment 32020 - 10 and 12 Neptune Drive, Blackstone Heights..docx
Importance: High

Dear Sir / Madam,

Re: Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights.

Please find attached our submission of our representation regarding the above proposal to effectively rezone to high-density residential and build up to 650 dwellings and associated infrastructure.

If you have any queries please do not hesitate to contact us via the contact details in our submission.

Thanking you in advance,

Kay and Colin Farmer

Cheers,

Kay & Col Farmer

The Planning Officer
26 Lyall Street,
PO Box 102,
Westbury TAS 7303

Re: Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights.

Dear Sir / Madam,

My wife and I are submitting our representation regarding the above proposal to effectively rezone to high-density residential and build up to 650 dwellings and associated infrastructure.

Our arguments against the proposal are:

1. This is a high-density residential development which contravenes the plans for Blackstone Heights as set out in the **Prospect Vale – Blackstone Heights Structure Plan** and the **Meander Valley Interim Planning Scheme 2013**.
2. The roads proposal appears to make minimal changes to existing access roads, with no thought given to providing extra thoroughfares which are needed for safety in the case of an emergency evacuation and traffic management. This contravenes the Planning Scheme and Structure Plan which proposed to plan extra thoroughfares for Blackstone Heights
3. The traffic analysis statistics provided by TCS do not appear to be robust or independent.
4. There is still a lack of infrastructure in Blackstone Heights which was proposed in the Structure Plan, and desired by Council and the developer Ross Harrison for this development but has not been addressed by this proposal.

The following pages contain my explanations of each point and how they contravene the Structure Plan and, where applicable, the Planning Scheme.

1. This is a high-density residential development which contravenes the plans for Blackstone Heights as set out in the **Prospect Vale – Blackstone Heights Structure Plan** and the **Meander Valley Interim Planning Scheme 2013**.

(a) Firstly, on Page 85 of **Meander Valley Interim Planning Scheme 2013** contains the following objectives, desired character and definitions pertaining to Blackstone Heights:

“12 Low Density Residential Zone

12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.2 Local Area Objectives

Blackstone Heights a) Infill development on existing lots will be supported, however infrastructure constraint will determine the rate and density of future residential development. a) Future subdivision will be determined on the basis of infrastructure capacity.

12.1.3 Desired Future Character Statements

Blackstone Heights a) Blackstone Heights is characterised by large, prominent single dwellings and outbuildings on larger lots. This character is to be maintained with due consideration to the mitigation of building bulk through landscaping and the minimization of cut and fill works where development is viewed from public open space.

Table 12.4.3.1 – Lot Size

Blackstone Heights 1600m2”

We submit to Council that the proposed development contravenes the Planning Scheme being that:

- The residential use lots in the development are not on larger lots (12.1.1.1 and 12.1.3 – Desired Future Character).
- There is not the infrastructure to determine that this subdivision be approved i.e. there is still only one access road to Blackstone Heights where all inbound and outbound traffic must funnel to, that being Blackstone Rd. (12.1.2).
- The residents of Blackstone Heights have not been informed of any sewerage treatment plans other than verbal undertakings given by the developer, Ross Harrison. My last knowledge about this matter is that sewerage infrastructure in Blackstone Heights was not adequate enough for further development (12.1.2).
- The residential use lots in the development do not meet the minimum Blackstone Heights lot size of 1600m2 (12.4.3.1).

(b) The Meander Valley Council's website page containing the link to the **Prospect Vale – Blackstone Heights Structure Plan** contains the following information:

*“The Prospect Vale – Blackstone Heights Structure Plan provides a blueprint for development in Prospect Vale and Blackstone Heights **for the next twenty years.** It identifies where new housing should be located, the future character of the area, and the facilities needed to service our growing community.”*

With the Structure Plan being written in 2015, one would assume that the Council want the desired outcomes and future character of Blackstone Heights contained within until at least 2035.

(c) Page 4 of the Structure Plan says:

“The key strategic land use objectives in these documents include:

- *Recognition that Prospect vale and Blackstone Heights will continue to be one of greater Launceston's primary growth areas*
- **Recognition that there is potential for further housing within Prospect Vale, especially within the current Particular Purpose Zone (see Figure 2)**

If Council are recognising the current land use zoning map as shown in Figure 2 on Page 4, then it must recognise that Blackstone Heights, including the site for the proposed 650 dwellings, is predominantly zoned Low-Density residential, with no zones being High Density or even General. It must also recognise that Prospect Vale has the General Residential zoning which fulfills the potential for further housing within Prospect Vale. From our point of view, it is not the role of Blackstone Heights with its current zoning to fulfill a potential housing shortfall.

(d) Page 4 of the Structure Plan says:

“The key strategic land use objectives in these documents include:

- **Maintenance of the scenic vistas that define the area**
- **Maintain the low-density character and environment in Blackstone Heights**

Page 12 of the Structure Plan says:

“Protect and leverage the area's environmental qualities

New residents to Prospect Vale and Blackstone Heights are attracted by environmental values in the area – including gorges, hills, open space, and water access. Protecting, enhancing and creating better linkages to environmental assets will benefit the community and differentiate housing development in the context of Greater Launceston.

Strategies

- **Maximise vistas to natural assets such as waterways and hills.**
- *Consider the prominence, profile, and vegetation values when exploring potential development on hills in the area.*
- **Maintain predominately low-density housing in Blackstone Heights.”**

We submit to Council that the proposed subdivision contravenes the Structure Plan in the following ways:

- Scenic vistas will not be maintained, let alone maximised. Vistas will be lost for people, especially those in Glover Ave and Canopus Dr. This fact was confirmed by the developer Ross Harrison in Community meetings
- The residential use lots in the development do not meet the minimum Blackstone Heights lot size of 1600m² and therefore do not “maintain the low-density character and environment in Blackstone Heights”
- The residential use lots in the development do not meet the minimum Blackstone Heights lot size of 1600m² and therefore do not “maintain predominately low-density housing in Blackstone Heights”

(e) Page 16 of the Structure Plan contains **Section 3. “Urban Growth Framework”** with a sub-heading **“Urban Growth In Prospect Vale and Blackstone Heights”**. It says the following:

*“This section provides a framework to guide urban growth across Prospect Vale and Blackstone Heights until the year 2035 and beyond. This section provides a blueprint for residential growth and infrastructure investment in the area. **The recommendations are based on planning and transport analysis, community consultation and the vision and strategies detailed in Section 2.....***

The major elements of the framework plan are:

- (a) *Long-term provision for a variety of housing types across Prospect Vale and Blackstone Heights. These include medium density lots and housing, conventional suburban densities **and innovative models of low-density housing in Blackstone Heights.***

We submit to Council that the proposed subdivision contravenes the Structure Plan in the following ways:

- The residential use lots in the development do not meet the minimum Blackstone Heights lot size of 1600m² and therefore do not provide “innovative models of low-density housing in Blackstone Heights”

(f) Page 18 of the Structure Plan entitled **“Land Use And Housing”** says:

*“**Cluster residential development areas will accommodate clusters of residences placed within a high amenity environment. The overall density of cluster residential areas will be low and respond to the character of the surrounding areas**”*

Figure 10 shows on this page shows the proposed development site as “Cluster Residential”. We submit to Council that the proposed subdivision contravenes the Structure Plan in the following ways:

- The residential use lots in the development do not meet the minimum Blackstone Heights lot size of 1600m² and therefore do not meet Council’s definition that “the overall density of cluster residential areas will be low and respond to the character of the surrounding areas”

2. The roads proposal appears to make minimal changes to existing access roads, with no thought given to providing extra thoroughfares which are needed for safety in the case of an emergency evacuation and traffic management. This contravenes the Planning Scheme and Structure Plan which proposed to plan extra thoroughfares for Blackstone Heights

(a) Page 85 of **Meander Valley Interim Planning Scheme 2013** contains the following objectives, desired character and definitions pertaining to Blackstone Heights:

“12 Low Density Residential Zone

12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.2 Local Area Objectives

Blackstone Heights a) Infill development on existing lots will be supported, however infrastructure constraint will determine the rate and density of future residential development. a) Future subdivision will be determined on the basis of infrastructure capacity.

We submit to Council that the proposed development contravenes the Planning Scheme being that:

- There is not the infrastructure to determine that this subdivision be approved i.e. there is still only one access road to Blackstone Heights where all inbound and outbound traffic must funnel to, that being Blackstone Rd. (12.1.2).

(b) Page 253 of **Meander Valley Interim Planning Scheme 2013** contains the following standards for Bushfire-Prone Areas.

“E1.0 Bushfire-Prone Areas Code

PAGE 253 - E1.6 Development Standards

E1.6.2 Subdivision: Public and firefighting access

Objective: Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;***
- (b) provide access to the bushfire-prone vegetation that enables both properties to be defended when under bushfire attack and for hazard management works to be undertaken;***
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;***
- (d) provide access to water supplies for fire appliances; and***
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.***

Performance criteria

A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:

- (v) provision of passing bays;***

(viii) **use of through roads to provide for connectivity;**

(ix) **limits on the length of cul-de-sacs and dead-end roads;**

We submit to Council that the proposed development contravenes the Planning Scheme in the following ways:

- Blackstone Heights is regarded by the TFS as a Bushfire-Prone Area.
- Given that there are 650 dwellings in this proposal in an area of 115 hectares, and another 95 dwellings recently approved in a development in Panorama Rd, based on an average population of 2.8 people per dwelling (per 2016 Census), potentially there will be another 2086 (745 x 2.8) people to be evacuated out of the area in the event of an emergency. The current population is around 1300 (2016 Census). In other words, the population will essentially almost triple once these developments are finished.
- Therefore, the one access road that Blackstone Heights has and all traffic must funnel through, i.e. Blackstone Road / Pitcher Pde / Casino Rise, will contravene paragraph (a) and NOT “allow safe access and egress for residents.... and emergency personnel” because of the increased population.
- There will NOT be connectivity in contravention of paragraph (e) by not “offering multiple evacuation points”
- There are ten (10) cul-de-sacs in this proposed development which compromises safety in a land area of 115 hectares in contravention of paragraph (ix). There does not appear to be any limiting, in aggregate terms, “on the length of cul-de-sacs and dead-end roads” in this proposal.

(c) Page 4 of the Structure Plan says:

“The key strategic land use objectives in these documents include:

- **Improved and alternative access to Blackstone Heights for emergency management –**

We submit to Council that the proposed development contravenes the Structure Plan given that:

- the proposal does not discuss any provision for “improved and alternative access to Blackstone Heights for emergency management”
- the one access road that Blackstone Heights has and all traffic must funnel through, i.e. Blackstone Road / Pitcher Pde / Casino Rise, will not be adequate in case of an emergency because of the increased population.

(d) Page 6 of the Structure Plan says under “**Community Priorities**”:

“Consultation was undertaken with key stakeholders and the wider community over two stages in March and June 2014. Over 300 people actively participated in workshops, surveys, drop-in sessions and one-to-one interviews, highlighting community priorities:

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

We submit to Council that the proposed development contravenes the Structure Plan given that:

- the proposal does not address the “safety issues associated with having a single road access into Blackstone Heights, especially during emergencies such as bush fires”
- the one access road that Blackstone Heights has and all traffic must funnel through, i.e. Blackstone Road / Pitcher Pde / Casino Rise, will not be adequate in case of an emergency because of the increased population.

(e) Page 8 of the Structure Plan says under “**Community Priorities**”:

“Consultation was undertaken with key stakeholders and the wider community over two stages in March and June 2014. Over 300 people actively participated in workshops, surveys, drop-in sessions and one-to-one interviews, highlighting community priorities:

“Fire risk Vegetation along the Blackstone Hills, as well as one road access into Blackstone Heights, create fire risks in this area.”

We submit to Council that the proposed development contravenes the Structure Plan given that:

- the proposal does not address the issue of “one road access into Blackstone Heights creates fire risks in this area”
- the one access road that Blackstone Heights has and all traffic must funnel through, i.e. Blackstone Road / Pitcher Pde / Casino Rise, will not be adequate in case of an emergency because of the increased population.

(f) Page 12 of the Structure Plan under “**Planning Strategies**” says:

“Distribute road traffic to enhance safety and minimise congestion

Country Club Avenue provides a single route in and out of Country Club Tasmania, Blackstone Heights, and parts of Prospect Vale. This creates a safety risk during emergencies, and capacity issues during major events. New road investments provide alternative access points, and distribute traffic across the wider network.

Strategies

- **Provide alternative to Country Club Avenue for those accessing Blackstone Heights, Prospect Vale and Country Club Tasmania.** Again, not even being discussed by Council apart from the implementation of some slip lanes (???)
- **Create a more permeable network of roads in the growth areas of Prospect Vale and Blackstone Heights”**

We submit to Council that the proposed development contravenes the Structure Plan given that:

- the proposal does not propose to “distribute road traffic to enhance safety and minimise congestion”. On the contrary, the tripling of the population with no addition to Blackstone Heights’ thoroughfare will only risk safety and exacerbate congestion.
- the one access road that Blackstone Heights has and all traffic must funnel through, i.e. Blackstone Road / Pitcher Pde / Casino Rise, will not be adequate in to carry the traffic caused by an almost tripling of Blackstone Heights’ population. This proposal has not discussed an “alternative to Country Club Ave for those accessing Blackstone Heights” or

creating “a more permeable network of roads in the growth areas of Prospect Vale and Blackstone Heights”

(g) Page 16 of the Structure Plan contains **Section 3. “Urban Growth Framework”** with a sub-heading **“Urban Growth In Prospect Vale and Blackstone Heights”**. It says the following:

*“This section provides a framework to guide urban growth across Prospect Vale and Blackstone Heights until the year 2035 and beyond. This section provides a blueprint for residential growth and infrastructure investment in the area. **The recommendations are based on planning and transport analysis, community consultation and the vision and strategies detailed in Section 2.....***

The major elements of the framework plan are:

An extended Mount Leslie Road, providing a crucial second connection into Prospect Vale’s growth areas. The road will be complemented by improved links to Pitcher Parade.”

We submit to Council that the proposed development contravenes the Structure Plan given that:

- the one access road that Blackstone Heights has and all traffic must funnel through, i.e. Blackstone Road / Pitcher Pde / Casino Rise, will not be adequate in to carry the traffic caused by an almost tripling of Blackstone Heights’ population. This proposal has not discussed “An extended Mount Leslie Road, providing a crucial second connection into Prospect Vale’s growth areas. The road will be complemented by improved links to Pitcher Parade.”

(h) Page 20 of the Structure Plan under **“Public Roads And Transport”** says:

*“A number of key road infrastructure changes are required to facilitate population growth. **These changes will create a more efficient road network, accommodate population growth in Blackstone Heights and Prospect Vale, and increase the safety of residents.** The changes include:*

- **Extending Mount Leslie Road to Dalrymple Creek before turning to meet Pitcher Parade.** Mount Leslie Road has sufficient capacity to accommodate population growth in Prospect Vale. **The extension will provide crucial extra capacity in the local road system in case of emergencies, such as fire.”**

We submit to Council that this proposed development contravenes the Structure Plan given that:

- This proposal does not address these planned changes to Mount Leslie Rd. The Structure Plan itself mentions these changes are “crucial” for the safety of residents and will “accommodate population growth”.
- The effect of 745 extra dwellings and the recently approved 95 dwellings in Panorama Rd will almost triple the population of Blackstone Heights, causing extra daily traffic creating bottlenecks at the corners of Neptune Dr / Panorama Rd, Glover Ave / Panorama Rd, Panorama / Blackstone Rd, Casino Rise / Country Club Ave and then Country Club Ave / Westbury Rd.

(i) Page 29 of the Structure Plan under “**Enabling Infrastructure**” says:

“New road infrastructure will be essential to delivering adequate capacity and guaranteeing safety for residents in Prospect Vale and Blackstone Heights. Council and major land owners in the area will be jointly responsible for the timing and delivery of these new roads. – Therefore, Council and Ross Harrison have to discuss the timing and delivery of these new roads.”

We submit to Council that it is incumbent on them:

- and Ross Harrison as the major land owner in this venture, as they are jointly responsible for the timing and delivery of proposed new roads, to discuss a way forward to provide better and safer access to Blackstone Heights.
- and other land owners in the area to discuss a way forward to provide better and safer access to Blackstone Heights.
- To ensure that proper road infrastructure is provided before this proposal is approved to ensure that Blackstone Heights is not ruined by traffic and noise that a tripling of its population with no commensurate increase in roads will provide, that it does not lose the peaceful and tranquil demeanour that sets it apart.

3. The traffic analysis statistics provided by TCS do not appear to be robust or independent.

Page 6 of the Structure Plan under “**Community Priorities**” says:

*“**Traffic issues** Many community members noted traffic issues at particular ‘pinch points’ including Mount Leslie Road near where it meets Westbury Road.”*

We submit to Council that the proposal does not address this issue of traffic, not only in Blackstone Heights but also in surrounding roads such as Westbury and Mount Leslie Rds. that Blackstone Heights residents use regularly. That may be because the traffic analysis data provided by TCS appears neither robust or independent.

Data based on a traffic survey conducted by TCS on Panorama Rd at 5:10 – 5:30 pm and Blackstone Rd at 5:35 – 5:55 pm, both on Thursday 3rd January 2019 appears to lack robustness.

3rd January in any given year, even at peak traffic times, is far quieter because it is during the Christmas / New Year holiday period and school children are on holiday.

A reasonable assumption would be that there are approximately half the number of vehicles per hour in peak times in holiday times as there would be in more day-to-day peak times.

Therefore, I would have to question the figures obtained of 120 vph for Panorama Rd, under normal circumstances this figure would be more like 240 vph. This is borne out anecdotally as I live on the corner of Neptune Dr and Panorama Rd and can see and hear the traffic every single day.

This means that Blackstone Rd’s figures would be more like 380 vph instead of the 190 vph obtained by TCS.

In addition, a 20-minute timeframe out of a 24-hour day appears a sample size that is far too small

Traffic figures also do not take into account traffic generated by the newly approved 95-dwelling development in Panorama Rd.

With TCS's figures showing that they estimate 70% of the traffic generated by the new development to be using Neptune Dr to access Panorama Rd, then factoring in the traffic generated by the new Panorama Rd development, the traffic and traffic noise generated around my property, already substantial today in peak times, will be unbearable. It will completely and adversely alter the quiet relaxed nature of Blackstone Heights for us to that of a noisy busy higher density urban neighbourhood such as Prospect or Summerhill.

TCS are estimating that the traffic the proposed development will generate at the corner of Neptune and Panorama Rd will jump from 14 vph to 154 vph in peak times leaving Blackstone in the morning, returning to Blackstone in the afternoon.

In addition, traffic going in the opposite direction will jump from 7 vph to 78 vph. In both cases that's a 1,100% increase! And, again, that's not taking into account the 95-dwelling development approved for Panorama Rd. Nor is it accounting for TCS extrapolating from ultra conservative figures in the first place.

TCS were commissioned by the developer, Ross Harrison, which would appear to be a relationship that is not independent. Frankly, we call into question the validity of these traffic figures.

At the very least, before this proposal was approved, we would request that council perform its own independent traffic analysis at least to give the appearance that this process has been conducted fairly, robustly and independently.

4. There is still a lack of infrastructure in Blackstone Heights which was proposed in the Structure Plan, and desired by Council and the developer Ross Harrison for this development but has not been addressed by this proposal.

(a) Page 85 of **Meander Valley Interim Planning Scheme 2013** contains the following objectives, desired character and definitions pertaining to Blackstone Heights:

“12 Low Density Residential Zone

12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.2 Local Area Objectives

Blackstone Heights a) Infill development on existing lots will be supported, however infrastructure constraint will determine the rate and density of future residential development. a) Future subdivision will be determined on the basis of infrastructure capacity.

- We submit to Council that the proposed development contravenes the Planning Scheme being that there is not the infrastructure to determine that this subdivision be approved i.e. many roads in Blackstone Heights still have no safe footpaths to walk on and have open drains instead of kerb and guttering. (12.1.2).

(b) Page 6 of the Structure Plan under “**Community Priorities**” says:

Consultation was undertaken with key stakeholders and the wider community over two stages in March and June 2014. Over 300 people actively participated in workshops, surveys, drop-in sessions and one-to-one interviews, highlighting community priorities:

Community disconnection – physical and social In Blackstone Heights, the lack of pedestrian pathways was an important issue. - Panorama Rd after Neptune Dr, Canopus Dr and Zenith Ct still have no footpaths or kerb/guttering.

Public transport Infrequent bus services, lack of shelters and poor walking access to bus stops were prominent issues. Comes back to the issue of lack of footpaths and kerb/guttering

We submit to Council that the proposal does not address these issues. There are still no footpaths or kerb & guttering on:

- Panorama Rd between Neptune Dr and Bayview Dr
- Canopus Dr
- Zenith Court
- Each cul-de-sac end of Bayview Dr, after Columbus Dr and after Longvista Rd
- Longvista Rd has kerb & guttering but no footpaths
- Kelsey Rd between Blackstone Park Dr and Longvista Rd
- Blackstone Rd after Kelsey Rd
- Lakeview Court

(c) Page 14 of the Structure Plan under “**Planning Strategies**” says:

Encourage facilities that respond to the needs of an ageing population

Strategies

• Recognise the benefits of walking and public transport access for older residents when accessing services and recreating. – Not enough footpaths in Blackstone as it is. No footpaths on Kelsey Rd between Blackstone Park Dr and Longvista Rd and non on Longvista Rd.

Provide for a mix of transport choices

Strategies:

• Resolve pedestrian and cycling infrastructure shortfalls in Blackstone Heights. – Still to be resolved.

We submit to Council that the proposal contravenes the Structure Plan by:

- Not recognising “the benefits of walking.....access for older residents whenrecreating” as there are still no footpaths on the following roads, particularly important in light of the proposed aged living facility:
 - Panorama Rd between Neptune Dr and Bayview Dr
 - Canopus Dr
 - Zenith Court
 - Each cul-de-sac end of Bayview Dr, after Columbus Dr and after Longvista Rd
 - Longvista Rd has kerb & guttering but no footpaths

- Kelsey Rd between Blackstone Park Dr and Longvista Rd
- Blackstone Rd after Kelsey Rd
- “Pedestrian ...infrastructure shortfalls in Blackstone Heights” still not having been resolved.

We have a more personal note to add, realising that this will not come into consideration of the decision to approve this development or not, it just makes us feel better to make these points.

When we moved to Blackstone Heights in 2002, we were looking for a large property in the serenity of a low density residential semi-rural setting but still close to the Launceston CBD.

Blackstone Heights and the property we chose fulfilled this requirement perfectly and there were no plans at all for the rezoning of surrounding properties.

We cannot see the point of having zonings in the first place if they can be arbitrarily changed at the whim of developers and council.

We submit that this is not fair and we would hope that we are going to be treated fairly.

As we have stated previously in the representation, we live on the corner of Panorama Rd and Neptune Dr. TCS say 70% of the new traffic created by this proposal will use Neptune Dr to access Panorama Rd which is busy enough right now. Tripling the population with this development and the Panorama Rd development already approved without regard to increasing road infrastructure will only cause massive traffic noise and congestion and completely change the face of Blackstone Heights. Completely ruin it and destroy the reason people move here in the first place. They want peace and quiet and that's what they get here. Please don't allow this gorgeous suburb to go under like that.

We say this without even having regard to the constant noise, trucks and heavy machinery we will have to endure during construction. In addition, please remember that, ignoring everything else, the proposal simply does not meet Council's own Planning Scheme guidelines written only 7 years ago, or its own Structure Plan guidelines, written only 5 years ago.

Blackstone Heights is zoned a low-density residential area. It will not be Blackstone Heights with a 650-dwelling high density development

We thank you for taking the time to read this representation and wish you much wisdom in the approval process.

Yours sincerely,

Kay and Colin Farmer

From: 9 Nov 2020 20:03:32 +1100 Planning
Sent: @ Meander Valley Council Blackstone
To: development concern
Subject:

Hi

My name is Zachary Frerk from 23 Blackstone rd Blackstone heights an I am writing this email to voice my concerns about the application for 500-600new dwellings off Neptune drive. My concerns are but not limited to Congestion in and out which is already an issue, insufficient infrastructure, wildlife impacts, bottlenecks in case of emergency evacuation, and the lack of community consultation. Me and my wife have two small children and I run a business as it is now for my wife she has to leave at 7.20 am to drop kids off at day care and to get to work by 8.30am any further delays leaving Blackstone would mean she would have to leave even earlier. Any further up days on this matter would be appreciated thank you.

Zachary Frerk

From: Vanessa Garratt
Sent: 16 Nov 2020 16:36:15 +1100
To: Planning @ Meander Valley Council
Subject: Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

Hi there,

I would like to submit my concerns regarding: **Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights**

My two primary issues can be found below with the addition of others that combine to make this a deeply concerning and out of character approval for the Meander Valley Council.

- **The change from low density to high density** - reference to this was made on page 4 of the Prospect-Vale/Blackstone Heights Structure Plan "Maintain the low-density character and environment in Blackstone Heights". This also is in conflict with point no.5 of the satisfactions required for the proposed amendment "Is consistent with the regional land use strategy..."
- **Traffic management and evacuation** plans are inadequate as highlighted in the 2013 Interim Planning Scheme 9E.1.6.2 Subdivision: Public and fire fighting access - "access roads to and the layout of roads, tracks and trails, in a subdivision are designed to allow connectivity, and where needed, offering multiple evacuation points".
 - Additionally, the traffic report and subsequent Turning Count Survey was conducted at an unrealistic time when traffic would have been at its lightest on the 3rd January (ie, school holidays and when most people were still on christmas holidays) leading to deceptive data reported.
- The developer has sighted that most amenities advertised for the new development will be unavailable to the existing population of blackstone heights
- This development provides all the makings of a gated community which holds little to no benefit to the existing tight knit community.

When reviewing the above, I feel an overwhelming concern that the council has not considered the existing population of Blackstone Heights at all in this process and have not acted in the best interests of constituents.

Regards,
Vanessa & Kate Garratt

From: peterg28@optusnet.com.au
Sent: 16 Nov 2020 21:08:04 +1100
To: Planning @ Meander Valley Council
Subject: Draft Amendment 3/2020
Attachments: Planning submission Objection Draft Amendment 3.docx

Please find attached Draft Amendment 3/20 PGeskus response.

Thanks
Peter Geskus

Email sent using Optus Webmail

Planning submission Objection Draft Amendment 3/2020

Peter Geskus

I am writing to put in my strong objection for the Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights for Blackstone Heights.

I live at 26 Canopus Drive Blackstone Heights and this proposed amendments to the *Meander Valley Interim Planning Scheme 2013* will severely impacted my property at the above-mentioned address in numerous ways. I am no expert or very familiar with submitting planning objections so please excuse my lack of detail and technical knowledge.

1. Re-zoning from low Density to high density
2. Native flora and Fauna
 - a. I currently see regularly and hear very regularly at my dwelling.
 - i. Wallaby, Kangaroo, deer, bandicoot, Eastern Quolls and Owls
 - ii. Wedge Tail Eagles are commonly spotted and especially during breeding sessions and highly sensitive to vegetation changes.
 - b. I am no expert in native animals but logic says if we disturb their natural habit they will migrate to source new habit and in this case they will move to high density areas where traffic, human and dogs will harm them.
3. Traffic issues
 - a. Currently traffic on the one access road into and out of Blackstone sees a lot of traffic movement and this SAP has potential for up to 650 extra dwellings, and this excludes the already approved new subdivisions developments in Blackstone.
 - b. Traffic survey in support of this SAP is not true reflection of the daily traffic movements in and out of Blackstone as the one sample data day is not considered a normal traffic day
4. Lack of community consultation with this SAP has been very poor by MVC and developer.

1. Low Density to High Density

The reason my family bought in 2012 at Blackstone heights and in particular was the low-density blocks and that future developments would need to comply to this zoning. This proposal I feel goes against why people chose Blackstone and in contrast to MVC planning scheme.

Meander Valley Interim Planning Scheme 2013; section: 12.1.3 Desired Future Character Statements:

“Blackstone Heights is characterised by large, prominent single dwellings and outbuildings on larger lots. This character is to be maintained with due consideration to the mitigation of building bulk through landscaping and the minimization of cut and fill works where development is viewed from public open space.”

As outline above by this SAP clearly goes against the MVC vision for what Blackstone Heights community is meant to be now and the future. I also make note that it will be privately owned land so any open space is determined by developer so community again has no say in what they want in open spaces.

Meander Valley Interim Planning Scheme 2013; section 12.1.1.3

“To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views”

This proposed development I believe will hinder natural and conservation values due to the fact they are building on virgin land and putting the necessary infrastructure to support such a large development which includes roads, water services, traffic lighting etc.. If I use my dwelling at 26 Canopus Drive which sits in a gully opposite the proposed development the houses will sit halfway this unoccupied vacant land so it will greatly visually impact public view, noise levels and natural lighting.

2. Natural Fauna and Flora

A site visit on 15/7/2020 was undertaken by Scott Livingston. All areas of the proposed stage 1 were assessed. The assessment the site was inspected with a spaced wandering meander technique, with all areas of variation within the site vegetation inspected. The survey was conducted in July, which is outside the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn

flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved. (Methods page 1)

I believe that the one day visit during wet season is not reflective of the true fauna and flora found at this proposed development. I regularly see lots of different animals include some which I believe are unique to Blackstone area. I would suggest that this survey should have been done more than once and especially during spring time after breeding time would have been a more true reflection.

- Wedge Tail Eagles are seen with their young regularly in Spring time indicated nests are located within this area earmarked for development. It is noted by experts that Eagles often have multiple nests in their areas and use them at different times and not the same one every breeding season.
- Owls are often found in trees and heard throughout this area and these animals are known to be sensitive to human interference.
- Kangaroos, wallaby and deer herds are daily seen thought out on the the hillside of this proposed development.

3. Traffic movement

Prospect Vale-Blackstone Heights Structure Plan 2015:

Access risks in Blackstone Heights

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

Currently traffic is high in Blackstone as there is only one road in and out and this is also posing a risk in emergency.

- I believe that the traffic survey which was done 3rd January 2019 is not a true reflection as a lot of residents are aware on holiday due to festive season and school holidays, Blackstone has a lot families, and limited bus services operating during this seasonal time. I am sceptical way this date was chosen for the survey was done and why another date was not done for more data samples for such a crucial part of the SAP. Was it perhaps they want to keep it low as there is already traffic issues, which is well known in the community, and not to highlight potential issue.
- In an emergency there currently only one access road in and out so will have to do deal with extra traffic movements, including approved new developments. I believe this one road will not cope and unfortunately is the only to find out is when emergency occurs and this is too late.

- Personally, at my dwelling at 26 Canopus Drive I will be affected with a proposed new road to be built between 21 + 26 Canopus Drive to give access to Eco Cabins in this proposed development
 - This will impact my current privacy and noise levels
 - Currently Canopus Drive;
 - narrow road with no footpath
 - deep rocky French drains on one side
 - not very suitable street parking so currently cars park half on the street
 - top of crest at the Zenith Court junction is dangerous as it veers to the left at the crest without warning and with low sunlight making it dangerous.
 - One-way road so only one way in and out so this proposed new access road will add to traffic movements for the extra dwellings proposed.

4. Lack of community consultation with this SAP.

Prospect Vale-Blackstone Heights Structure Plan 2015:

“Consultation was undertaken with key stakeholders and the wider community over two stages in March and June 2014. Over 300 people actively participated in workshops, surveys, drop-in sessions and one-to-one interviews, highlighting community priorities”

- This SAP is requesting up to 650 dwellings and as of 2016 there were 478 dwellings but no organised information sessions have been arranged which is in direct contrast to above Prospect Vale-Blackstone Heights Structure Plan 2015 which was actively attended by residents.
 - This SAP seems to be very rushed and tried to quietly go under the radar without any engagement with residents by MVC.
 - Residents have had to organise their own public meetings to discuss this SAP which will significantly alter their community in numerous ways.
 - For such a large scale development I believe the MVC should have organised information nights with the developer to engage the community.
 - This will allow the residents to gather their own information to form their own opinions about this SAP
 - This will also stop the incorrect information being circulated between various parties causing dis-trust in the community.

From: Jillian Harvey
Sent: 15 Nov 2020 23:51:12 +0000
To: Planning @ Meander Valley Council
Subject: Development of 10 and 12 Neptune Drive, Blackstone Heights

Good morning,

I would like to share my opinion in regards to the development of 10-12 Neptune Drive, Blackstone Heights.

As a resident of Blackstone I am not opposed to new developments however I am against this development how it currently is.

I believe and I know many other residents would also agree that if the size of the individual blocks were larger keeping inline with the low density residential guidelines and the development of a second access possibly from Panorama Road or Neptune Drive connecting with Havelock Street or Casuarina Drive Summerhill would be beneficial for all who use and reside in the area.

So often areas are developed with one party in mind, I believe this solution will not only benefit the present residents but also the future residents of Blackstone Heights as well also the developers and Meander Valley Council.

Thank you for your time,
Jillian Harvey

From: Houghton, Carol
Sent: 17 Nov 2020 05:20:42 +0000
To: Planning @ Meander Valley Council
Subject: Representation re Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights
Attachments: Planning Application - Draft Amendment 3_2020 - Blackstone Heights 201117.docx

Hello.

We rang the MVC today and was unable to have some questions answered in regard to the aforementioned planning application. The person handling the application was not available and we were subsequently advised to lodge this representation. Our queries and comments on the planning application are attached.

Regards,

Carol & Graham Houghton

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17 November 2020

Meander Valley Council
planning@mvc.tas.gov.au

Representation re Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

1. Number of proposed dwellings

- Blackstone Heights Specific Area Plan Supporting Report
(Full amendment report - <https://www.meander.tas.gov.au/assets/docs/Planning-Applications/Advertised/Attachment-1-Amendment-3.2020.pdf>)

Page 6: Under the heading 'Residential', there are 265 residential lots, 120 to 160 independent living units and 3.5-4.0 ha of land for future residential development.

Under this scenario, there are approximately 385 lots and units, plus additional dwellings proposed on the 3.5-4.0 ha of land.

Page 8: Under the heading 'Social and economic benefits', there are 256 lots and 120 independent living units.

Under this scenario, there are a total of 376 dwellings.

- Planning Authority 4 2020
(Council meeting agenda report - <https://www.meander.tas.gov.au/assets/docs/Planning-Authority-4-2020.pdf>)

Page 4 (or 673): Under the key features of the project are "provision of up to 650 residential units, including 120-160 independent living units".

Page 6 (or 675): Mentions the SAP "caps the dwelling yield at 650 dwellings".

Exactly how many dwellings are proposed across the entire site?

Can it be assumed that there are approximately 265 dwellings (650 – 385) proposed for the additional 3.5-4.0 ha of land for future residential development? If so, this seems excessive given the portion of land set aside for this purpose.

2. Second node

Page 6 of the Blackstone Heights Specific Area Plan Supporting Report states that there are 115 lots in the second node. According to the map provided on page 3 (or 672) of the Council meeting agenda report (which I assume is the same map as on page 5 of the Blackstone Heights Specific Area Plan Supporting Report), there are actually 116 lots in the second node.

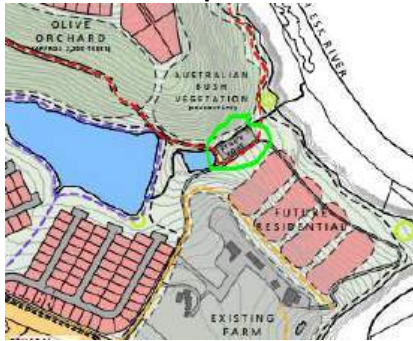
3. Fifth node

Where will the road be placed to access this area? It is not defined on the map, but only refers to “an extension of Neptune Drive”.

4. Wastewater Treatment

Where will the wastewater/sewage treatment plant be located? We could not find this on the map.

5. Unidentified map item



What is the item circled in green on the image above?

6. Traffic

- a) We note with pleasure the intention to add a dedicated right turn lane into Panorama Road when heading north from Blackstone Road.
- b) There is significant concern amongst the Blackstone Heights community regarding the single entry/exit to Blackstone Heights, particularly if an emergency should necessitate prompt evacuation.

7. Walking tracks and open spaces

Will the walking tracks and open spaces in the new development be accessible to the general public?

We look forward to receiving advice regarding this representation in due course.

Yours sincerely,

Graham & Carol Houghton

From: Gavin Kaltsis
Sent: 16 Nov 2020 09:27:54 +1100
To: Planning @ Meander Valley Council
Subject: Blackstone Heights development

Goodmorning,

I am responding to the large development planned for Blackstone Heights which has me very concerned about the large amount of traffic that will increase in the area.

I moved to Blackstone Heights because of the low density living and country feel which makes it a beautiful place to live and raise a family which I feel will be lost with so many extra houses planned to be built in the area. Some development is always going to happen but how a plan of such a large change can be considered is beyond my belief.

This development with only one road in and out will be a nightmare with all the work and school traffic each morning/afternoon condensed around the starting and finishing times each day.

I support some development but this plan is far too large scale and our needs as existing residents need to be thought of carefully as it will affect us the most in the future.

Regards,
Gavin Kaltsis

From: michael smith
Sent: 15 Nov 2020 19:10:44 +1100
To: Planning @ Meander Valley Council
Subject: Meander Valley planning scheme 2103 Area plan over 10 & 12 Neptune Drive Blackstone Heights

Michael and Catherine Smith,

This is our Representation concerning the above mentioned residential estate.

We are most concerned with the traffic situation entering and leaving Blackstone Heights, it a very bad now and with the proposed development of 650 new blocks it will make it not only difficult for residents but also dangerous.

If there is an emergency accident or bush fire with the existing road structure it could prove fatal.

We feel work on infrastructure should have been commenced before this development was approved.

As a resident at Canopus Drive we find there is an entrance to this development down the side of our property

only 2 m from the side of our house. Canopus Drive is most unsuitable to take more traffic with a couple of dangerous bends

We came to Blackstone Heights because of the peace and tranquility of the area as did all who came to live here.

To re zone from low to high density goes against everything residents moved here for.

We watched a pair of eagles circling round this week, eagles can return to their nest in several years, if they

are disturbed we could loose generations of eagles their nests are an on going thing they repair them every time

they come back. W.T.E are critically endangered in Tasmania due to habitat destruction and disturbance.

We have also sighted swift parrots in our area.

This development is of no benefit to Blackstone more a detriment with the increase in traffic and the loss of endangered species of wild life.

I can't tell you how disappointed we are after thinking we had found a wonderful place to retire to

and after only 4 months we find we will be inundated with a development on our doorstep

From: Damian Mallinson
Sent: 14 Nov 2020 04:29:52 +0000
To: Planning @ Meander Valley Council
Subject: Blackstone Heights objection.

Hi,

I am writing to voice my concern and amazement that a proposed development behind Glover Avenue is even being considered!

I, like the majority of the residence have worked hard through our lives to afford to purchase our homes in Blackstone because we were attracted to the idyllic surrounds and quiet beautiful vista it provides as well as having the shopping complex a mere 4km away.

All of that is now under threat of being turned into yet another shoebox house and unit suburb ruining something that was unique and the reason we bought here.

Other issues I have with the proposed development is the current waste management which simply would not cope with another 1,200+ residents and still has issues at times with smell from the treatment.

The risk of bushfire increases with more homes and our suburb only has one access road in and out of Blackstone Heights making the risk of injury or fatality much higher as emergency vehicles may not have easy access or be stopped completely by a road blockage.

In regards to the road in and out of the suburb, the road is just not adequate for the traffic flow suggested, 600+ houses with cars would make congestion unavoidable as well as increasing pollution and giving greater risks of vehicle accidents.

I have contacted the museum and other conservation groups in regards to the effect and endangerment of wildlife in the area proposed, including the threat to but not limited to these animals.

- *Echidna
- *little Green parrot
- *Rosella
- *black/ white cockatoo
- *wedge tailed eagle (nest in proposed area)
- *blue tongue lizards
- *kookaburras
- *finches of numerous genus
- *bandicoots
- *quolls
- *ring tailed possum

*hawks

All of these animals are regularly seen in and around Blackstone Heights and any development would have a huge and detrimental effect on their homes and breeding, not to mention the wedge tailed eagle is an endangered species and previous reports located a nest within the area.

Thank you for your time in reading my concerns, I am a passionate resident who can see how something like this if approved would ruin what Blackstone is for all of us and would cause numerous issues as mentioned ranging from traffic chaos to massive waste issues and the destruction of an environment that I simply don't want to see happen.

Sincerely

Damian Mallinson
(Resident of Blackstone Heights)

Sent from my Galaxy

From: Nicole Marquis
Sent: 17 Nov 2020 13:53:51 +1100
To: Planning @ Meander Valley Council
Subject: Fwd: Representation - Blackstone Heights planning application 10 and 12 Neptune Drive

Dear Council,

I am writing to express my concern about the proposed planning application that was initiated and certified to the Meander Valley Interim Planning Scheme 2013 to:

- Apply a Specific Area Plan inserted at Section F8 over land at 10 and 12 Neptune Drive, Blackstone Heights, to provide for a residential estate under a community development scheme – Certificates of Title: 146423/1, 146423/2, 112632/3, 112632/1, 121359/1, 121358/1 and 121358/2.
- Amend the planning scheme map to add the outline and notation for the area of land contained in SAP F8.

I have been a resident of Blackstone Heights for nearly 30 years and have lived in three different residences in this suburb during this time. We decided to live here due to its semi-rural design and feel, the low density residential numbers, and the larger size blocks which you cannot obtain in central Launceston or many of the surrounding suburbs. It is a beautiful area and much loved by all of the local residents.

Although the residential growth during this time has increased; improved and alternative access to Blackstone Heights for emergency management has not, which is a great concern to myself and my family.

Our house backs on to vegetation that we do not own and therefore cannot maintain, and each fire season we have great concern that if there was to be a bushfire, not only our house and livelihoods would be destroyed but our lives may be at risk if there is a bottleneck of vehicles trying to leave the suburb. Any significant increase in population would put us at higher risk.

In 2014 public consultation was sought about the area and a Prospect Vale-Blackstone Heights Structure Plan was developed.

As a result of this consultation process a number of improvements to the area have been made that we are very grateful for. These include building pedestrian pathways, BBQs and play areas for children and an area for wildlife to habitat safely. While other things such as poor internet, lack of alternative access routes to the area, fortnightly instead of weekly garbage collection services, lack of public access to Lake Trevallyn and the lack of development of a safe, motorised boating node with boat ramp and related facilities still exist.

During the 2014 consultation process it was determined that Blackstone Heights should maintain its low-density character and environment. There would be long-term provision for a variety of housing types across Prospect Vale and Blackstone Heights which include **medium** density lots and housing, conventional suburban

densities and innovative models of **low** density housing in Blackstone Heights. There was no mention of **high** density housing. The vision for Blackstone Heights in 2035 and beyond was that the suburb would be known for the quality of its natural environment, a distinctive lifestyle and easy access to services.

Some of the strategies identified to achieve this were to: Maintain predominately low-density housing in Blackstone Heights and provide alternative access points to Country Club Avenue for those accessing Blackstone Heights, Prospect Vale and Country Club Tasmania.

As such, I do not believe the proposed planning application adheres to this plan. Firstly it mentions a proposal to reclassify the area to allow for **high** density development. Not only does this not fit with the vision and strategy, I have further concerns that if Blackstone Heights as a whole is reclassified; many of the larger blocks and land owners in the area will then be able to sub-divide and potentially destroy the entire low-density natural environment and lifestyle that Blackstone Heights is currently recognised for.

Secondly, and more importantly as mentioned earlier, the significant increase in population will impact on the safety of all residents due to lack of alternative access to the area if a fire were to occur in the area.

As such I would like to ask the Council to reconsider its approval for his application to proceed.

Kind Regards,

Nicole Marquis

From: McCauley Tree Services
Sent: 18 Nov 2020 22:30:12 +1100
To: Planning @ Meander Valley Council
Subject: Representation RE Blackstone Heights Development

Good evening,

I am writing to express my concerns over the planned development for Blackstone Heights.

Having recently purchased a home in Glover Avenue for our small children to grow up in, our family will be directly affected by this development. We bought here due to the tranquility and peace in this area - feeling like you're in the country when you're actually only a few minutes drive from the city. This is the type of suburb that Blackstone Heights is. The planned development would absolutely destroy this for the community.

We have serious concerns about traffic management - what will be put in place? There is nothing in the proposal regarding putting in a new road or a different entry/exit point and the traffic increase would be phenomenal daily.

At the meeting held at the Christian centre - the land developer explained that he wants to create a gated community - there is no benefit to this for any of our community - why would Blackstone Heights community support this? Amenities that we can't use? He tried to say that he has done this before but couldn't give any evidence of it.

For a development that has been in the works for such a long time it is so poorly thought out and it seems as though many corners have been cut in the rush to get the ball rolling.

We understand the need for land to be developed as time goes on - it is a natural occurrence, however, this development is just devastating when you think you've purchased your 'forever home' with no warning of any of this going ahead. The population in Blackstone Heights would likely almost double - with no plans to improve the infrastructure. The developer doesn't care about this community, he only cares about making more money.

Loss of property value, impacts to wildlife, traffic congestion, emergency exit (eg fire threat) are all other significant points of concern if this development were to go ahead.

Thank you for your time

Regards,

Rodney & Hannah McCauley

From: Alexandra Munn
Sent: 17 Nov 2020 04:40:14 +0000
To: Planning @ Meander Valley Council
Subject: Representation opposing the proposed rezoning for development of 500-650 new dwellings in Blackstone Heights
Attachments: Development Proposal.docx

Hello

Please see attached my representation opposing the proposed re-zoning for Blackstone Heights to enable the development of 500-650 new dwellings, by way of Amendment 3/2020 to the Meander Valley Interim Planning Scheme 2013

Best regards

Alex Munn

Reference: Representation opposing the proposed rezoning for development of 500-650 new dwellings in Blackstone Heights by way of Amendment 3/2020 to the Meander Valley Interim Planning Scheme 2013

I am writing to state that I am opposed to the amendment to the re-zoning of Blackstone Heights from Low Density suburb to High Density suburb, to facilitate the development of 500-650 dwellings proposed by Ross Harris. My reasons for opposing are as follows:-

1. **There is only one road in/out of Blackstone Heights**, the proposed development would see significant traffic impact in case of emergency on e.g. congestion and significant bottlenecks in Pitcher Parade, Casino Rise, Country Club Avenue through to the round-about at Westbury Road. One road in and out is already a concern of many residents in the case of emergency where emergency evacuation would be impeded e.g. in case of fires. I believe there has not been a reliable traffic study on current traffic on a normal week that could be used to model increased traffic if the 650 new dwellings is allowed to proceed (which is in addition to the 95 new dwellings already underway on Panorama Road. It is my understanding that the statistics provided were for 1 day on the 4th January 2020, which is insufficient sampling, in both duration and time of year, with January being during school holidays and when many people are at home for the Christmas break rather than normal movement.

2. Insufficient service infrastructure i.e. water, sewage

Please refer to the Councils Structure Plan of January 2015 – see below: items highlighted in green.

3. Impact on resident wildlife

4. **Re-zoning from Low Density to High Density** will definitely affect the feel of the suburb being a nice open and green space to potentially resembling a suburb not unlike Caroline Springs in Victoria.

The reason most people choose to buy in Blackstone Heights is because it is low density housing and thus has many open spaces. It will most definitely have a detrimental effect to current residents' property values.

Some of my objections are in direct relation to the Prospect Vale-Blackstone Heights Structure Plan Prepared for Meander Valley Council Prepared by Geografia, David Lock Associates January 2015. See below for extracts, where I have linked by colour some parts of this structure Plan to my objections above.

Prospect Vale-Blackstone Heights Structure Plan

Prepared for
Meander Valley Council

Prepared by
Geografia, David Lock Associates, Arup

January 2015

Context There are a number of existing local and regional strategic planning documents that provide direction for land use and development in Prospect Vale and Blackstone Heights. The key strategic land use objectives in these documents include: • Recognition that Prospect vale and Blackstone Heights will continue to be one of greater Launceston's primary growth areas • Recognition that Prospect Vale is well placed to grow into an Activity Centre that services the growing population to the south and south west of Launceston • Recognition that there is potential for further housing within Prospect Vale, especially within the current Particular Purpose Zone (see Figure 2) • Improved and alternative access to Blackstone Heights for emergency management • Maintenance of the scenic vistas that define the area • Maintain the low-density character and environment in Blackstone Heights • Transition the industrial uses in Donald's Avenue to commercial and community uses • Create an employment activity node south of Prospect Vale (see Figure 1) • Build greater diversity and choice into the housing market

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

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

2. Vision and Strategies In 2035, Prospect Vale and Blackstone Heights will be a growing community, known for the quality of the natural environment, a distinctive lifestyle, and easy access to services. A larger population will support the development of new shops, services and community facilities, clustered together to form a 'community heart' along Westbury Road. A diverse mix of housing will cater to the needs of an ageing population – from medium density housing choices through to lower density housing. Investments in new road infrastructure will make it safer and easier to move around the area. New active transport pathways will encourage residents to walk and cycle to shops, open space, Lake Trevallyn and the South Esk River, and support a healthier community. Prospect Vale's role as a tourism destination will be supported by these enhanced connections, as well as the development of new attractions and entertainment facilities, creating new jobs in the local area.

Planning Strategies Create a network of linear open space, pedestrian and cycling pathways A network of open space and off-road pathways will connect residents to services, parkland, and environmental assets. Connected open space and pathways will encourage recreation, walking, cycling and a healthy community. There is an opportunity to use natural assets and encumbered land to form this network in Prospect Vale and Blackstone Heights. Strategies • Maximise connections between individual pieces of open space to create a network. • Extend open space to major community and commercial activities and services. •

Plan for open space and pathways that follow natural linear networks such as creeks, low points and ridge lines. Distribute road traffic to enhance safety and minimise congestion. Country Club Avenue provides a single route in and out of Country Club Tasmania, Blackstone Heights, and parts of Prospect Vale. This creates a safety risk during emergencies, and capacity issues during major events. New road investments provide alternative access points, and distribute traffic across the wider network. Strategies

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

Protect and leverage the area's environmental qualities. New residents to Prospect Vale and Blackstone Heights are attracted by environmental values in the area – including gorges, hills, open space, and water access. Protecting, enhancing and creating better linkages to environmental assets will benefit the community and differentiate housing development in the context of Greater Launceston.

Naturally manage the impacts of storm water. Environmental features such as topography, creeks and waterways in Blackstone Heights and Prospect Vale create challenges when managing storm water. Local creeks and topography also create an opportunity to support natural systems that capture, filter and manage storm water. Strategies

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

3. Urban Growth Framework This section provides a framework to guide urban growth across Prospect Vale and Blackstone Heights until the year 2035 and beyond. This section provides a blueprint for residential growth and infrastructure investment in the area. The recommendations are based on planning and transport analysis, community consultation and the vision and strategies detailed in Section 2. The overall growth framework is detailed in Figure 9, on the following page. The major elements of the framework plan are:

- Long-term provision for a variety of housing types across Prospect Vale and Blackstone Heights. These include medium density lots and housing, conventional suburban densities and innovative models of low density housing in Blackstone Heights.
- An extended Mount Leslie Road, providing a crucial second connection into Prospect Vale's growth areas. The road will be complemented by improved links to Pitcher Parade.
- The reconfiguration of Mount Leslie Road near St Patrick's College, to improve safety and traffic conditions.
- The development of Westbury Road as a sub-regional commercial and community centre. More detailed planning for the Westbury Road Activity Centre is provided in Section 4.
- A new network of open space and off-road pathways connecting Prospect Vale and Blackstone Heights.
- Provision of major new passive and active open space along Pitcher Parade, within proximity to Dalrymple Creek.

Roads and Public Transport

A number of key road infrastructure changes are required to facilitate population growth. These changes will create a more efficient road network, accommodate population growth in Blackstone Heights and Prospect Vale, and increase the safety of residents. The changes include:

1. Extending Mount Leslie Road to Dalrymple Creek before turning to meet Pitcher Parade. Mount Leslie Road has sufficient capacity to accommodate population growth in Prospect Vale. The extension will provide crucial extra capacity in the local road system in case of emergencies, such as fire.

The potential for a private road to be developed between Harley Parade and Country Club Tasmania. This will improve access to the Country Club, and provide significant extra capacity during major events.

Open Space, Walking and Cycling

The community will benefit from a network of linear open space that incorporates shared, off-road pathways. Street footpaths will connect gaps in the off-road and open space network. The open space and pathway network will help promote walking, cycling, jogging, and the health of the community. The network will connect residents to environmental assets both locally (Lake Trevallyn, Dalrymple Creek) and the wider area (Duck Reach and Cataract Gorge). Key elements of this linear open space and pathway network include: 1. Provision for major new passive and active open space near Pitcher Parade, within the Wastewater Treatment Plant attenuation zone. 2. Linear open space, wildlife corridors and pathways following naturally occurring creeks. This will include the extension of Blackstone Park toward Panorama Drive, encouraging access to Lake Trevallyn for residents in growth areas of Blackstone Heights. 3. Providing a pathway along Blackstone Road, creating safer access to bus stops for local residents. Figures 17 and 18 provide detail of potential changes along Blackstone Road. 4. Public open space alongside the South Esk River. 5. An investigation into the feasibility of building a new pathway following the river, connecting Blackstone Heights with Cataract Gorge and Duck Reach in Launceston City Council. This pathway would also connect to the internal open space and pathway network, linking Prospect Vale and Country Club Tasmania to other tourism assets in Greater Launceston

Movement New roads are proposed to improve access and circulation around the Westbury Road Activity Centre, and help accommodate future commercial activity in the area. These are in addition to Council's previous commitments to develop new roundabouts at points along Westbury Road. Changes include: •

Land Use Changes Amendments to the Meander Valley Planning Scheme will be required to implement the blue print defined in this Structure Plan. Amendments should be undertaken in partnership with land owners and any rezoning can potentially be undertaken in stages, depending on the readiness of landowners for development or land-use changes.

Enabling Infrastructure TasWater and TasNetworks have indicated that infrastructure will be able to respond to the increased population in the area. In the case of TasWater, there may be a need for investment in new or improved sewerage and water infrastructure to cater to new development. This Structure Plan will provide these utilities with greater certainty about the level of growth, and the pattern of development in the area. The Structure Plan will be critical to planning for infrastructure investment in the area. TasWater has indicated a desire to work in partnership with Council to respond to these infrastructure needs, through a Memorandum of Understanding or similar mechanism. New road infrastructure will be essential to delivering adequate capacity and guaranteeing safety for residents in Prospect Vale and Blackstone Heights. Council and major land owners in the area will be jointly responsible for the timing and delivery of these new roads.

It is extremely wrong for the council to consider changing the zoning for Blackstone Heights without long community consultation and lack of independent assessment of developer plans.

Yours sincerely
Alexandra Munn
17 November 2020

From: Jane Oakley-Lohm
Sent: 17 Nov 2020 18:22:35 +1100
To: Planning @ Meander Valley Council
Subject: Blackstone Heights residential changes
Attachments: MV Council Letter.pdf

Please see below and forward onto the relevant people for discussion and consideration.

Kind regards,

Jane Oakley-Lohm

Reference: Representation of questioning the proposed rezoning for development or 500-650 new dwellings in Blackstone Heights

It's my understanding that the Meander Valley Interim Planning Scheme 2013 has changed recently on the 3/2020 and the changes are from a low density to a high density with approx. 500-650 new dwellings in a new residential Blackstone Heights area.

I attended all the meetings held some years ago in the country club villas when the Meander Valley council was bringing some residential changes forth to the residents.

At these meetings I recall that the Blackstone Heights area would continue with large house blocks but the Prospect area would go ahead with smaller blocks. At the time of these meetings I raised each time that I had huge concerns about safety around fire if we still only have one road in and there is more land subdivided in Blackstone Heights

I do want to point out that I do not have a problem with regions changing and new infrastructure being put in place. Changes going forward means that areas such as Blackstone Heights can benefit from these if they are done correctly and safely.

I am disappointed that the Meander Valley Council has not made the residents of Blackstone Heights aware of the new high density changes and therefore we have only been given a small time of frame to reply.

Poor form

It is my believe that once Blackstone Heights changed from rural to residential that drains had to change and there is possibly more changes that need to take place now that Blackstone Heights is looking at High Destiny in some areas.

As a resident I would be interested in what the changes are going to be not to automatically oppose but to choose do I want to stay here or not.

My concerns are:

1. Safety for the residents and homes
2. Wildlife safety
3. Open spaces verses houses
4. Public transport and shelters

My other concerns is what seems to be a hidden agenda from the Meander Valley Council and what does that mean going forward for all the new and old residents of Blackstone Heights?

Should the subdivisions go forward without extra sufficient road access in and out, I would like to know if the council will stand behind their decision should someone lose their home, health or even life, because someone does need to be held responsible seeing I for one has bought this to the councils attention years ago.

Going forward I would like to have more open communication from the council about what is happening in the Blackstone Heights region.

I do object to the high density housing if:

- There is not extra exit roads in and out of Blackstone Heights
- Wildlife safety is not addressed
- Open spaces verses extra housing is not addressed
- Public transport and shelters is not providing a regular service

I do not object to the high density housing if the above is addressed before any properties are sold in the high density area.

I understand changes all take time and money and perhaps the council and the developer can work together to have all the above ready to go at the same time.

I am happy to further discuss this at a council meeting or with the developer at any time. I too have developed a large complex in a new area, which had many considerations to be put in place. It can be done so that the residents are happy with progress.

PS Recently I was over at Arthurs River and the council there has put in wildlife noise activators to alert the wildlife of traffic on the roads.

With thanks

Kind regards,

Jane Oakley-Lohm

From: ..
Sent: 17 Nov 2020 12:23:42 +1100
To: Planning @ Meander Valley Council
Subject: Draft Amendment to the Meander Valley Interim Planning Scheme
2013- Specific Area Plan over land 10/12 Neptune Drive Blackstone Heights
Attachments: Council Rezoning November 2020.doc

To the Meander Valley Council

Attached please find my correspondence re the above rezoning of Blackstone Heights.

Kind regards
Patsy Parker

Patsy Parker

Meander Valley Council
26 Lyall Street
WESTBURY TAS 7303

Subject: Draft Amendment to the Meander Valley Interim Planning Scheme 2013-Specific Area Plan over land 10/12 Neptune Drive Blackstone Heights

I write in response to correspondence dated 23 October in relation to the above matter.

The proposed development conflicts with the Schedule 1 objectives of the Resource Management and Planning System of Tasmania. This development will have a negative impact on the residents of Blackstone Heights and does not provide for their current level of social, economic and cultural well-being and for their health and safety.

It is the vision of the developer, that this development represents the community and the development is going to be for the betterment of the community. This proposal creates the type of high-density housing that most residents have chosen not to live in, and the community have specifically indicated that they want the area developments to reflect the current feel of the area. I believe this development is aimed to an older demographic and given the proximity to services I and am unable to see how this will be beneficial given the lack of services to the area.

Consideration to the proposal as to the impact this will have to residents adjoining the boundary from a noise perspective, heavy equipment use, operational hours (which must be restrained) along with extra congestion to road use. Other elements to be considered are the heighten possibility of fire, emergencies services and access points. I would also like to highlight the natural beauty of our fauna and flora within this designated area and throughout the Blackstone Community.

A community meeting held Saturday, 7 November to discuss key strategies and objectives of the proposal. Mr Harrison was present and provided a greater understanding of his vision for the development. With interest the plans presented were updated plans and not that as listed on Council website. This raises further issues that should this development be passed will the developer incorporate further changes and resubmit and then the required process of Meander Valley Council (MVC) to notify community members? Another question raised were the buildings plan be that of a single or dual dwelling. Mr Harrison advised it could be "what we wanted" with the majority present wanting single dwellings. Also raised to Mr Harrison was there a possibility of purchasing

land adjoining residential boundaries to which Mr Harrison advised no-this was a disappointing response.

Mr Harrison was asked if he would attend a further meeting to capture community members unable to attend on Saturday which was scheduled for 9 November with a high percentage of the same questions raised.

The changes to approval processes for different developments should not be altered as part of the re-zoning as they are in direct conflict with current zoning regulations.

The developer is not bound by the current plan and as a result, if the changes were permitted, leaves existing residents with a high risk of developments occurring that are not compatible with the adjacent or current zoning.

The Structure Plan for the area states the following:

Develop a Specific Area Plan for the area identified for future cluster residential development in Blackstone Heights, in partnership with land holders. The Specific Area Plan should reflect the following principles:

Housing densities should respond to the character of the local area, considering the interface with existing residential areas of Blackstone Heights.

Medium density housing should only be promoted within proximity to services such as public transport and the proposed activity centre. Lower density housing should be promoted further away from services.

Development should respond to the natural environment in the area, including topography and landscape values.

These objectives have not been considered as:

The high-density housing directly backs onto existing low-density housing, is visually impacting the low-density areas, increases traffic and will create a noise level that impacts in low density areas.

The high-density area is proposed to be at the opposite part of the development, away from the activity centre. By covering the skyline, destroying existing bush, and creating a high-density housing area the development is in direct conflict with the existing natural environment. The proposed development and rezoning will impact the value of properties who are closest to the re-zoned areas. Their properties are zoned low density and it has been the expectation (and a reasonable expectation) that only low-density housing will be permitted in the surrounding area, as per the current zoning and planning.

Building high density housing in very close proximity will devalue their properties significantly.

The significant increase in traffic proposed to pass along Glover Ave and Neptune Dr will result in loss of value for these residents.

The proposal for re-zoning is in direct conflict with the requirement that the re-zoning, as far as practicable, avoids the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

The proposal for rezoning is also in conflict with the broader community as the council have not properly assessed the requirement that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms, especially regarding proposed traffic volumes and impacts on property values.

The traffic assessment count undertaken on the 3rd January and the 30th January is inaccurate as it clearly has been undertaken at a time to understate traffic movements:

1. January is a peak holiday period with many people on holiday from work
2. January has no school movements
3. The timing the assessment was undertaken also misses the school period movements and morning work peak. As the proposal indicates, the community is a family-based community.

With the timing of the year and the timing of the day the assessment was undertaken means that any conclusions drawn on the potential impact of the increased traffic movements would appear to be significantly understated.

The traffic assessment assumes 500 lots, the re-zoning details a possible 650 lots.

Page 12 of the submission details that at the 2016 census, Blackstone Heights had a population of 1270 persons, including 348 families. Housing stock consisted of 478 dwellings, with an average household size of 2.8 persons, which is above the Tasmanian average.

It does not appear that the traffic assessment has fully understood or assessed the impacts of the proposed development on the residents.

I would therefore propose that any traffic movements associated with the development and specifically, tourism developments should be access through the proposed new development road infrastructure with more land to be developed proposed on Panorama Rd.

The traffic assessment undertaken to support the re-zoning does not appear to take this into account to provide a comprehensive and cumulative view on the impact of proposed developments on traffic movements in the area.

Blackstone Heights has one main access route. There are no other alternate routes. So as different from many other developments, all traffic is funnelled from Blackstone Heights down Blackstone Rd, Pitcher Parade, Casino Rise and Country Club Avenue.

The current traffic movements result in an efficiency of movement that will be impacted significantly, especially at peak times, by the proposed development/s.

The traffic assessment does not appear to consider the cumulative impact of traffic

Movements. The survey is flawed in the context it does not assess the whole area to be re-zoned, was undertaken at an inappropriate time of the year therefore cannot be relied upon for decision making purposes.

The Structure Plan identifies access risks in Blackstone Heights-there were high awareness of the safety issues associated with having a single road access into Blackstone Heights especially during emergencies such as bush fires.

Investment in new road infrastructure will make it safer and easier to move around the area. New road infrastructure will be essential to delivering adequate capacity and guaranteeing safety for residents in Blackstone Heights and Prospect Vale.

Also noted is an increase in traffic movement within Neptune Drive due to interest of the new development on the corner of Blackstone Road and Panorama Road. This will be another impact on traffic flow to the area.

TasWater and TasNetworks have indicated that infrastructure will be able to respond to the increase population in the area. In the case of Tas Water there may be need for investment in new and improved sewerage and water infrastructure to cater to new developments.

Although the developer has incorporated a sewage infrastructure within his planned development. How will this be incorporated into the mainstream infrastructure?

This development is considered to be within a bushfire prone area due to proximity of bushfire prone vegetation being identified within the report. With our every changing environmental consideration to the use of fire-retardant materials within the proposed development should be considered.

Table 4.3A identifies fire hydrant requirements must be designed and constructed in accordance with TasWater supplement to Water Supply.

What fire safety measures will be incorporated in construction phase and will there be sufficient water pressure in the event of a fire to protect existing residential homes?

In addition, MVC minutes dated 13 October 2020 197/2020 Lot 1 Panorama Road development note 10: If any Aboriginal relics are uncovered during works: a) all works must cease within a delineated area sufficient to protect the unearthed and or other relics from destruction-will this also apply to this planning scheme?

As the Structure Plan is dated January 2015 when will any of the strategies highlighted within this report be implemented?

I am not totally apposed to the development but there are motions that must be adhered to by the Meander Valley Council and Council's integrity upheld.

Therefore, until objectives are met, I am not in support of this proposal.

With regards

Patsy Parker

From: John Dent
Sent: 16 Nov 2020 01:03:45 +0000
To: Planning @ Meander Valley Council
Subject: Representation to Draft amendment 3/2020
Attachments: img-Y16115954-0001.pdf

Hi Jo,

Please see attached a representation in relation to draft amendment 3/2020 at Blackstone Heights.

Regards,

John Dent
Director and Registered Land Surveyor
PDA Surveyors
PHONE: +61 3 6331 4099 (Launceston)
MOB: 0408 133 656
P.O. Box 284
3/23 Brisbane Street, Launceston, Tasmania 7250
www.pda.com.au

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LAUNCESTON

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)

M.B. Reid, B. GEOM.(HONS) (Tas.), M.SSSI (Director)

HOBART

C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)

H. Clement, B. SURV. (Tas.), M.SSSI (Director)

M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Director)

T.W. Walter, Dip. Surv & Map; (Director)

D. Panton, B.E. F.I.E. AUST., C.P.ENG. (Consultant)

A. Collins, Ad. Dip. Surv & Map, (Senior Associate)

L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)

KINGSTON

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)

BURNIE/DEVONPORT

A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)

A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Consultant)



PDA Surveyors

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Email: pda.ltn@pda.com.au
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Our Ref: 44564

Your Ref:

16 November, 2020

Meander Valley Council
PO Box 102
WESTBURY TAS 7303

Attention: General Manager

Dear John,

RE: DRAFT AMENDMENT 3/2020-BLACKSTONE HEIGHTS

We wish to lodge a representation in relation to this planning scheme amendment. We wish to provide our full support for the amendment and make this representation on behalf of Torque Holdings Pty Ltd who are the owners of the property. The proposed rezoning will support a development that is very important for the Blackstone Heights area and in fact for the greater city of Launceston. It will provide the opportunity to have a unique residential development in an open parkland environment to work hand in hand with the environment.

We fully support the amendment as presented by Council.

Yours faithfully
PDA Surveyors

Per:


JOHN DENT

OFFICES ALSO AT:

- 16 Emu Bay Road, Deloraine, 7304
- 6 Queen Street, Burnie, 7320
- 77 Gunn Street, Devonport, 7310

(03) 6362 2993
(03) 643 4499
(03) 6423 6875

- 127 Bathurst Street, Hobart, 7000
- 6 Central Street, Kingston, 7050
- 8/16 Main Road, Huonville, 7109

(03) 6234 3217
(03) 6229 2131
(03) 6264 1277

From: Perry, Darren L
Sent: 17 Nov 2020 13:19:33 +0000
To: Planning @ Meander Valley Council
Subject: Email from Darren and Sally to MVC Nov 2020
Attachments: Email from Darren and Sally to MVC Nov 2020.docx

Regards
Darren and Sally Perry

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Please consider the environment. Do you really need to print this email?

The General Manager,
Meander Valley Council,
26 Lyall Street,
Westbury. 7303.
planning@mvc.tas.gov.au

Darren and Sally Perry,

November 16, 2020.

Representation re, Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

We wish to provide feedback against the amendments sought to enable the development to proceed because of:

- Conflicting nature of the proposal with current use and nature of the area
- Traffic safety, flow and access issues
- Non-compliance with Tasmanian planning regulations
- Concerns around the infrastructure impacts of gated communities and dense housing

There has been no genuine reason provided to justify any of these recent large subdivision proposals needing to work outside regulations.

The combined growth of these recently proposed developments would see the suburbs population triple making it commensurate in size with Tasmanian townships such as Wynyard, Smithton, or Sorell and would make the Blackstone Heights population 50% larger than Legana. It is ridiculous that MVC staff and councillors think it feasible for Blackstone Heights to become one of Tasmania's 15 largest population centres when the single access road is narrower than an average driveway and current traffic loads have seen speed limits reduced from 100km/h to 60km/h in the past decade.

Traffic and access issues have been the major points of concern for local residents we have spoken to. Road safety issues, and the need for lights, roundabouts, etc. would mean even slower commute times and dense housing would make our whole area unviable. Having continually reduced speed limits on the access road in response to several years of population growth clearly authorities have acknowledged the risks are rapidly approaching a safe threshold.

There is little evidence to suggest that there would be capacity to cater for the proposed 200% increase in population even after investing millions of dollars up front from Meander Valley Council, Launceston City Council, and State coffers to acquire land, install a second road, engineer and build a bridge across Dalrymple Creek, add lights, roundabouts, and appropriate road widening and/or resurfacing.

This developers attempt to creatively interpret the Tasmanian planning regulations by averaging across a holding that is dynamic is a nonsense – the clear definition of low density in the Tasmanian Planning Scheme is per allotment. The proposal and discussion at a recent public meeting made it clear the developer is simply wanting to misrepresent the intent of rules with a single purpose of satisfying a personal profit driven agenda.

The Tasmanian Planning Scheme (TPS) sets out the requirements for use or development of land in accordance with the Land Use Planning and Approvals Act 1993 (the Act).

http://www.justice.tas.gov.au/_data/assets/pdf_file/0007/370294/State_Planning_Provisions.PDF

(from pages 10.0 Low Density Residential Zone: 1 through to 10.0 Low Density Residential Zone: 14)

This proposal directly contravenes the following highlighted requirements:

10.1 Zone Purpose

10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.

10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.

10.2 Use table

Residential – if for a single dwelling

Utilities - If for minor utilities.

10.3 Use Standards

Objective: That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.

Hours of operation for a use listed as Discretionary, excluding Emergency Services or Residential use, must be within:

(a) 8.00am to 6.00pm Monday to Friday;

(b) 9.00am to 12.00 noon Saturday; and

(c) nil on Sunday and public holidays.

External lighting for a use listed as Discretionary, excluding Residential use:

(a) must be within the hours of 7.00pm to 7.00am, excluding any security lighting; and

(b) security lighting must be baffled so that direct light does not extend into the adjoining property

Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services or Residential use, must be within the hours of: (a) 7:00am to 5:00pm Monday to Friday;

(b) 9:00am to 12 noon Saturday; and

(c) nil on Sunday and public holidays

No Acceptable Solution.

A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:

(a) the intensity and scale of the use;

(b) the emissions generated by the use;

(c) the type and intensity of traffic generated by the use;

(d) the impact on the character of the area; and

(e) the need for the use in that location.

10.4 Development Standards for Dwellings

Objective: That the density of multiple dwellings:

(a) is appropriate for the low density nature of the zone; and

(b) is consistent with the availability of infrastructure services and any constraints to development.

10.4.1 Residential density for multiple dwellings

A1 Multiple dwellings must have a site area per dwelling of not less than:

(a) 1500m² if it has a connection or is capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system; or (b) 2500m² otherwise.

P1.1 For a site that has a connection or is capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system, multiple dwellings must only have a site area per dwelling that is less than 1500m² if the number of dwellings:

(a) is not out of character with the pattern of development existing on established properties in the area;

(b) does not exceed the capacity of the current or intended infrastructure services in the area; and (c) the site area per dwelling is not less than Tasmanian Planning Scheme – State Planning Provisions 10.0 Low Density Residential Zone: 5 1200m², having regard to any constraints to development

P1.2 For a site that is not capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system, multiple dwellings must only have a site area per dwelling that is less than 2500m² if the number of dwellings:

(a) is not out of character with the pattern of development existing on established properties in the area;

- (b) can be provided with adequate on-site wastewater disposal and water supply; and
- (c) the site area per dwelling is not less than 2000m² ; and
- (d) a regulated entity has provided written advice stating that the site is unable to be connected to a full water supply service or a reticulated sewerage system, having regard to any constraints to development

10.4.3 Setback

P1 The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area having regard to:

- (c) the height, bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public open space adjacent to the site; and
- (e) the safety of road users

P2 The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (d) the height, bulk and form of existing and proposed buildings;
- (e) the existing buildings and private open space areas on the site;
- (g) the character of development existing on established properties in the area.

10.4.4 Site coverage

Objective: That site coverage:

- (a) is consistent with the character of existing development in the area;

10.6 Development Standards for Subdivision

10.6.1 Lot design

Objective: That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road; and
- (c) contains areas which are suitable for residential development.

A1 - Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1500m²

P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (e) the pattern of development existing on established properties in the area

10.6.2 Roads

Objective: That the arrangement of new roads within a subdivision provides:

(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;

(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:

(a) any relevant road network plan adopted by council;

(b) the existing and proposed road hierarchy;

(c) the need for connecting roads and pedestrian paths, to common boundaries with adjoining land, to facilitate future subdivision potential;

(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;

(e) minimising the travel distance between key destinations such as shops and services and public transport routes;

(f) access to public transport;

(g) the efficient and safe movement of pedestrians, cyclists and public transport;

(h) the need to provide for bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;

(i) the topography of the site; and

(j) the future subdivision potential of any balance lots on adjoining or adjacent land.

10.6.3 Services

Objective: That the subdivision of land provides services for the future use and development of the land.

P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.

On the basis of these multiple non-compliance aspects of the planned development alone the proposal should be refused, (as should the other 2 major developments recently put before council that also do not comply with the zoning regulations and intended use), all of these proposed developments hold little accountability, fail to align with existing use and contradict the intent of the Tasmanian Planning regulations are amenity and future plan for this community.

There is no local appetite for this type of intrusive development in our area. Residents purchased family homes in a low density area for the attributes and amenity our community offers and would see this proposal as directly undermining most of what we enjoy about our lifestyle here.

This proposal and others aiming at dense housing, a gated community and extensive commercial and retail development completely conflicts with the nature of this residential area. We are sure that most residents would prefer developments with 3 acre lots and upmarket homes that are in keeping with our community and would have lesser impact on:

- infrastructure costs to ratepayers and council,
- the need for millions of dollars roadwork upgrades and additions, traffic lights, roundabouts
- ongoing management of road safety and traffic flows
- and align with the pattern of development existing on established properties in the area

Perhaps given the extensive costs, lack of objective traffic data, and limited options for addressing access Blackstone Heights should remain as initially planned - a suburb with a single entry exit that has a realistic and carefully monitored population cap for traffic safety and amenity.

In this case there has been no objective data or evidence of ratepayer support for this project.

MVC track record in community consultation and responding to feedback from existing ratepayers and residents who they are paid to serve is not good.

As an example on at least 4 occasions in the past 20 years a significant number of residents have sought installation of a boat ramp - even successfully acquiring part funding for the project which was not proceeded with as council felt the community support was insufficient due to mixed feedback .

Interestingly these 3 recent massive subdivision proposals have seen significant community concern and in public meetings where we have seen over 50 residents attend, 100% have been opposed to any development contravening the state planning regulations.

Despite this, MVC staff have sought to support the profit driven demands and unsubstantiated claims of developers over the clear development preferences of ratepayers and the long term plan for the area. Council staff and councillors deemed it appropriate to organise and attend public consultation forums around a proposed boat ramp but have not given anywhere near the same attention to development proposals that clearly have much more impact on the community. If developers are held accountable to deliver on these proposals it will triple the number of residents, place enormous pressure on infrastructure during and after completion, completely ruin the amenity and appeal of the area by allowing dense housing and gated retirement communities, place pressure on poorly designed roadways and increase commute times and safety issues in and around the suburb due to massive traffic congestion.

Regards

Darren and Sally Perry.

From: Stephen Peters
Sent: 17 Nov 2020 11:21:06 +1100
To: Planning @ Meander Valley Council
Subject: Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

re: **Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights**

Hello -

Regarding the development proposal and the associated draft amendment.

I am concerned about the following if this amendment is passed as-is and the development proceeds:

1. The road network at Blackstone Heights is not sufficiently diverse & resilient to cope with the projected traffic figures during normal times. This would be amplified during an emergency event such as a bushfire. Living near the far end of Blackstone rd., I am very concerned about my ability to exit the area by vehicle during an emergency.
2. The proposal does not meet the low density character requirements of Blackstone Heights.
3. The proposal will affect the visual amenity i.e. the scenic vistas of the area.

If this proposal and other new developments are to go ahead in this area then I believe the councillors should work with the residents before giving any approvals for new developments. Additionally there should be upgraded roads, facilities, public spaces, walking tracks, bike trails etc. (more in line with the Blackstone Heights character) so the local residents can reap a benefit to compensate for developments that may negatively impact their current situation.

--

Regards,

Stephen Peters

From:
Sent: 15 Nov 2020 11:05:27 +1100
To: Planning @ Meander Valley Council
Subject: representation - blackstone heights SAP
Attachments: Blackstone Heights Development Meander Valley Council submission Nov 2020.pdf

HI Council

Sorry, I meant to send PDF version.

Kind Regards

George Pitt

Introduction

This representation is made in regards to the proposed re-zoning contained in the Blackstone Heights SAP.

It is the authors view that the proposed development is in conflict with the Schedule 1 objectives of the Resource Management and Planning System of Tasmania. The development impacts negatively on the people and communities and does not provide for or maintain their current level of social, economic and cultural well-being and for their health and safety.

Blackstone Heights is significantly, a low density housing community. People invest and live in this area for the amenity that is provided by that zoning. This is not a zoning that was forced on the community, residents made the free choice to live here.

The proposed zoning change alters that and will have long lasting impacts on the social, economic and environmental amenity of residents.

The proposal supporting the application for the creation of the Blackstone Heights Specific Area Plan is flawed and does not support the requirements that the proposed amendment must:

- Seek to further the objectives set out in Schedule 1 of the *Land Use Planning and Approvals Act 1993*;
- Have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the *Local Government Act 1993* as adopted by the council at the time the planning scheme is prepared;
- As far as practicable, avoids the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area;
- Have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms;
- Is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies; and
- Is in accordance with State Policies made under section 11 of the *State Policies and Projects Act 1993*

There are significant omissions in the information provided and omissions resulting in key impacts not identified or assessed in the proposal at all.

The proposal relies on inaccurate or incomplete data to discount the impact of the development in relation to traffic movements and flora and fauna including endangered species.

The proposal seeks to reduce the opportunity for the community to voice its opinion by changing the approval process of different activities making it far easier for developers to choose to do things which impact unreasonably on residents.

The proposal seeks to represent the community with commentary that the development is going to be for the betterment of the community, yet the proposal creates the type of high density housing that most residents have chosen not to live in and the community have specifically indicated that they want the area developments to reflect the current “feel” of the area.

More importantly, the proposal will significantly impact the amenity (environmental, social and economic) of the area through:

- Reduction in house values for those residents living directly alongside the proposed area to be rezoned.
- Increased levels of noise
- Increased traffic of significant volumes that will create delays, congestion and safety related issues through the one access road to the community
- Loss of visual amenity by building across the skyline
- Increased levels of light
- Reduced bushfire evacuation capacity
- Impacting on the native flora and fauna, including clearing sections of bush
- The development of high density housing (doubling the size of the community) with no increase in public open space such as playgrounds, sporting fields or parks.
- Creating a land use conflict with the neighbouring zone with high density housing placed directly against the boundaries of low density housing blocks.

The construction of the development will take years, exposing nearby residents to ongoing construction works which if not controlled or limited will destroy the quiet and peaceful aspect of the area, especially given the nature of the terrain over which the development is to occur.

The proposal contains elements that are designed to make the proposal appeal to people – it has its own sewerage treatment works, its own electricity grid with solar panels built into the roofs and talks about open space (which remains in private hands). These aspects are irrelevant in considering the proposed re-zoning of the developer is not legally required to abide by them. Once the area is re-zoned, the developer will be able to alter any proposed plans. The developer has already shown a set of plans different to the ones submitted in support of this proposal.

If this the case, then the proposal is simply for high density housing in a low density housing area. This is a significant risk and exposes the community to high density residential development across all the land.

I also highlight the inadequacy of the council in assessing this proposal and question why the underlying data has not been challenged.

The council do not appear to be effectively assessing the total volume of traffic that is planned to use Blackstone Road, Pitcher Parade and Country Club Avenue resulting from all developments in Blackstone Heights and surrounding areas (including Federal Hotels development). Residents along the key access routes impacted are not been notified by council and provided the opportunity to voice their concerns.

The council also seem to be ignoring many of the requirements of the MVC planning scheme and Structure Plan and should not have endorsed it.

The Members of the TPC are invited to visit the area to gain a greater understanding of the nature of the area in regards to noise, traffic and amenity that residents currently enjoy.

This re-zoning application should be rejected.

Land Use Planning and Approvals Act 1993

The land Use Planning and Approvals Act requires the planning authority must be satisfied that such a draft amendment of an LPS will meet the LPS criteria.

38. Decision in relation to request

(1) A planning authority, before deciding whether to prepare a draft amendment of an LPS in relation to a municipal area in accordance with a request under [section 37\(1\)](#), must be satisfied that such a draft amendment of an LPS will meet the LPS criteria.

(2) A planning authority, within 42 days after receiving a request under [section 37\(1\)](#) or a longer period allowed by the Commission, must –

(a) decide to agree to the amendment and prepare a draft amendment of the LPS; or

(b) decide to refuse to prepare the draft amendment of the LPS.

(3) A planning authority, within 7 days of deciding under [subsection \(2\)](#) whether or not to prepare a draft amendment of an LPS in accordance with a request under [section 37\(1\)](#), must give notice of the decision to the person who made the request.

It is my view that the planning authority – the MVC, have not:

- undertaken due diligence on the information presented to them to effectively assess the impact of the proposal
- sufficiently identified the conflicts contained in the proposal with the planning scheme and taken measures to explain or understand them

and therefore, cannot demonstrate that the proposed amendment will meet the LPS criteria.

Information supporting this argument is presented in this document.

Planning/Change in use/Development

The proposal will change the approval process for what can occur in the SAP as compared to what currently is permitted, or the assessment process it is required to go through.

The following are a list of some of those developments for which change is prescribed.

- Visitor accommodation
- Single dwellings
- Multiple dwellings
- Resource processing
- Research and development

These changes will either be in conflict with the current zoning adjacent to the proposed development or enable the development of structures that are in conflict as it takes away the opportunity for input by the community.

The changes to approval processes for different developments should not be altered as part of the re-zoning as they are in direct conflict with current zoning regulations.

The developer is not bound by the current plan and as a result, if the changes were permitted, leaves existing residents with a high risk of developments occurring that are not compatible with the adjacent or current zoning.

The Structure Plan for this area states:

There are a number of existing local and regional strategic planning documents that provide direction for land use and development in Prospect Vale and Blackstone Heights.

The key strategic land use objectives in these documents include:

- *Recognition that Prospect vale and Blackstone Heights will continue to be one of greater Launceston's primary growth areas*
- *Recognition that Prospect Vale is well placed to grow into an Activity Centre that services the growing population to the south and south west of Launceston*
- *Recognition that there is potential for further housing within Prospect Vale, especially within the current Particular Purpose Zone (see Figure 2)*
- ***Improved and alternative access to Blackstone Heights for emergency management***
- ***Maintenance of the scenic vistas that define the area***
- ***Maintain the low-density character and environment in Blackstone Heights***
- *Transition the industrial uses in Donald's Avenue to commercial and community uses*
- *Create an employment activity node south of Prospect Vale (see Figure 1)*
- *Build greater diversity and choice into the housing market*

The key strategic land use objectives, including for the Blackstone area have been highlighted. The proposal for re-zoning to high density housing use does not maintain the low density character and environment of Blackstone Heights. It does not maintain the scenic vistas and whilst increasing traffic flow (doubling) does not improve or provide alternative access to Blackstone Heights.

The Structure Plan states the following in relation to this area:

12.1 Zone Purpose

12.1.1 Zone Purpose Statements

12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.

12.1.1.3 To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views.

The proposal to re-zone from low density to high density is not in keeping with these zone purpose statements as it:

- Is based on smaller lots ignoring the restraints on traffic flows, water and sewerage capacity
- Creates a visual impact across the skyline and on residents that look directly across onto the high density development and is based on an incomplete flora and fauna study that has not assessed a large part of the proposed area to be re-zoned.

The MVC Planning Scheme states:

12.1.3 Desired future character statements

- *Blackstone Heights a) Blackstone Heights is characterised by large, prominent single dwellings and outbuildings on larger lots. This character is to be maintained with due consideration to the mitigation of building bulk through landscaping and the minimization of cut and fill works where development is viewed from public open space.*

The proposal for re-zoning is clearly in conflict with this character statement.

The MVC Planning Scheme states:

12.3 Use Standards

12.3.1 Amenity Objective

To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.

Acceptable Solutions Performance Criteria

A1 If for permitted or no permit required uses.

P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.

A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.

P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.

The proposal is clearly not aligning with this amenity objective as:

- Residents have already identified issues with traffic movements in areas surrounding the commercial precinct
- Tourism ventures requiring visitors to drive past residential houses to access them

The MVC Planning Scheme states:

12.4.3 Subdivision

12.4.3.1 General Suitability Objective:

The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Low Density Residential Zone

The proposal is not aligned with this objective.

The MVC Planning Scheme states:

12.4.3.2 Lot Area, (Meander Valley Interim Planning Scheme 2013 Low Density Residential Zone Page 12-14)

Building Envelopes and Frontage Objective To ensure:

- a) the area and dimensions of lots are appropriate for the zone;*
- b) the conservation of natural values, vegetation and faunal habitats; and*
- c) the design of subdivision protects adjoining subdivision from adverse impacts; and*
- d) each lot has road, access, and utility services appropriate for the zone.*

Acceptable Solutions Performance Criteria A1 Each lot must have a minimum area in accordance with Table 12.4.3.1 below; and Table 12.4.3.1 –

- a) Lot Size Blackstone Heights 1600m²*

The proposal is in direct conflict with these requirements and puts any development in direct conflict with adjacent land use – low density housing. The proposal does not protect the adjoining residents from adverse impacts.

The Structure Plan states the following:

The major elements of the framework plan are:

- *Long-term provision for a variety of housing types across Prospect Vale and Blackstone Heights. These include medium density lots and housing, conventional suburban densities and innovative models of low density housing in Blackstone Heights.*

This proposal is for high density housing, not innovative low density housing.

Excerpt from proposed Specific Area Plan

F8.5.3 Scale of Residential Use

Objectives To maintain the low density character of Blackstone Heights

Acceptable Solution Performance Criteria A1

*The total number of dwelling units, including any dwelling unit equivalents temporarily or permanently used for visitor accommodation, within the plan area must not **exceed 650.***

Exactly how many dwelling units are being proposed for this area. The traffic assessment assumes 500, the re-zoning proposal is 650, the introduction in the submission talks to under 500.

The developer needs to be consistent and clear on what is proposed. Given the change to the zoning would need up permitting 650, the assessments, eg traffic, should assume this as the ultimate figure, and it currently does not.

Impacts on skyline

The MVC Planning Scheme states:

E7.6.2 Local Scenic Management Areas Objective

a) To site and design buildings, works and associated access strips to be unobtrusive to the skyline and hillsides and complement the character of the local scenic management area; and

b) To ensure subdivision and the subsequent development of land does not compromise the scenic management objectives of the local scenic management area

This proposal clearly is in conflict with this objective as it proposes buildings across the skyline and on hillsides directly opposite existing low density housing.

The MVC Planning Scheme continues:

Table E7.1 – Local Scenic Management Areas

1 Travellers Rest / Blackstone Hills Character Statement

Prominent vegetated hill faces that border the urban edge of Prospect Vale. The land form is prominent and visible from the Bass Highway and the urban area of Prospect Vale. Travellers Rest is subject to low density residential development.

Scenic Management Objectives

a) To ensure that areas of visual prominence from the Bass Highway and the suburban area of Prospect Vale avoid significant landscape change;

b) To ensure that use and development is carefully sited and designed to blend with the surrounding landscape so as to be unobtrusive.

The Structure plan details the following:

Protect and leverage the area's environmental qualities

New residents to Prospect Vale and Blackstone Heights are attracted by environmental values in the area – including gorges, hills, open space, and water access. Protecting, enhancing and creating better linkages to environmental assets will benefit the community and differentiate housing development in the context of Greater Launceston.

Strategies

- *Maximise connections between urban areas and environmental assets such as Lake Trevallyn, the South Esk River and Cataract Gorge.*
- *Maximise vistas to natural assets such as waterways and hills.*

- *Consider the prominence, profile, and vegetation values when exploring potential development on hills in the area.*
- *Maintain predominately low-density housing in Blackstone Heights.*
- *Promote environmentally sustainable design (ESD) in new housing.*

The Structure Plan for the area states the following:

Develop a Specific Area Plan for the area identified for future cluster residential development in Blackstone Heights, in partnership with land holders. The Specific Area Plan should reflect the following principles:

- *Housing densities should respond to the character of the local area, giving consideration to the interface with existing residential areas of Blackstone Heights.*
- *Medium density housing should only be promoted within proximity to services such as public transport and the proposed activity centre. Lower density housing should be promoted further away from services.*
- *Development should respond to the natural environment in the area, including topography and landscape values.*
- *Development will promote public access to the South Esk River and Gorge, including connections with the wider open space and pathway network in Blackstone Heights and Prospect Vale.*

It is clear that these objectives have not been considered as:

- The high-density housing directly backs onto existing low density housing, is visually impacting the low density areas, increases traffic and will create a noise level that impacts in low density areas.
- The high-density area in the SAP is proposed to be at the opposite part of the development, away from the activity centre.
- By covering the skyline, destroying existing bush, and creating a high-density housing area the development is in direct conflict with the existing natural environment.

Therefore, the land should not be re-zoned.

Visitor/Tourist accommodation

The Structure Plan states the following:

Tourism and Entertainment Precincts

With the presence of Country Club Tasmania and Richardson's Harley Davidson, Prospect Vale plays a substantial tourism and entertainment role in the northern region of Tasmania. Two key precincts have been identified where further tourism and entertainment functions should be encouraged:

- *Country Club Tasmania (No. 1, Figure 11)*
- *The Westbury Road Activity Centre (No. 2, Figure 11)*

There is scope to direct tourism and entertainment development (cinemas, accommodation, function and exhibition spaces, gaming, restaurants and hospitality businesses) to these areas. Tourism at

Country Club Tasmania can be supported by an off-road cycle and pedestrian link to the river (No. 3, Figure 11).

The area proposed to be re-zoned in Blackstone Heights is not identified for tourism development.

The Proposal proposes the following change to accommodate tourism development:

Objectives To provide for visitor accommodation in identified precincts.

Acceptable Solution Performance Criteria A1 Visitor accommodation is for holiday units within the eco-cabin precinct.

P1 Visitor accommodation is for holiday units, holiday cabins or bed and breakfast use and must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to: (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale or the use and its compatibility with the surrounding character and uses within the area; (d) retaining the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; and (f) any impact on the owners and users of rights of ways.

Currently the zoning identifies tourism as a prohibited activity. This proposal makes it a discretionary activity.

This is a reduction in the rights of residents for no articulated reason except for the benefit of the developer and will be in conflict with existing land use.

The wording is very subjective, open to interpretation and admits that it will have an impact on residents as it states will not cause “unreasonable loss of residential amenity”. Given the nature of the current amenity residents experience in Blackstone Heights, “unreasonable loss” is virtually impossible to achieve.

The proposed location of the tourism venture will impact on the residents in the surrounding area and warrants undergoing a proper and appropriate review.

There is also a high risk that the proposal as it stands can change with the developer increasing the tourist aspect to the development or locating it elsewhere in the development.

It is my view that tourism developments in quiet residential areas are inappropriate and unnecessary except for the benefit of the developer.

Therefore, tourism based ventures should remain as prohibited developments, not changed to discretionary.

Economic

The proposed development and rezoning will impact the value of properties who are closest to the re-zoned areas. Their properties are zoned low density and it has been the expectation (and a reasonable expectation) that only low density housing will be permitted in the surrounding area, as per the current zoning and planning.

Building high density housing in very close proximity will devalue their properties significantly.

For example, 22 Canopus is on the other side of the gully where the high intensity housing will be built. The visual impact and noise impact will be significant as opposed to a low density development as would be in character with the remainder of the area. Noise in this gully travels along way due to the land formation. The more properties on the side of the hill opposite will increase noise. The smaller blocks reduce the opportunity for trees etc to be planted to mitigate any visual impact. This will reduce the value of our property.

No 24 Canopus will have 14 new neighbours all looking into their backyard. This will reduce the value of this property.

It is proposed that No 21 Canopus will have tourist traffic driving up a steep hill (noisy and increased vehicle movements) to access the eco village development. This will reduce their property value.

The significant increase in traffic proposed to pass along Glover Ave and Neptune Dr will result in loss of value for these residents.

The proposal for re-zoning is in direct conflict with the requirement that the re-zoning, as far as practicable, avoids the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

The proposal for rezoning is also in conflict with the broader community as the council have not properly assessed the requirement that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms, especially in regards to proposed traffic volumes and impacts on property values.

Therefore, the land should not be re-zoned.

Increase in traffic movements

The Proposal combined with the recent approval in Panorama Rd, result in a more than doubling of dwellings in Blackstone Heights. There is only one road into Blackstone Heights.

The MVC Planning scheme states:

E4 Road and Railway Assets Code

E4.1 Purpose of Code E4.1.1

The purpose of this provision is to:

- a) ensure that use or development on or adjacent to a road or railway will not compromise the safety and efficiency of the road or rail network; and*
- b) maintain opportunities for future development of road and rail infrastructure; and*
- c) reduce amenity conflicts between roads and railways and other use or development.*

E4.2 Application of Code E4.2.1

This code applies to use or development of land that:

- a) requires a new access, junction or level crossing; or*
- b) intensifies the use of an existing access, junction or level crossing; or*
- c) involves a sensitive use, a building, works or subdivision on or within 50 metres of a railway or land shown in this planning scheme as:
 - i) a future road or railway; or*
 - ii) a category 1 or 2 road where such road is subject to a speed limit of more than 60 kilometres per hour.**

The proposal is required to demonstrate that it will not impact the safety and efficiency of the road network. The TIA, however, clearly understates (refer later in document) the volume of traffic that will be using the road network (including Glover avenue, Neptune Dr, Blackstone road, Casino Rise, Country Club Ave and Westbury Rd) and does not include assessment of all known developments and therefore cannot assess the impacts on the safety and efficiency of the road network.

There is no modelling at all on commuter times or congestion at peak periods and this is for a proposal that will almost double the number of dwellings in Blackstone Heights.

The TIA guidelines include the following:

E4.5 Requirements for a Traffic Impact Assessment (TIA)

E4.5.1 A TIA is required to demonstrate compliance with performance criteria.

E4.5.2 A TIA for roads must be undertaken in accordance with Traffic Impact Assessment Guidelines, Department of Infrastructure, Energy and Resources September 2007. Australian Guidelines and Australian Standards are to be used as the basis for any required road or junction design.

E4.5.3 A TIA must be accompanied by written advice as to the adequacy of the TIA from the:

- a) road authority in respect of a road; and*

b) rail authority in respect of a railway.

E4.5.4 The Council must consider the written advice of the relevant authority when assessing an application which relies on performance criteria to meet an applicable standard

Given the inaccuracy of the base data used in the TIA, the proposal cannot demonstrate compliance with the performance criteria and therefore should not be approved.

The proposed re-zoning is to facilitate a more intensive housing development. Important to understanding the impact on the local community, roads and intersections is an effective and accurate traffic assessment.

Traffic assessment

The traffic assessment was undertaken by Traffic and Civil Services and makes the following comments, observations and conclusions.

4.2.1 Panorama Road A traffic survey was conducted by TCS 5:10-5:30pm on Thursday 3 rd January 2019 and the data collected reveals a pm peak of 123 vehicles per hour, suggesting an AADT on Panorama Road of some 1,200 vpd.

4.2.2 Blackstone Road A traffic survey was conducted by TCS 5:35-5:55pm on Thursday 3 rd January 2019 and the data collected reveals a pm peak of 189 vehicles per hour, suggesting an AADT on Blackstone Road of some 1,900 vpd.

4.2.3 Casino Rise Traffic data collected by Meander Valley Council in April 2017 suggests an AADT on Casino Rise of some 3,000 vpd.

4.2.4 Country Club Avenue Traffic data collected by Meander Valley Council in July 2017 suggests an AADT on Country Club Avenue of some 7,000 vpd. The rate of background traffic growth in the Blackstone Heights area for projection purposes is assumed to be 1% to allow for future infill development due to other development.

	<i>Estimated daily traffic (2020)</i>	<i>Estimated daily traffic (2030)</i>
<i>Panorama Road</i>	<i>1200 vpd 120vph</i>	<i>1350 vpd 132 vph</i>
<i>Blackstone Road</i>	<i>1900 vpd 190vph</i>	<i>2100 vpd 210 vph</i>
<i>Casino Rise</i>	<i>3000 vpd 300vph</i>	<i>3300 vpd 330 vph</i>
<i>Country Club Avenue</i>	<i>7000 vpd 700vph</i>	<i>7750 vpd 775 vph</i>
<i>Westbury Road</i>	<i>10000 vpd 1000vph</i>	<i>11000 vpd 1100 vph</i>

The traffic assessment was undertaken on the 3rd January and the 30th January. This count is inaccurate as it clearly has been undertaken at a time to understate traffic movements:

1. January is a peak holiday period with many people on holiday from work
2. January has no school movements
3. The timing the assessment was undertaken also misses the school period movements and morning work peak. As the proposal indicates, the community is a family based community.

With the timing of the year and the timing of the day the assessment was undertaken means that any conclusions drawn on the potential impact of the increased traffic movements would appear to be significantly understated.

The traffic assessment assumes 500 lots, the re-zoning details a possible 650 lots.

Page 12 of the submission details that *“At the 2016 census, Blackstone Heights had a population of 1270 persons, including 348 families. Housing stock consisted of 478 dwellings, with an average household size of 2.8 persons, which is above the Tasmanian average.”*

The traffic assessment then describes that the 478 dwellings currently create only 1900 vehicle movements per day, yet proposes that the development (based on 500 dwellings) will increase traffic movements by 3465 movements per day (page 23 of submission).

The vehicle count undertaken by Meander Valley Council in 2017 indicated 3000 vpd on Casino Rise, so where did all that traffic come from given Blackstone Rd turns into Pitcher Parade which becomes Casino Rise, and there are no other options for the traffic to have come from but Blackstone Heights.

This would appear to significantly understate the current traffic movements and therefore all conclusions based on this would appear to be inaccurate and unreliable.

If the assessment assumed the 650 dwellings to be permitted under the Blackstone SAP, the pro-rata increase in traffic would be 4505 movements per day not 3465 vpd.

The traffic assessment assumes a 1% allowance for future infill development. This results in an allowance of an additional 150 movements on Panorama Rd over the next 10 years. Yet by their own numbers, the infill development passed in October by the Meander Valley Council will result in an additional 658 (pro-rata 500 lot development versus 95 lot development) car movements. Significantly above the 150 proposed.

Extrapolate this out to the numbers on Westubury road and they predict an increase of only 100 vehicles which certainly takes no account of proposed developments in the surrounding area.

The traffic assessment also assumes an average of movements across a 10hr period. Yet the family based community will result in peak periods due to work and school movements. The submission does not assess or inform on the impact of peak periods on traffic movements and road infrastructure. It also appears to understate or ignore the impact on the residents in regards to safety, traffic congestion and delays at peak periods.

There appears to be significant issues in the assessment of current traffic movements, the likely increase in traffic movements due to developments and therefore the assessment of road infrastructure (intersections etc) requirements would appear to be inaccurate.

The traffic assessment and subsequent impacts needs to be redone to be accurate and include the other developments in Blackstone and surrounding suburbs (eg Federal Hotels).

Canopus Drive traffic movements and risk

4.1.1 Panorama Road / Canopus Drive Figures 5 -7 show the features of the Panorama Road / Canopus Drive junction. Features include: • Simple Left and Right turn layout • Canopus Drive trafficable width of 6.5m • Panorama Road trafficable width of 7.4m with 0.5m unsealed shoulders • Rural standard roadside drains both sides of both roads • No footpaths or pedestrian facilities.

The traffic assessment would appear to clearly understate the number of vehicle movements on Canopus Drive.

The proposal describes an increase of 7% of the share of the traffic movements but does not appear to take into account the proposed eco tourist village development at the end of Canopus Drive. This estimate will also be low given the inaccurate accounting of current vehicle movements.

This is of particular interest as:

- Canopus Dr does not have formed footpaths.
- Canopus Dr is currently a cul de sac.
- Canopus Dr has a blind rise that the drive goes over. At the apex of the rise the road veers to the left. If you continue in a straight line as you come over the rise you will end up on the wrong side on the road. At the apex of the rise, Zenith Court intersects with Canopus Dr at a T intersection.

Increasing traffic on Canopus Dr:

- Significantly impact on the safety of the road due to the intersection with Zenith Court
- Significantly impacts on the safety of the road due to the blind rise (especially if it is proposed that tourists will be using it)
- Significantly impacts on the safety of pedestrians as there is no footpath
- Significantly impacts on the amenity of the cul de sac

It does not appear that the traffic assessment has fully understood or assessed the impacts of the proposed development on the residents of Canopus Dr.

I would therefore propose that any traffic movements associated with the development and specifically tourism developments should be access through the proposed new development road infrastructure and not Canopus Dr.

Additional developments

The Meander Valley Council has recently approved the development of approx. 95 blocks on Panorama Rd. By using the anticipated numbers resulting from this development those 95 blocks would result on an additional 658 car movements using the same intersections that would be impacted by this development.

There is still more land to be developed on Panorama Rd.

Federal Hotels is also proposing major developments in the area which will impact on traffic movements along Casino Dr

The traffic assessment undertaken to support the re-zoning does not appear to take this into account to provide a comprehensive and cumulative view on the impact of proposed developments on traffic movements in the area.

Assessment of impact on traffic movements

Blackstone Heights has one main access route. There are no other alternate routes. So as different from many other developments, all traffic is funnelled from Backstone Heights down Blackstone Rd, Pitcher Parade, Casino Rise and Country Club Avenue.

The current traffic movements result in an efficiency of movement that will be impacted significantly, especially at peak times, by the proposed development/s.

The traffic assessment does not appear to take into account the cumulative impact of traffic movements on:

- Travel times
- Delays at impacted intersections used to disperse traffic from Blackstone Heights
- Peak traffic loads
- Congestion on the main through roads
- Increased dangers of accessing properties from driveways (especially along Pitcher Parade and Casino Rise and Country Club Avenue.
- Lack of footpaths on Canopus Dr

Below are excerpts from the traffic assessment section of the re-zoning proposal.

4.1.6 Country Club Avenue / Westbury Road roundabout Figures 23 - 24 show the Country Club Avenue / Westbury Road roundabout. There do not appear to be any operational issues with the existing arrangement and the expected increase in traffic due to the development is expected to have some impact but not justify any changes

- Numbers used are inaccurate and do not reflect actual traffic movements
- No modelling has been provided to justify comment that the increase in traffic does not justify any changes
- It does not detail what “some impact” is.

The 500-lot subdivision is assumed to be a mixture of dwelling houses and medium density flat buildings. The traffic generation of the proposal is outlined in figure 25. Figure 25 – Traffic Generation for subdivision Traffic Impact Assessment 21 | Page

The proposal identified tourism activities accessed through Canopus Dr. The traffic assessment does not appear to assume tourism development in traffic assessment and subsequent traffic movements out of Canopus Dr and past the Glover intersection.

5.3 Trip Assignment Based on the layout of the lots it is estimated that: • 7% of traffic will travel to and from Panorama Road via Canopus Drive o 7% of 333vph is 24vph • 23% of traffic will travel to and from Panorama Road via Glover Avenue o 23% of 333vph is 78vph • 70% of traffic will travel to and from Panorama Road via Neptune Drive o 70% of 333vph is 232vph

Question: What are these assumption based on and does that reflect the actual proposal – eg the access through Canopus Dr to tourist development.

6.6.1 Environmental No environmental impacts were identified in relation to: • Noise, Vibration and Visual Impact • Community Severance and Pedestrian Amenity • Hazardous Loads • Air Pollution, Dust and Dirt and Ecological Impacts • Heritage and Conservation values

Question: Is there a formal process by which each of these impacts are assessed?

Blackstone Heights is a quiet community. Residents choose to live here for the peacefulness of the area. Increasing traffic volumes resulting from the proposed developments will have an environmental impact.

- Noise – increased traffic increases noise and the congestion will increase the duration of that noise, particularly at intersections – why is this not assessed?

- Vibration – during construction truck movements will increase and result in vibration and impact on residents.
- Air pollution will be impacted by increased traffic and delays and congestion at intersections – why has this not been assessed

*E4.6.1 Use and road or rail infrastructure Acceptable solution A2: For roads with a speed limit of 60 km/hr or less the use **must not generate more than a total of 40 vehicle entry and exit** movements per day. A2 is not satisfied, the proposal is estimated to **generate and direct 3,465vpd to Panorama Rd.***

Performance criteria P2: For roads with a speed limit of 60 km/hr 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. Austroads compliant junction layouts can be retrofitted for safe and efficient operation of Panorama Road. P2 can be satisfied.

The traffic assessment and proposed solution for traffic movements appears to be at odds with the planning requirements. How is the safety aspect assessed with an additional 3465 movements per day entering Panorama Rd when the limit is meant to be 40?

Fire evacuation

The MVC Planning Scheme states:

E1.6.2 Subdivision: Public and fire fighting access

Objective: Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;*
- (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;*
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;*
- (d) provide access to water supplies for fire appliances; and*
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.*

The proposal does not appear to demonstrate how these criteria will be met, specifically (a) and (e).

I refer to the Meander Valley Council Minutes October 2020 in reference to the approval of a 95 lot subdivision in Blackstone Heights, off Panorama Rd, where he stated:

Summary of Comment by Cr Frank Nott:

With my concerns for the safety and risk to residents and road users in an extensive 95 lot development I sought additional information, including from the General Manager and Director of Infrastructure. Further investigation and modelling was necessary to address: 1. Provision and time frames for other road exits in the event of a major bushfire; 2. Improvements to road networks/intersections where 'bottlenecks' would occur with greater traffic volumes and in emergencies; and 3. Status of Panorama Road for drivers, cyclists and pedestrians with drains on both sides and without footpaths where a fatality occurred in December 2016.

So, where is the assessment ensuring the increased number of residents can be evacuated effectively in the event of a bushfire with only one access road?

Summary

In 2016 there were 478 dwellings in Blackstone Heights. In October 2020 another 95 were approved and this proposal includes another potential 650. (Yet it is noted that the traffic assessment assumes 500).

The traffic assessment is minimal and undertaken at a time of day and year that ensures existing traffic numbers are understated.

With one road into Blackstone Heights and taking into the account the proposed developments in Blackstone Heights and nearby (Federal Hotels) this traffic assessment is inadequate and will result in significant and widespread impacts on the residents of Blackstone Heights including potential loss of property values.

The traffic assessment, at best, is flawed and therefore the conclusions cannot be relied on for decision making purposes.

Flora and Fauna

The MVC Planning Scheme states:

E8 Biodiversity Code E8.1 Purpose of the Code

E8.1.1 The purpose of this provision is to:

- a) protect, conserve and enhance the region’s biodiversity in consideration of the extent, condition and connectivity of critical habitats and priority vegetation communities, and the number and status of vulnerable and threatened species; and*
- b) ensure that development is carried out in a manner that assists the protection of biodiversity by:
 - i) minimising vegetation and habitat loss or degradation; and*
 - ii) appropriately locating buildings and works; and*
 - iii) offsetting the loss of vegetation through protection of other areas where appropriate.**

The Flora and Fauna study was undertaken by Livingston Natural Resource Services.

Whole area not assessed

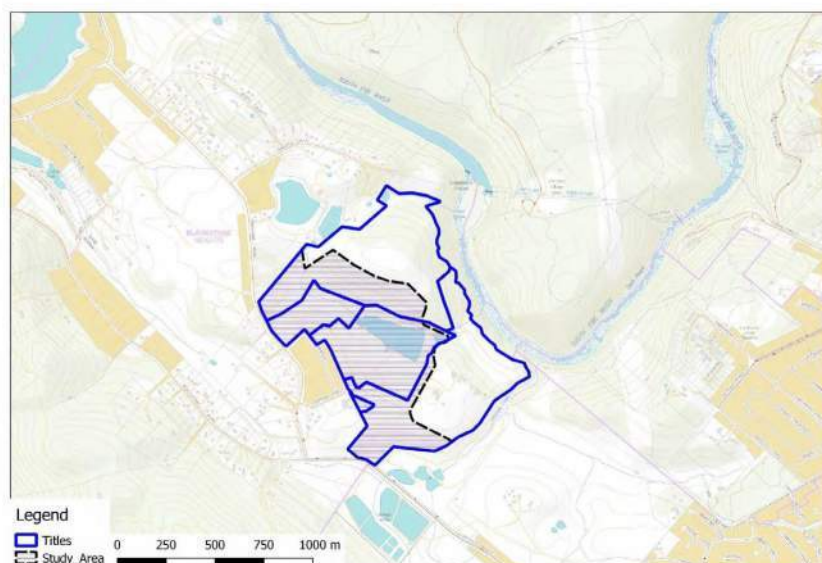
The study area does not assess the whole area proposed to be re-zoned.

As can be seen from the map provided by the author (Livingston), it misses a significant part of the area to be impacted by the proposed re-zoning.

A strata titled residential development and associated roads and open spaces are proposed as Stage 1 of a Master Plan for 6 titles at 12 Neptune Drive, Blackstone Heights. The property is located at Neptune Drive, Blackstone Height and also has frontage to Panorama Road and Glover Avenue. The balance of lots outside Stage 1 are farmland, native vegetation, dwelling and other buildings, these area have not been surveyed as part of this report (Introduction page1)

How can the natural values of the area be assessed properly if the whole area has not been surveyed and specifically, native vegetation areas that have not been assessed?

Figure 1: Location Map



Time Period of Study

A site visit on 15/7/2020 was undertaken by Scott Livingston. All areas of the proposed stage 1 were assessed. The assessment the site was inspected with a spaced wandering meander technique, with all areas of variation within the site vegetation inspected. The survey was conducted in July, which is outside the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved. (Methods page 1)

The study was undertaken at time period when proper assessment could not be done and as the author identifies, one visit is insufficient to effectively assess the presence of flora and fauna species.

There was certainly the time for the developed to organise for the survey to be done at a more appropriate time as the traffic survey was completed in January.

Endangered species

Wedge Tail Eagles

As a resident living on the hill, opposite the proposed development, since July 2016 we have observed significant and consistent activity by wedge tail eagles on the area subject to the re-zoning and development.

It is our view that the eagles were nesting on the property proposed to be developed in 2016/17.

They consistently are circling above the land in question.

We have obtained Natural Values Atlas “raptor reports” for the Land. These reports show where observed eagle nests are located. It appears from the raptor reports there are confirmed observations for two WTE nests on a block included within the SAP with title reference 121358/1 (see **attached** reports entitled “raptor nest 1913” and raptor nest 2219”). There are also two other

nest that are located across the South Esk River to the east of the Land (see **attached** reports entitled “raptor nest 114” and raptor nest 2329”). These raptor reports demonstrate that there are WTE nests both on the Land and close to the Land.

The proponent’s supporting report does recognise that there are WTE nests on the Land (see p 17), and close to the Land (see p 149, or p 3 of the Natural Values Report by Scott Livingston dated 17 July 2020) but states (at p17) that there will not be any impact on WTEs. However, there is very little in the proponent’s supporting report that supports such a conclusion.

The Natural Values Report by Scott Livingston dated 17 July 2020 (which is attached to the proponent’s supporting report) only addressed “Stage 1 of the master Plan”, and did not encompass land on which the two WTE nests occur (i.e., the Natural Values Report did not include title 121358/1) (refer to pages i and 1 of the Nature Values Report or p 145 and 147 of the supporting report pdf).

While the Natural Values Report does state that Stage 1 of the Master Plan would not be within 500m line-of-sight of these nests on the Land, it does not address the fact that later stages of the proposal which include an “Eco Cabin” precinct are proposed for the land where the nests occur (121358/1) and the adjacent block (121358/2). Furthermore, the Natural Values Report does not address the higher density development proposed to be allowed for under the SAP on the land with title reference 121359/1 (see figure 1 on p 8 of the Nature Values Report or p 154 of the supporting report pdf which shows the “study area”). That the Natural Values Report does not address all aspects of the SAP is important. It means the Natural Values Report cannot be relied upon by the proponent to support the conclusion that the SAP will have no impacts on the WTE nests in the area.

We note that the Natural Values Report does states (at p 3 or p149 of the supporting report pdf) that an inspection of the raptor nests on the land comprising title ref 121358/1 was undertaken on 30 June 2020, but that the nests were “apparently abandoned” and “partially built”. The Natural Values Reports also refers to the fact that other nests across the South Esk River have reportedly been used by a breeding pair of WTE. It appears these facts are proffered in support of the conclusion that Stage 1 of the proposal will not impact on the WTE nests located on title ref 121358/1. However, even that conclusion is not supported by information released by the Threatened Species Section of the Department of Primary Industries Parks Water and the Environment (**DPIPWE**), which states:

What to avoid

- *Disturbance (visible, or extreme audible) to a nesting eagle - this can result in the death of eggs or chicks, through exposure to cold, heat or predation while adults are absent - including:*
 - *people or loud machinery too near the nest during the breeding season ('too near' can be many hundreds of metres if in direct line of sight of the nest);*
 - *residential development near nesting habitat; and*
 - *investigating nests during the breeding season.*
- *Removal of nest trees or surrounding vegetation (the same nest may be used intermittently over decades) ...*

Breeding season and levels of disturbance

- *Even if a nest is in poor condition or can no longer be found, its use in the past indicates that the site contains the essential elements for nesting and may be returned to in future years.*
- *To avoid additional loss of nesting habitat - do not cut or clear vegetation in or around a nest site even if the nest cannot be found.*
- *To accurately assess whether a nest is in line of sight of an activity - seek expert advice. For long-term activities, do not depend on objects such as trees (which may fall, burn or be cut down) to block line of sight.*
- *Seek expert advice on whether a nest is being used during any one breeding season. An eagle nest may not be used for consecutive breeding seasons, and may be returned to even after many breeding seasons without use. A survey to check whether a nest is being used can easily disrupt breeding. Furthermore, eggs, chicks and other signs of nest activity can be difficult to detect by inexperienced surveyors. ...*

The *Fauna Technical Note on Eagle nest searching, activity checking and nest management* produced by the Forest Practices Authority (**attached**), also notes (at p 3) that WTE breeding pairs are likely to have multiple nests in the territory, and that just because a nest was not used one year, does not mean the nest was abandoned.

Both the Threatened Species Link and the FPA's Fauna Technical Note indicate that avoiding disturbance of WTE nests by developments (including residential development) is critical to ensuring their long-term survival. This is reflected in the (now expired) Recovery Plan for the species (**attached**) recommends (at p 23-24) that management prescriptions for the protection of WTE nests be included in local planning schemes.

While the Natural Values Report does refer to a conversation with the Forest Practices Authority's eagle expert Jason Wiersma (at p 3 or p149 of the supporting report pdf) , there is no evidence that expert advice was specifically sought about the proposed SAP from Mr Wiersma, the Threatened Species Section of DPIPWE or any other eagle expert.

Based on the above information, we submit:

1. WTEs are a threatened species and are listed as "endangered" at both a State and Commonwealth level.
2. The proposed SAP should either be refused or substantially modified by the Tasmanian Planning Commission due to its likely unacceptable impacts on WTEs.
3. There are two confirmed WTE nests located on the land with title reference 121358/1. This land is included in the proposed SAP, and is proposed to be part of the "Eco Cabin Precinct" (refer to attached Natural Values Atlas reports).
4. There is insufficient information provided by the proponent to support a conclusion that the proposed SAP will not adversely impact the WTE nests or the WTE. In particular:
 - a. No Natural Values Assessment has been undertaken specifically assessing the likely impacts of the proposed development/zoning on land comprising title references 121358/1, 121358/2 and 121359/1.
 - b. The WTE nests on the land with title reference 121358/1 are within the known range of a breeding pair of WTEs. No expert report has been provided to support the conclusion that the nests have been abandoned.
 - c. No advice on the likely impacts of the proposed SAP on WTEs appears to have been sought from the Threatened Species Section of DPIPWE or any WTE expert by either the proponents or Council.

- d. The proposal under the SAP to allow for the development of intensive residential development within less than 200m of the WTE nests, and an “Eco-cabin precinct” right on top of the WTE nests is contrary to all published advice by the Threatened Species Section of DPIPWE and the Forest Practices Authority about avoiding disturbance of WTE nests (refer to attached DPIPWE and FPA materials).
5. The SAP will not further the [objectives of the Land Use Planning and Approvals Act 1993](#) because it does not “promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity” and/or “provide for the fair, orderly and sustainable use and development of air, land and water” because it fails to provide adequate protection to the WTE nests on the land comprising the SAP, and located nearby.
6. The SAP is not consistent with strategic goal 3.1 of the [Northern Tasmania Regional Land Use Strategy](#) because it does not “promote and protect the Region’s unique environmental assets and values”, and it does not “preserve and protect areas of natural environmental significance, particularly: Areas of biodiversity and important flora and fauna „communities and threatened species”

Refer to the Appendix for copies of reports detailed in this section.

Owls

We consistently hear owls at night in this area and their calls are coming from the south of our property. We have also observed owls at night in our garden.

I am of the view that this aspect has been inadequately assessed and requires far more investigation as the owls and eagles are definitely appear to present in the area proposed to be re-zoned.

I am also of the view that the key area that needs to be assessed due to a higher likelihood of identifying native or endangered flora and fauna, for example nesting locations for owls.

The survey is flawed in the context it does not assess the whole area to be re-zoned, was undertaken at the wrong time of the year therefore cannot be relied upon for decision making purposes. The re-zoning and development should not be permitted.

Power

The submission proposes:

Electrical reticulation

The site is serviced by TasNetworks. A communal system is proposed in which each building will have solar panels connected to a shared system allowing any excess generation on one building to be used by other owners. This system will be connected to TasNetworks as a backup system and also to allow site-wide excess to be used by the grid.

In the context of trying to get approval for a re-zoning this initiative provides a nice “feel good” approach but if the developer decides to save costs and moves away from this idea, if approval is granted, what is there to stop that from happening?

Sewerage treatment

The submission proposes a purpose built treatment facility for sewerage.

The development addresses this challenge through a communal sewerage system. All wastewater treatment will be via a single system constructed on site and managed through the body corporate. There are several types of large-scale wastewater treatment systems that can be used at this scale. Importantly, the design of the treatment plant will require future Council and EPA approval. The developer will also design the reticulation system to meet TasWater requirements, such that the system could be incorporated into the TasWater system if required.

The proposal does not:

- Provide any form of commitment to that as an outcome
- Identify where the facility would be built and therefore is difficult for existing residents to determine if an issue or not.
- Identify what would happen if the developer does not pursue this course of action
- Provide any evidence of discussions with TasWater to back the claims made.

Land slip zone

The MVC Planning Scheme states:

E3.6 Development Standards

E3.6.1 Development on Land Subject to Risk of Landslip Objective

To ensure that development is appropriately located through avoidance of areas of landslip risk, or where avoidance is not practicable, suitable measures are available to protect life and property.

Acceptable Solution Performance Criteria A1 No acceptable solution.

P1 Development must demonstrate that the risk to life and property is mitigated to a low or very low risk level in accordance with the risk assessment in E3.6.2 through submission of a landslip risk management assessment. E3.6.2 Risk Assessment (a) Where an assessment of risk under the risk

assessment table for a development is required under E3.6.1, it is to be classified through the determination of consequence contained in the criteria in (b) together with the likelihood of landslip occurrence contained in (c).

The land slip zones as identified in by the Meander Valley Council Figure 4, page 20 in the submission include the area for the proposed tourism development and the two properties alongside it.

How is this acceptable and what information has been provided as required under the Planning Scheme to reflect appropriate risk mitigation?

The issue been, that this proposal is put forward as a justification for re-zoning the land yet has many flaws in the proposal that will drive changes, as yet unknown, in the final plans that may well impact residents far more than what is currently stated.

Bush fire

There is no adequate analysis done on assessing the ability for residents to be evacuated effectively in the face of bush fire threat with the proposed increase in houses and traffic.

I refer to the previous comments from the Meander Valley Council October 2020 minutes and the concern expressed by the councillor.

NBN

The community already experiences loss of bandwidth/speed in the area at peak times on the NBN.

What assessment has been done to ensure there is no impact on our existing service and why should we suffer any further loss in speed as a result of this development.

Noise

Noise is highly relevant consideration in Blackstone Heights. It is a very quiet community and a peaceful area in which to live, and especially Canopus Dr. Canopus Dr is directly opposite a significant part of the proposed development.

The rezoning will have an impact on the area.

The nature of the land formations means that noise travels down and across the hill impacting on existing residents. This has already been experienced with excavators working on the proposed development site.

The current zoning means that the noise would be mitigated through:

- Less lots in the same area
- Greater area for vegetation/trees to be growing

By concentrating the development, you also concentrate the noise and have less opportunity for it to be mitigated by vegetation.

This does not appear to be considered or assessed in the submission in a way that is reflective of the magnitude of the impact and is at odds with the re-zoning requirements of the planning legislation.

Activity including noise during building

The amenity of the area will be impacted during the construction phase. This is a significant development proposal.

- Vehicle movements including trucks etc will create noise in what is a very quiet suburb.
- Damage to roads is likely to occur from all the additional construction traffic.
- Noise of construction activities will be significant and echo and travel across the valleys and gullies impacting residents. The construction period will be over years and continuous with expected peak periods. The current operating restraints around noise will not protect the community and will significantly impact the residents.

If the development is allowed to occur, it is proposed that additional constraints are placed on building and noise generating activities, truck movements etc, related to construction, that does not allow works outside of normal business hours 7.30-5.00, Monday to Friday. This exclusion should specifically exclude working on public holidays and weekends.

Whilst this may appear onerous, the quietness and peacefulness of this suburb, and where I live, is about to be shattered, not for a couple of months, but years. It is not appropriate that is allowed to happen with some recognition and therefore restraint on the activities proposed.

Public Open space?

The MVC Planning Scheme states:

E10 Recreation and Open Space Code

E10.1 Purpose of the Code

E10.1.1 The purpose of this provision is to:

a) consider the requirements of open space and recreation in the assessment of use or development with emphasis upon:

- i) the acquisition of land and facilities through the subdivision process; and*
- ii) implementation of local open space strategies and plans to create quality open spaces; and*
- iii) the creation of a diverse range of recreational opportunities via an integrated network of public open space commensurate with the needs of urban communities and rural areas; and*
- iv) achieving an integrated open space network which provides for a **diversity** of experiences; and*
- v) providing for appropriate conservation and natural values within recreation and open space.*

The proposal, in conjunction with the development recently approved, will double the number of dwellings in Blackstone Heights.

The proposal does not provide:

- Public open spaces that reflect this increase that can be used for activities apart from walking
- A diversity of recreational activities providing a diversity of experiences

The submission and Special Area Plan promotes the argument that:

F8.1 Purpose of Specific Area Plan

F8.1.1 The purpose of the Neptune Drive Specific Area Plan specific area plan is:

- a) To maintain the low density character of Blackstone Heights through the provision of extensive areas of open space between nodes of focused residential development.*
- b) To provide non-residential uses that support and enhance residential amenity.*
- c) To provide a high standard of residential amenity through commercial services and facilities and consistent urban design outcomes through a Community Development Scheme.*
- d) To establish precincts for residential, visitor accommodation, open space, bushland and community and commercial purposes.*

It claims that open space is provided in four forms (page 7)

1. An olive orchard of some 2,200 trees centrally located on the site over some 9.5 hectares. The orchard, which would extend across a south facing hillside, will provide both visual amenity and a recreational asset for residents.

2. The retention and revegetation of five hectares of native vegetation which will maintain the character of the area, preserves views from the other side of South Esk River and enhance

the amenity of the proposed open space network. The land is also unsuitable for residential development due to gradient and existing natural values.

3. *Open space alongside the South Esk River and through the site to provide connectivity between residential nodes.*
4. *Substantive areas of smaller public open space lots and unallocated land throughout the site.*
5. *A key feature of the open space network is the ability to provide public trails running around the perimeter of the site, including some 1300 metres of boundary shared with the South Esk River.*

This proposal is simply to establish a high density residential housing development. The significant “open spaces” remain in private ownership and will also be used to build the utilities on.

Open space is not *public* open space.

The high density residential development as proposed:

- Will reduce the cost of development for the developer through:
 - o Reduced infrastructure costs – roads, drainage, power, sewerage provision
 - o Increase per square metre of land yield
- Enable the developer to retain valuable land as an asset and not give up ownership leaving it open for future development and future alterations to the zoning or planning scheme
- Destroy or significantly harm the amenity of the area for existing residents through a high density residential development which is significantly different to the existing land use.
- Does not provide any *public* open space for recreational activity such as sports, parks or playgrounds yet proposes an almost doubling of the dwelling numbers in Blackstone heights.
- Identifies the olive orchard as a visual amenity and recreational asset for residents. The proposal identifies a walking track through it only, and the orchard remains private property, of which public access can be restricted at any time.
- Does not detail clearly the difference (number of lots that could be developed) between developing the 115ha under the current zoning compared to what this proposal results in.
- There is no real concession of any note by the developer to justify the re-zoning. The open spaces are either not able to be developed or remain in private hands. Therefore, the development is simply to enable a high density development that is not permitted by the current zoning. The proposed re-zoning will, however, significantly impact on existing residents and will not provide the public public open space that the community needs.

The Proposal states:

Land Use Conflict

4.1.3 Risk of land use conflict

Section 32(1)(e) of LUPPA requires that a planning scheme amendment must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

All surrounding land is residential in nature. The non-residential elements of the master plan are located away from adjoining areas, or, with respect to the commercial and community precinct, build

upon existing approved non-residential use. The scale of residential use provided by the Blackstone SAP is no greater than that currently provided by the underlying zoning. Without any increased scale, there are no new offsite infrastructure impacts to consider. The only potential impacts could relate to the specific form of residential use outlined in the master plan and, on this point, no such impacts are identified. The Blackstone SAP will deliver enhanced residential amenity to Blackstone Heights through the substantive increase in open space, the extended walkability through new tracks and retail and community services much lacking in a relatively isolated and car dependant community. To conclude, residential amenity of the adjoining land is protected through provisions in the Blackstone SAP that determine the siting of residential, open space and non-residential land uses in a manner than avoids direct impact.

The statements above are an opinion and flawed:

- This is a high density residential development
- Low density residential versus high density residential, when you live next door to it, is very different. Residents purchased property in the area because they wanted to live in low density residential area. For the adjacent land, currently zoned low density residential, to be changed will impact on them significantly.
- The increase in “open space” are limited to proposed walking tracks or other undefined offerings by the developer.
- One property will have 13 new neighbours – how does that improve their amenity with the planning scheme requiring the 13 properties open space to be on the north facing side of the house, to access the sun, all bordering the one property. Perhaps buffer zones and wildlife corridors could be considered.
- Other properties will have a tourist development alongside them
- Existing Residents will be exposed to significant increases in traffic flows
- The improved amenity is subjective in nature. Residents have invested in Blackstone Heights well aware of the characteristics of the area. Whilst a developer may advance the argument that it improves the amenity, for many residents it will not, and he does not speak for the residents of Blackstone Heights.
- The amenity is not protected by this SAP as it:
 - Does not assess traffic increases and impacts appropriately – in fact it demonstrably is designed to understate the impacts of delays and congestion
 - Has not assessed the natural flora and fauna attributes effectively
 - Does not appear to stop the developer from further changes or development at a later date.

By definition, the application to rezone the area reduces the amenity of Blackstone Heights.

Low density residential yield

“The proposal facilitates General Residential Zone lot size but maintains an overlay Low Density Residential Yield.” (P30 of proposal)

This statements accuracy depends on the amount of land actually used for the development to determine residential yield. Whilst the developer owns 154ha, the proposal is based around 115 ha, *not all this land is effectively available or part of the proposed development* as it remains in private hands and not available for public or residential use. The presentation of all the land being proposed as part of the development is misleading.

What are the impediments for the additional land (ie the olive grove) being developed in the future?

Open space, per say, is of no value to the residents, it does not increase access to playing fields, parks or other open public access recreation areas that reflect the increase in the size of the community.

Therefore, the proposal is effectively an attempt to create a high density residential development on a smaller portion of the land, which is specifically what it is not zoned for.

The intensive development dramatically changes the nature and amenity of the area given the current block size.

Therefore, the application to re-zone the area should be rejected.

Covenants

I refer to the covenants on two titles included in the proposal: relevant titles are registered numbers: SP121358 - p265261 and sp112632

It is proposed to further sub divide these two blocks to facilitate the tourist development.

These Covenants go to the core of the amenity that is Blackstone Heights and are on most if not all our titles. The proposal is in conflict with the covenants contained in these titles.

What right does a developer have to ignore these covenants?

All other properties have abided by theses covenants.

Do they have legal standing?

Appendix

Wedge Tail Eagle reference information



raptor_nest_1913.p
df



Fauna_Tech_Note_1
_Eagle_nest_manag



DPIPWE (2020)
Threatened Species



Recovery Plan -
tasmanian-wedge-t



raptor_nest_114.pd
f



raptor_nest_2329.p
df



raptor_nest_2219.p
df

This is an attempt to show before and after – over 60 houses on the side of this hill in the photograph window. This is taken from Canopus Drive facing south.

After

Before





Access from Canopus Dr to proposed tourist eco village. Access goes down steep incline and alongside 2 other properties – No 21 and No 26



Canopus Dr – no footpaths.
Currently used for kids to ride their bikes and walking the dog



Canopus Dr heading west up hill to intersection with Zenith Court



Canopus Dr and intersection with Zenith Court



Canopus Dr over top of
rise noting subtle but
significant veering of the
road

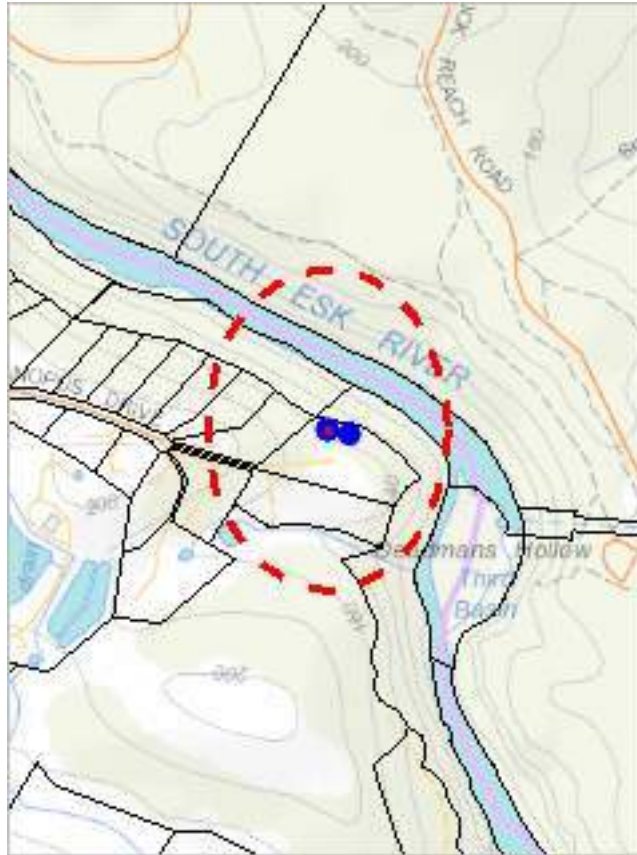


Over 60 houses on the side of this hill and over the skyline, more house run off to the left, 115 in total for this area. Currently zoned low density residential.

Raptor Report

Nest Id: 1913

508630, 5411382



507425, 5409781

Please note that some layers may not display at all requested map scales

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Polygon Verified
- Polygon Unverified
- Line Verified
- Line Unverified

Legend: Cadastral Parcels



Details

Please Note:

Note that inactive, damaged and/or lost eagle nests may be reinstated or replaced in following seasons (possibly even years later) and it should not be assumed that these locations will remain inactive in the long term.

Where there is no data in the Nest Productivity and Nest Occupancy fields it is likely that the productivity and occupancy of these nests has not been assessed and the absence of this data does not imply that the nests are un-occupied or un-productive.

Approaching a nest on foot during the breeding season (June to February inclusive) is highly disruptive for breeding eagles. Therefore eagle nests should not be approached during this time unless approved by a relevant DPI/PWE specialist or their delegate.

Verified Nest Records

Nest 1913

Id	36503
Nest Id	1913
Location Type	Nest
Location	South Esk River 340m NW Deadmans Hollow
Easting/northing Gda94 Zone 55	508027, 5410580 +/- 50m
Tree Species	
Tree Dead	
Nest Height	
Tree Height	

Unverified Nest Records

No unverified records were found!

Verified Nest Activity Records

Activity 138877

Id	138877
Nest Id	1913
Activity Type	Nest established
Date	09-NOV-2010

Activity 138878

Id	138878
Nest Id	1913
Activity Type	Nest checked
Date	12-NOV-2010

Unverified Nest Activity Records

No unverified records were found!

Verified Nest Observation Records

Observation 1259284

Id	1259284
Nest Id	1913
Identifier	
Species	<i>Aquila audax subsp. fleayi</i>
Collection Method	
Mapping Method	Satellite Image
Date	09-Nov-2010
Observers	Janet Briddon (22161)
Observation Type	Nest
Observation State	Present
Season	
Nest Productivity	
Nest Occupancy	

Observation 1259285

Id	1259285
Nest Id	1913
Identifier	
Species	<i>Aquila audax subsp. fleayi</i>

Details

Collection Method	
Mapping Method	Satellite Image
Date	12-Nov-2010
Observers	Janet Briddon (22161)
Observation Type	Nest
Observation State	Present
Season	2010
Nest Productivity	
Nest Occupancy	

Unverified Nest Observation Records

No unverified records were found!

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

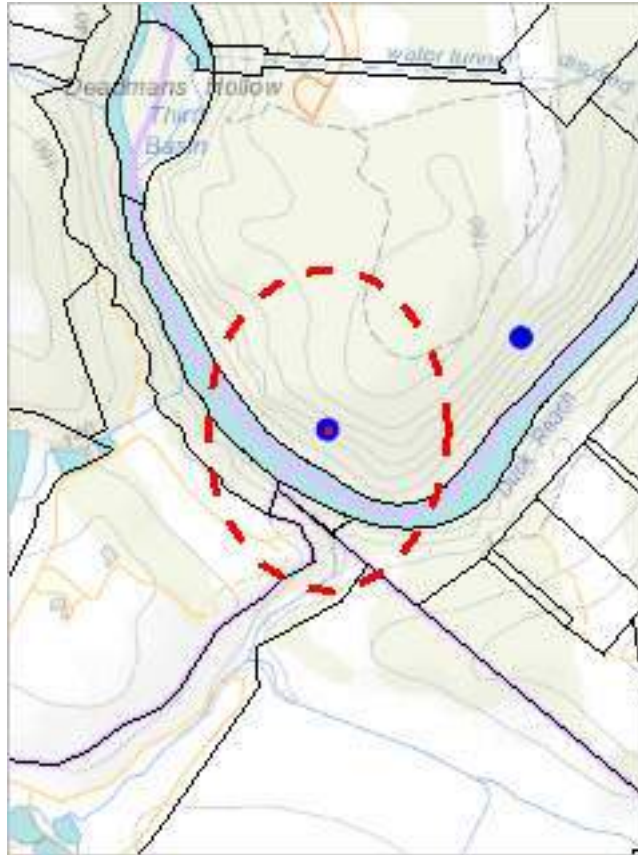
Email: ThreatenedSpecies.Enquiries@dpiwwe.tas.gov.au

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

Raptor Report

Nest Id: 2329

509210, 5410514



508005, 5408914

Please note that some layers may not display at all requested map scales

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



Details

Please Note:

Note that inactive, damaged and/or lost eagle nests may be reinstated or replaced in following seasons (possibly even years later) and it should not be assumed that these locations will remain inactive in the long term.

Where there is no data in the Nest Productivity and Nest Occupancy fields it is likely that the productivity and occupancy of these nests has not been assessed and the absence of this data does not imply that the nests are un-occupied or un-productive.

Approaching a nest on foot during the breeding season (June to February inclusive) is highly disruptive for breeding eagles. Therefore eagle nests should not be approached during this time unless approved by a relevant DPIPWE specialist or their delegate.

Verified Nest Records

Nest 2329

Id	45434
Nest Id	2329
Location Type	Nest
Location	Trevallyn Nature Reserve approx 70 metres north of South Esk River bank
Easting/northing Gda94 Zone 55	508607, 5409713 +/- 100m
Tree Species	
Tree Dead	
Nest Height	
Tree Height	

Unverified Nest Records

No unverified records were found!

Verified Nest Activity Records

Activity 214621

Id	214621
Nest Id	2329
Activity Type	Nest established
Date	09-NOV-2016

Unverified Nest Activity Records

No unverified records were found!

Verified Nest Observation Records

Observation 1507546

Id	1507546
Nest Id	2329
Identifier	
Species	<i>Aquila audax subsp. fleayi</i>
Collection Method	Incidental report
Mapping Method	Google Maps
Date	09-Nov-2016
Observers	Unknown Unknown (23130)
Observation Type	Nest
Observation State	Present
Season	2016
Nest Productivity	Yes
Nest Occupancy	Yes

Unverified Nest Observation Records

No unverified records were found!

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

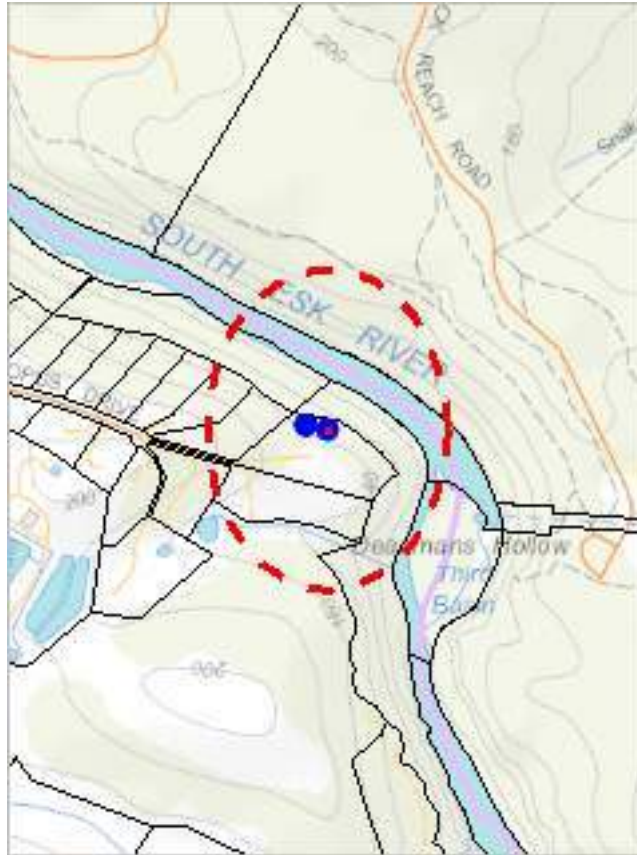
Email: ThreatenedSpecies.Enquiries@dipwe.tas.gov.au

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

Raptor Report

Nest Id: 2219

508671, 5411373



507466, 5409773

Please note that some layers may not display at all requested map scales

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Polygon Verified
- Polygon Unverified
- Line Verified
- Line Unverified

Legend: Cadastral Parcels



Details

Please Note:

Note that inactive, damaged and/or lost eagle nests may be reinstated or replaced in following seasons (possibly even years later) and it should not be assumed that these locations will remain inactive in the long term.

Where there is no data in the Nest Productivity and Nest Occupancy fields it is likely that the productivity and occupancy of these nests has not been assessed and the absence of this data does not imply that the nests are un-occupied or un-productive.

Approaching a nest on foot during the breeding season (June to February inclusive) is highly disruptive for breeding eagles. Therefore eagle nests should not be approached during this time unless approved by a relevant DPIPWE specialist or their delegate.

Verified Nest Records

Nest 2219

Id	43443
Nest Id	2219
Location Type	Nest
Location	
Easting/northing Gda94 Zone 55	508068, 5410572 +/- 20m
Tree Species	
Tree Dead	No
Nest Height	
Tree Height	

Unverified Nest Records

No unverified records were found!

Verified Nest Activity Records

Activity 199630

Id	199630
Nest Id	2219
Activity Type	Established
Date	26-JUN-2015

Unverified Nest Activity Records

No unverified records were found!

Verified Nest Observation Records

Observation 1440109

Id	1440109
Nest Id	2219
Identifier	
Species	Aquila audax
Collection Method	
Mapping Method	GPS
Date	26-Jun-2015
Observers	Jason Wiersma (29003)
Observation Type	Nest
Observation State	Present
Season	
Nest Productivity	
Nest Occupancy	

Unverified Nest Observation Records

No unverified records were found!

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

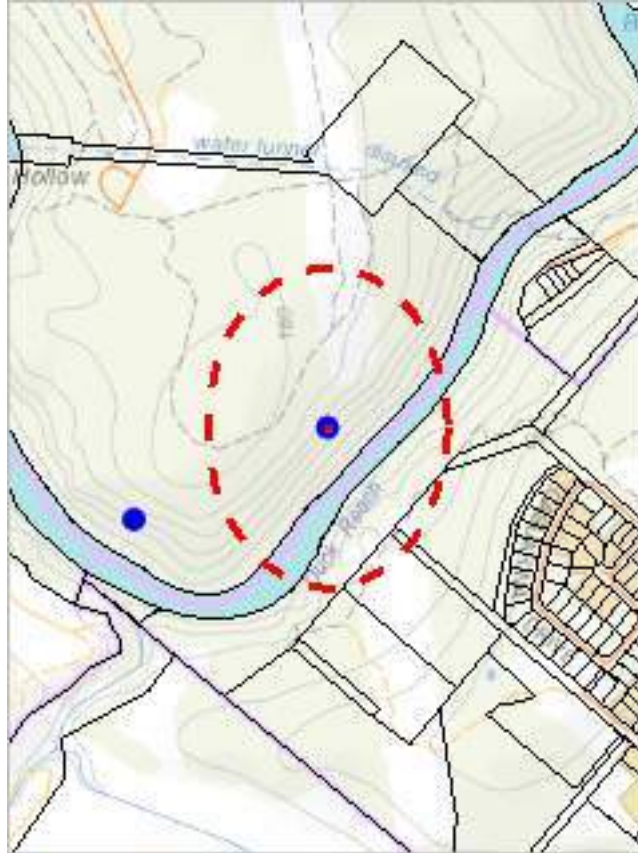
Email: ThreatenedSpecies.Enquiries@dipwe.tas.gov.au

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

Raptor Report

Nest Id: 114

509573, 5410686



508368, 5409085

Please note that some layers may not display at all requested map scales

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Polygon Verified
- Polygon Unverified
- Line Verified
- Line Unverified

Legend: Cadastral Parcels



Details

Please Note:

Note that inactive, damaged and/or lost eagle nests may be reinstated or replaced in following seasons (possibly even years later) and it should not be assumed that these locations will remain inactive in the long term.

Where there is no data in the Nest Productivity and Nest Occupancy fields it is likely that the productivity and occupancy of these nests has not been assessed and the absence of this data does not imply that the nests are un-occupied or un-productive.

Approaching a nest on foot during the breeding season (June to February inclusive) is highly disruptive for breeding eagles. Therefore eagle nests should not be approached during this time unless approved by a relevant DPIPWE specialist or their delegate.

Verified Nest Records

Nest 114

Id	34708
Nest Id	114
Location Type	Nest
Location	Duck Reach
Easting/northing Gda94 Zone 55	508970, 5409884 +/- 1000m
Tree Species	
Tree Dead	
Nest Height	
Tree Height	

Unverified Nest Records

No unverified records were found!

Verified Nest Activity Records

Activity 135094

Id	135094
Nest Id	114
Activity Type	Nest established
Date	01-JAN-1985

Unverified Nest Activity Records

No unverified records were found!

Verified Nest Observation Records

Observation 1255497

Id	1255497
Nest Id	114
Identifier	
Species	Falco peregrinus
Collection Method	
Mapping Method	Unknown
Date	01-Jan-1985
Observers	Nick Mooney (16443)
Observation Type	Nest
Observation State	Present
Season	
Nest Productivity	
Nest Occupancy	

Unverified Nest Observation Records

No unverified records were found!

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

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

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



Fauna Technical Note No. 1: Eagle nest searching, activity checking and nest management



The Fauna Technical Note Series provides information for Forest Practices Officers on fauna management in production forests. These technical notes are advisory guidelines and should be read in conjunction with the requirements of the Forest Practices Code. The planner will use expert judgement and available information to determine the extent and nature of field survey work required to meet decision-making requirements.

The technical notes can be accessed on the Forest Practices Authority's website: www.fpa.tas.gov.au.

1. Introduction

Tasmanian eagles are sensitive to disturbance, particularly during the breeding season. Eagle nest management in Tasmania focuses on limiting the proximity and timing of disturbance around known nest sites, and research has shown that buffering nests from logging operations improves breeding success (Mooney & Holdsworth 1991).

This technical note provides information on

- 1) the characteristics of wedge-tailed eagle and white-bellied sea-eagle nest sites and their breeding behaviour and,
- 2) protocols for searching for nests, assessing nest activity and managing nest sites.

See Fauna [Technical Note 6](#) for information on the latest version of the wedge-tailed eagle nesting habitat model for use in nest searches.

Management recommendations agreed with DPIPWE for forestry activities are delivered through the [Threatened Fauna Adviser](#) on the FPA website. Strategic approaches to managing nesting habitat in a particular forest block/property are encouraged, contact FPA for further details.

2. Status of the eagle species in Tasmania

2.1 Wedge-tailed eagle

The Tasmanian subspecies of the wedge-tailed eagle (*Aquila audax fleayi*) is listed as **endangered** on the Tasmanian *Threatened Species Protection Act 1995* and Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The species is also a *priority species* under the Tasmanian Regional Forest Agreement.

The Tasmanian wedge-tailed eagle is endemic to the state and is known to occur in all habitats throughout Tasmania (possible vagrant on King Island). The species requires mature forest or forest with some mature characteristics on sheltered sites for nesting and this, combined with territorial behaviour, acts to limit its breeding range and population.

2.1 White-bellied sea-eagle

The Tasmanian white-bellied sea-eagle population is listed as vulnerable under the Tasmanian *Threatened Species Protection Act 1995*. The species usually nests in forest within 5 km of the coast, lakes or large rivers or areas with a complex mosaic of farm dams. While this species will choose mature trees when available, this is not a critical requirement for nesting and the species will also nest on sea cliffs and rock stacks. Nest trees can be on exposed slopes and close to forest boundaries, particularly near water. However, nests likely to be affected by forestry operations will generally have site characteristic similar to those for wedge-tailed eagles.

3. Eagle nests and breeding

3.1 Breeding season, sensitivity to disturbance and management constraint period

The results of nest monitoring indicate that the breeding season can start as early as the beginning of June and can extend into March (Koch et al, 2013; Mooney and Holdsworth, 1991). The start, finish and duration of the breeding season can vary between years.

The sensitivity of breeding pairs to disturbance varies during the breeding season. Sensitivity reaches its peak at the beginning of each phase of the breeding season (i.e. courting/nest lining, egg laying/incubation, hatching and fledging).

The effects of disturbance are cumulative and:

- increase with intensity, proximity and duration of disturbance
- increase when the nest is the focus of disturbance
- are greater if they occur at an elevation above the nest compared to below the nest
- are dependent on timing in relation to the breeding season
- are dependent on individual responses
- may decrease with regularity and predictability.

Birds may desert nests at any stage (i.e. eggs or chicks) if disturbance exceeds a certain threshold. Disturbance does not necessarily have to cause desertion to result in breeding failure, as birds can be kept away from the nest long enough for eggs or young chicks to become chilled and fail to survive. Stress induced by disturbance may also lower the chick's resistance to disease. Nests disturbed in one year may result in the nest not being used in the following year.

It is recommended that forest management constraints are applied from the beginning of July to January inclusive in most years to cover the period during the breeding season when birds are most sensitive to disturbance. This management constraint period takes into account the variability between years in the start of the breeding season.

There may be an extension to the period of management constraint if nest monitoring data collected in November by a trained and accredited planner or specialist indicates that the season is late. If the season is late then management constraints may apply until the end of February.

For more information about the timing of breeding and breeding behaviour see the reports from ongoing nest monitoring work in the references section of this Technical Note.

3.2 Nest site characteristics

Site level characteristics

- Nests are generally found in mature eucalypt forest greater than 27 m in height (i.e. E-3 up to E1 PI-type height class). Forest less than 27m in height (E4) need only be considered suitable nesting habitat if it contains emergent trees greater than 27 m, as is often the case along creek lines. White-bellied sea-eagles can often nest in trees less than 27 m in height (and may nest in non-eucalypt species), particularly where habitat is limited. See [Fauna Technical Note 6](#) for information on the latest version of the [wedge-tailed eagle nesting habitat model](#) for use in nest searches.
- Areas sheltered from the strongest winds (NW and W) are almost always chosen as nesting sites by eagles. Nest site aspects are generally concentrated in the south-eastern half of the compass, though they can be found on other aspects. Local topography has an important influence on shelter and therefore nest site selection. In the absence of significant topographic relief to provide shelter (e.g. some areas in the NW of Tasmania), surrounding vegetation (tree canopies of larger eucalypts) may provide enough shelter for eagles to establish nests.

- Nests are generally sited in large trees on leeward slopes below the height of a ridge. They are generally located halfway up the slope although some may be found down in the gully or on slopes just below a plateau.
- Ground slope is usually less than 35° and site altitude is variable.
- A pair of birds will have just one nest for breeding in any particular season, however they may still line other nests in their territory with fresh material. The spacing of active nests (in one season) between territories (nearest neighbour distance, NND) tends to be fairly regular. Most territories have more than one nest (wedge-tailed eagles up to six or more and sea-eagles rarely more than two) and as a result the likelihood of finding additional nests within 2 km of a known nest is high. This likelihood decreases to very low at about ½ NND then increases again reaching a maximum at around 1 NND from an active nest.
- White-bellied sea-eagle nest spacing ranges between 3 and 8 km but due to the spacing of favourable water bodies there can be large gaps between occupied areas.

Nest tree and nest characteristics

- A nest tree is usually the largest or equal largest in the locality and has large branches that provide a stable support for the nest.
- Nests are usually positioned on the downhill side of the trunk and are usually positioned in the base of the emergent canopy.
- Eagle nests are very large and built low in the canopy of large eucalypts (dead or alive). When in use they are usually about 1.2 m across and 1 m deep (ranging from 0.8 m across and 0.5 m deep, to 3 m across and 3 m deep). Nest material comprises sticks from pencil sized up to 40 mm in diameter. Most sticks are about the thickness of an adult's index finger. The nest often appears as a 'bowl' (early in the season) lined by bark and leaves or a flat platform (late in the season), see pictures of nest examples in Appendix 2.

3.3 Nest age and nest use

Long-term viable nests and territories do not necessarily produce chicks every season. Gaps in production may be due to the high energetic costs associated with producing a chick, a dry season where prey availability is low, or where chicks from previous seasons remain dependent.

It should never be assumed that because a nest was not used in the previous season that it is abandoned. Provided the site characteristics are maintained, there is a reasonable chance that the eagles will re-use the site in future years.

Old nests are generally larger than new nests as new material is added during each breeding season. New nests contain mostly unbleached sticks and are generally smaller in size initially. However some nests remain small throughout their life due to small support structures.

Some nests possess a green stain beneath the nest that extends down the trunk of the tree. This stain results from algae growing on the nutrients leached from droppings (phosphates) or prey remains contained in the nest in moist environments. The extent of the staining does not necessarily indicate nest age, rather that the nest may have been used for breeding at some stage.

Nests that are no longer maintained or have not been used for many years may appear bleached. In moister environments old nests may have little bleaching due to low UV exposure but will have extensive decomposition of the nest base due to rot. Old nests that have not been used for a few years may also lose form and show varying degrees of slumping and disintegration.

Nests lost during a fire event may be rebuilt within a few months if the tree has not suffered structural damage, particularly if there is a history of high productivity at the site in previous breeding seasons.

4. Searches for nests

4.1 Planning surveys

See [Fauna Technical Note 6](#) on the FPA website for information on the latest version of the wedge-tailed eagle nesting habitat model and how this model can be used to plan the area to be searched.

A Raptor Nest Search Form should be completed if a nest search is done and lodged via the FPA notification database (see Appendix 1).

4.2 Survey method

The method selected will depend on the forest type, the experience of searchers and resources available. There are two main methods for searching for potential nest sites:

1. ground searching
2. aerial surveys (rotor wing).

Ground surveys

Searching on foot is particularly suited to drier, more open forests where visibility between trees and into canopies is good. Surveys on foot become less appropriate in thick, wet forests where visibility is poor. Ground searching is recommended for small areas containing less potential habitat (e.g. single coupes) but is less efficient for large areas containing a lot of potential habitat (e.g. large hill slopes in inaccessible river valleys).

Ground searches should not be combined with other work – there are lots of examples of nests being missed when someone has been trying to search for nests while doing another job in the operation area.

Aerial surveys

While fixed-wing aircraft must be used for aerial nest activity checks (see below), helicopters are preferred for nest searches. Helicopters can fly low and slowly enough for trained observers to find nests. Once again, trained eyes are best for this sort of work. It is important to have a very good idea of the areas that need searching. Helicopter time is expensive but can be very efficient for strategically searching a number of coupes or potential operation areas. It is very important that at least one of the observers (the most experienced) acts as a navigator, especially if a nest is located. **Aerial survey work should only be carried out by people trained and accredited by DPIPWE. There should be no helicopters used within 1 km of a known nest during the management constraint period (July–Jan in most years, July–Feb in late season years) unless in emergency situations such as fire fighting or if the nest is known to be inactive.**

Accurate nest locality data is required for planning. If an accurate GPS location cannot be obtained a ground survey may be required to verify the location of a nest found during an aerial search. Ideally, and if necessary, this should be done as soon as practicable after the aerial search while memory of the site is fresh.

5. What to do if a nest is found?

The actions agreed with DPIPWE to ameliorate the impacts of disturbing activities in the proximity of eagles nests are delivered through the [Threatened Fauna Adviser](#). This decision support system is available via the FPA website. You can also seek advice from the FPA Biodiversity Program staff.

The information below is to provide further clarification on what to do if a nest is found.

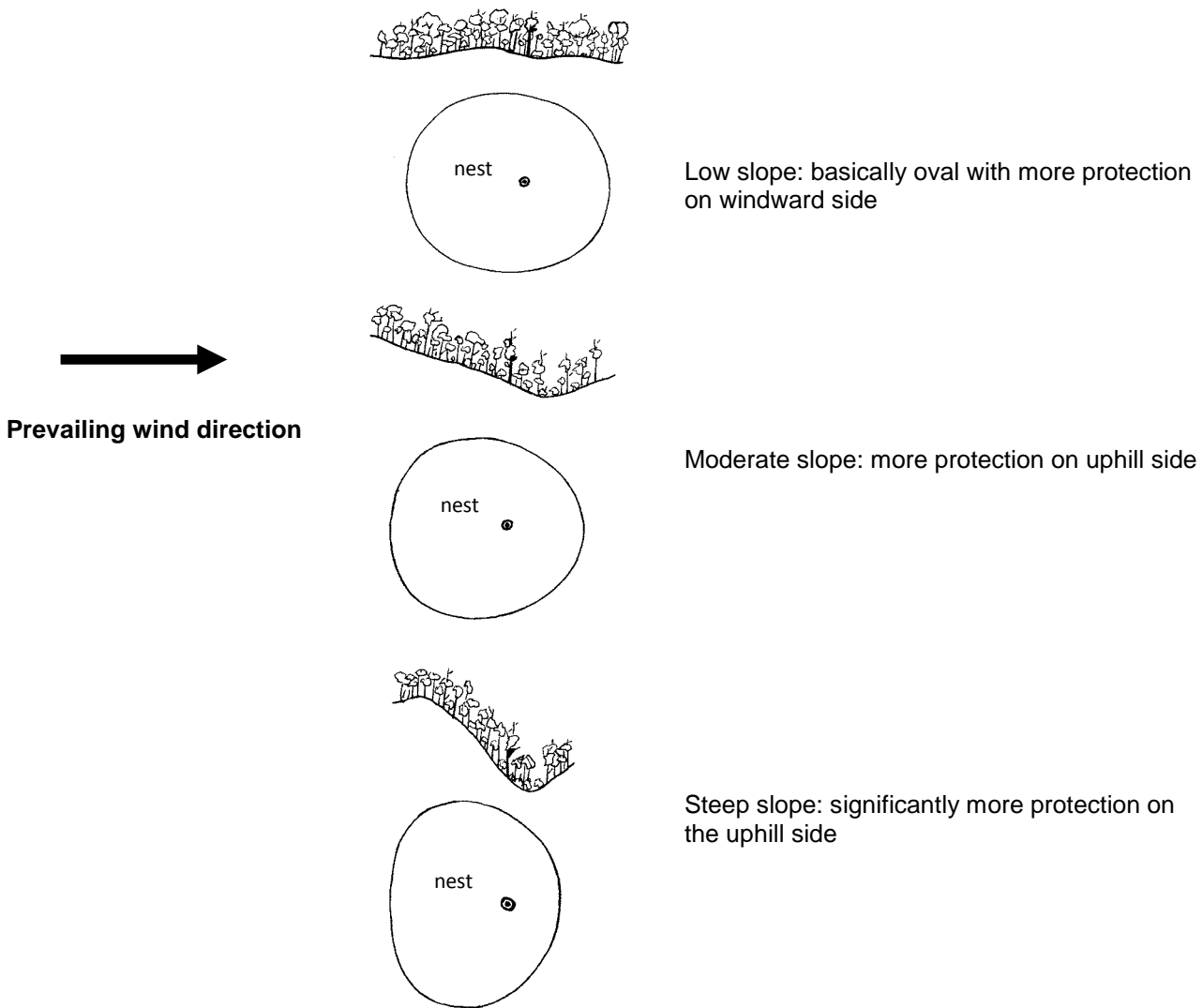
It is extremely important to ensure that nest sites remain undisturbed during the management constraint period, allowing eagles to continue using them in subsequent years. Desertions due to forestry activities or some other land-use activity usually results in subsequent attempts to nest elsewhere in the territory, often in sub standard sites. Thus, it is important to take steps to minimise the risk of nest desertion at all sites.

In general, each nest in a territory is important, whether or not it is active, because nests act as territorial flags and provide birds with alternative nesting sites within their territory.

5.1 Design of nest reserves

The basic requirement for nest protection is a reserve of **no less** than 10 ha (a circle of 360 m diameter or an oval of about 300 m x 400 m) of undisturbed habitat around the nest, concentrated uphill. On slopes, this area should be oval shaped with a long axis up and down the hill and located so the nest is $\frac{2}{3}$ to $\frac{3}{4}$ down the reserve. The steeper the hill, the greater proportion of the reserve needs to be up-slope of the nest tree. An additional buffer surrounding the nest reserve may be beneficial in some circumstances (eg., where the risk of windthrow is high). The canopy height of this additional buffer should be maintained, although it may be partially harvested

The diagrams below indicate the recommended reserve design according to the slope of a typical site.



5.2 Nest Records

Details of a newly discovered eagle nest should be documented on a Raptor Nest Record form with the result of the nest search detailed on a Raptor Nest Search form (see Appendix 1) and submitted to the FPA. New nest records should also be entered into the Natural Values Atlas (NVA, DPIPWE). Once the new information is entered and approved in the NVA it will be reflected on other commonly used databases including the Biodiversity Values Database managed by the FPA.

6. Nest activity assessments

The 'activity' of a nest refers to whether a breeding attempt is underway (e.g. presence of an incubating bird or a chick). Checking the 'activity' of a nest should be avoided to minimise disturbance to breeding activity.

6.1 When is a nest active?

Due to the potential inter-annual variation in the timing of breeding events it is recommended that all known nest sites are considered 'active' during the breeding season unless otherwise confirmed by a specialist. The activity status of the nest will be determined by appropriate FPA Biodiversity Program staff.

As a guide, nest activity may be determined from a number of observations (see Appendix 2):

- Adults or a chick on the nest, although note that adults nearby the nest may simply indicate that the nest is in an occupied territory.
- The presence of green leaves or sticks with leaves attached indicates at the very least that the nest is being maintained (active).
- The presence of prey remains on or around the nest, although an active nest will not always have prey remains as they are regularly visited by scavengers.
- The presence of droppings on or around the nest, including on branches of the nest tree and surrounding vegetation.
- Bleached, grey sticks – particularly on the top of the nest – suggest no recent use, whereas brown, unbleached sticks are fairly recent additions. However some nests may have both bleached and brown sticks if they have been recently refurbished. Recently added brown stick may not be easily observed if only the bowl of the nest has been refurbished.

6.2 When can nest activity be checked?

Activity checks of individual nests may be conducted by trained planners in the second week of November or later.

Although checks of activity have been done routinely in September in the past, recent work suggests that the likelihood of mistakenly identifying a nest site as being 'inactive' during September is high in years when the season starts late (e.g. as in 2008 - 09 & 2014-15). Checks in September should only be undertaken when exceptional circumstances apply.

Very late activity checks (January onwards) should not be undertaken because of the risk of disturbing late stage nestling (two-thirds fledging age) resulting in a premature fledging event. Such disturbance events have been known to cause serious injury or death of late stage nestlings.

6.3 Methods

As with nest searching the method selected will depend on the forest type, the experience of searchers and resources available. There are two main methods for locating and then checking the activity of a known nest:

1. Checking a nest from the ground
2. Aerial checking (using a fixed wing aircraft).

Ground based surveys should only be done for nests that have confirmed locality information, and where a good view into the nest bowl is likely. A maximum of two people are to do the checking. No more than 20 minutes is to be spent within 100 m of a nest to establish if the nest is active and record observations. Noise must be kept to an absolute minimum, there should be no need for any significant noise, especially loud talking etc. Plan to approach the nest from uphill to give the best possibility of observing nest contents. Only approach the nest as closely as you need to make the observations, but go no closer than 50 m. If a bird is observed on the nest or in the immediate area, including circling overhead, leave the nest vicinity immediately (i.e. move at least 500 m away from the nest). A confirmed result of active or

inactive should only be provided when a clear view into the nest bowl is obtained, so the entire nest surface has been assessed and there is no chance that a chick has been overlooked.

Since nest activity checks are done during the breeding season only fixed-wing aircraft should be used in aerial checking. The noise associated with rotor-wing aircraft can impact on breeding eagles. Eagles can become aggressive during the breeding season and this has resulted in mid-air collisions when helicopters are hovering near to a nest site. Fixed-wing aircraft are quieter and can travel over long distances more efficiently.

6.4 Who can undertake a nest activity check?

If a survey for activity is required in September due to exceptional circumstances then such checks should be done by a specialist from the air, unless the FPA decides that the nest can be more easily checked from the ground by a trained planner.

Nest activity checks in November should only be carried out by those who have gained competency in eagle nest searching/activity checking following attendance at a course approved by DPIPW or other DPIPW approved process.

6.5 Procedures to follow when ground checking the activity at a nest during the breeding season

- **Contact the FPA.** If you intend on activity checking nests please contact the FPA eagle specialist to ensure that nest checking is co-ordinated to reduce duplication of nest inspections. The FPA specialist may also have new information relating to a nest that may mean some nests will not require checking.
- **Ensure that you have up to date nest co-ordinates.** Up to date co-ordinates can be downloaded from the Natural Values Atlas <https://www.naturalvaluesatlas.tas.gov.au/>. Nest localities which are unconfirmed should not be assessed during the breeding season.
- **Vantage points must be found outside of the breeding season.** Nests that cannot be clearly seen into should not be ground checked and aerial methods should be considered to reduce the chance of incorrectly assessing nests.
- **Consider adding your nests to the annual aerial nest surveys undertaken by the FPA or DPIPW.** Nests can be checked from the ground with the use of a telescope or good quality binoculars from a suitable vantage point. However, aerial surveys are, in most circumstances, more cost effective, accurate and produce fewer disturbances compared to ground checking methods.
- **Under no circumstances should a search for a nest be conducted if the nest is not visible from a pre-established vantage point.**
- **Activity checks should be conducted in a way that avoids disturbance, following the method given in 6.3.**

7. Minimising disturbance associated with browsing animal management operations

Management actions recommended to ameliorate the impact of forestry activities within 500 m and 1 km line of sight of eagle nests are delivered through the [Threatened Fauna Adviser](#). While roading, harvesting, burning and carting are considered the highest risk activities, actions to avoid nest desertion may also be required for other activities associated with forestry operations (e.g., boundary marking, planting, tree health monitoring and vertebrate browsing control activities). Browsing management activities in particular can result in significant disturbance to a nest site if not carefully considered.

It is recommended that every effort is made to conduct browsing management (within the 500m or 1km line of sight of the operation area) outside of the management constraint period (see 3.1). However, it is acknowledged that pressure from browsing mammals can occur at any time which can result in significant damage to young stock, leading to reforestation failure. Such failures must be avoided as it is costly and generates additional nest site disturbance through the subsequent restoration and rehabilitation efforts.

Table 1 provides avenues for planners to implement browsing management control within 500 m and 1 km line of sight of eagle nests during the breeding season. The aim of the approach is to minimise disturbance to eagles at nests during the day. Nesting eagles are considered to be far less prone to disturbance at night (absolute darkness) while they are roosting and this has been taken into account in the development of these guidelines.

If these guidelines can be applied there is no requirement for planners to contact the FPA before undertaking browsing management activities in the vicinity of eagle nests.

Table 1. Guidelines for conducting browsing management operations during the eagle breeding season*

Browsing Management Activity	Distance from nest					
	<200 m		200 to 500 m		> 500 m	
	NIGHT	DAY	NIGHT	DAY	NIGHT	DAY
Light vehicle access* ²	✓	✓	✓	✓	✓	✓
Browsing monitoring* ³	X	X	✓	2 visits/wk of 0.5 hr max. each	✓	✓
Free feeding/baiting* ⁴	X	X	✓	2 visits/wk of 0.5 hr max. each	✓	✓
Shooting* ⁵	X	X	✓	X	✓	✓
Trapping* ⁶	X	X	X	X	✓	✓

Key

✓ - acceptable activity

X - not acceptable activity

*Note that these guidelines only apply to nest sites with an intact 10ha reserve endorsed by the FPA/DPIPWE. Please contact the FPA for further advice if the nest site does not have an intact reserve.

*² Light vehicle access is defined as a single 4 x 4 utility, a 4 x 4 passenger vehicle or quad bike and should provide access to and from the coupe only. All efforts should be made to avoid stopping a vehicle within 500 m of a nest if in direct line of sight.

*³ Monitoring for browsing damage can be carried out by up to two people at a time but should be limited to the time constraints identified in Table 1 (above).

*⁴ Laying of 'free feed' or baits can be carried out by up to two people at a time but should be limited to the time constraints identified in Table 1 (above).

*⁵ Shooting with rifles can be carried out at a distance greater than 200 m from the nest and at night time (under the cover of complete darkness) only. The use of shot guns during the day and within the defined eagle exclusion zones is not advised due to the noise level.

*⁶ It is recognised that trapping is used in many areas as a primary means of mammal control, however the intensive logistics of setting, monitoring and maintaining traps are complex and difficult to carry out in a manner that will not disturb nesting eagles. Therefore this method is not recommended within eagle nest management exclusion areas.

7.1 Minimising disturbance due to other forest management activities.

Pest control activities (including monitoring and control operations) and other activities associated with the 'growing' of trees are a 'forest practice' and therefore need to follow the eagle nest management recommendations in the [Threatened Fauna Adviser](#), including the need to get advice from the FPA Biodiversity Program staff before undertaking any nest checks or disturbance activities.

Further reading

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- Mooney, NJ and Holdsworth, MC 1991, 'The effects of disturbance on nesting wedge-tailed eagles (*Aquila audax fleayi*) in Tasmania', *Tasforests* 3:15-31.
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- Wiersma, J, Koch A, Livingston, D, Brown, B, Spencer, C, Mooney, N & Munks, S 2009, 'Eagle Nest Monitoring Project – year 1 2007–2008, Establishing monitoring sites and investigating the relationship between nesting success of the Tasmanian wedge-tailed eagle and environmental variables', *Forest Practices Authority Scientific Report 8*, report to Roaring 40s and the Forest Practices Authority.
- Wiersma, J, and A. J. Koch 2012, 'Using surveys of nest characteristics to assess the breeding activity of the Tasmanian wedge-tailed eagle'. *Corella* 36: 38-44.

Publication details

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Forest Practices Authority 2014, 'Eagle nest searching, activity checking and nest management', Fauna Technical Note No. 1, Forest Practices Authority, Hobart

Acknowledgements

Many thanks to Chris Bond, Bernard Plumpton, Vanessa Thompson, and Leigh Walters for providing photos.

Appendix 1. Forms relating to eagle searches and nests (these forms can be accessed via the FPA web-page [HERE](#)).

Appendix 2. Nest attributes to consider during activity assessments



Nest with compressed flat top
(Flat from chick moving on top in past year)



Nest bowl
(Dished surface. Evident by chick sitting low in nest)



Nest with lining, whitewash and chick



Brown leaves and whitewash
(Obvious addition of leaves and whitewash)



Recently added green leaves
(Recent addition of leaves and some whitewash)



Nest partly or mostly bleached
(No brown sticks, green leaching present)

Document Summary Information

Document name	Fauna Technical Note No.1: Eagle nest searching, activity checking and nest management
Version	2.9
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Owner	Jason Wiersma
Author(s)	Jason Wiersma (with input from Tim Leaman, Amy Koch and Sarah Munks). Based on an earlier version by Nick Mooney
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Release Approved by	Board of the FPA
Release status	Endorsed

Version Control

Version	Date	Author(s)	Summary of changes
2	July 2009	Biodiversity Section Staff	Document previously available on FPA website revised, including creation of new nest activity assessment form and addition of nest example photographs. Previous revisions pre-date document control.
2.1	Feb 2011	Nina Roberts	Two additional photos and diagrams added to final page to illustrate difference between nest bowl and flat top nests. The addition of document control information. The wording of this document is otherwise identical to that approved by the FPA Biodiversity Manager in early 2010.
2.2	June 2012	Biodiversity Staff	2.1 edited (5.5, page 8) to clarify the action that should be taken when a nest is found during searching. Year taken off form.
2.3	May 2013	Jason Wiersma and Tim Leaman	Major restructure and removal of excess information to bring it back to basic technical instructions. Addition of browsing management operations section. Comments from V.Thompson and other FPOs taken into account.
2.4	July 2014	Sarah Munks	Major edit of 2.3 to ensure consistent with Threatened Fauna Adviser recommendations.
2.5	August 2014	Sarah Munks	Submitted to Board. Minor edit to clarify difference between management constraint period and breeding season in response to comment by I.Whyte. Minor edits following review by Jason Wiersma. Authorship made clear in document control table. Draft circulated to FPOs as 2014/156781 pending FPAC advice to the Board.
2.6	September 2014	Sarah Munks and Chris Grove	New trim ref and draft uploaded to website.
2.7	February 2015	Sarah Munks, Amy Koch, Jason Wiersma	Received comments from FPAC. Edits made to address FPAC comments (2014/216784). Some additional final draft minor edits made by JW and AK to structure and to clarify/simplify.
2.8	March 2015	Anne Chuter, Jason Wiersma,	Edits made to address FPAC sub-committee comments.

		Sarah Munks and Amy Koch	Edit to nest attributes photo page. Removal of nest record, search and activity forms from Appendix 1. These forms are now a word version available via the FPA webpage (biodiversity evaluation page). A hyperlink will be added at Appendix 1 when this Technical Note is endorsed.
2.9	May 2015	Amy Koch	Changes endorsed by the Board. Minor changes to document control as a result.

Stages required for release outside FPA

Category of advice (A1, A2, B1, B2, B3 or C):		A2
Stages	Required/not required	Completed (date)
Specialist	Required	8/2014
Line Manager	Required	5/2015
Peer/FPO/stakeholder review	Required	8/2014
CFPO	Required	5/15
FPAC	As required by the Board	5/15
Board	Required	5/15

SPECIES MANAGEMENT PROFILE

Aquila audax subsp. fleayi Tasmanian Wedge-tailed Eagle

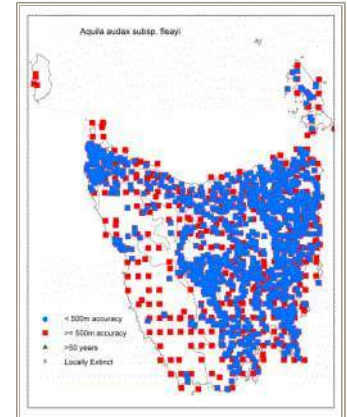
Group: Chordata (vertebrates), Aves (birds), Falconiformes (raptors, birds of prey), Accipitridae (raptor, hawk, eagle, buzzard, harrier, kite,)

Status: *Threatened Species Protection Act 1995:* **endangered**
Environment Protection and Biodiversity Conservation Act 1999: **Endangered**

Endemic Status: Found only in Tasmania



The Wedge-tailed Eagle subspecies *Aquila audax fleayi* occurs only in Tasmania, and is distinguished by its size (being Australia's largest bird of prey) and wedge-shaped tail. It kills and scavenges on animals including reptiles, birds and mammals, across a wide range of habitats, from the coast to highland areas. It defends a large territory, nesting in patches of mature forests with sheltered aspects throughout Tasmania (including large offshore islands). The total adult population has been estimated as less than 1000 birds. Principal threats include loss of nesting habitat, nest disturbance, collisions (with artificial structures, vehicles and aircraft), electrocution and persecution. While individual responses vary, disturbance occurring even many hundreds of metres away can cause breeding birds to temporarily leave eggs or chicks at risk, or even to desert their nest site for years. Disturbances involving visible people or helicopters can be particularly serious. Population numbers may increase if nest protection is more effective and unnatural mortality rates reduced.



Key Points

- **Important:** Is this species in your area? Do you need a permit? Ensure you've covered all the issues by checking the Planning Ahead page.
- **Important:** Different threatened species may have different requirements. For any activity you are considering, read the Activity Advice pages for background information and important advice about managing around the needs of multiple threatened species.

Habitat

- 'Habitat' refers to both known habitat for the species (i.e. in or near habitat where the species has been recorded) and potential habitat (i.e. areas of habitat with appropriate characteristics for the species and within the species' potential range which have not yet been surveyed).
- If in doubt about whether a site represents potential habitat for this species, contact the Threatened Species Section for further advice.
- The known range of Tasmania's Wedge-tailed Eagle includes the whole of mainland Tasmania from the coast to the Central Highlands, and many of the larger offshore islands.
- Nesting habitat includes the following elements: patches of mature (including old-growth) forest, or forest with mature/old-growth elements, normally greater than 10 ha in area; nest trees usually tall (25-75 m), large and robust mature eucalypts, generally taller than the canopy; nests are often constructed in the tallest and largest tree at a site, and usually located within the canopy even when the nest tree is taller; nests typically occur on the lee (sheltered) aspect of the site (or where hills shelter an otherwise exposed site), with the nest situated below the ridge level for protection from prevailing winds. Less typical habitat may sometimes be used (e.g. where the habitat has been much modified) where food is readily available.

What to avoid

- Disturbance (visible, or extreme audible) to a nesting eagle - this can result in the death of eggs or chicks, through exposure to cold, heat or predation while adults are absent - including:
 - people or loud machinery too near the nest during the breeding season ('too near' can be many hundreds of metres if in direct line of sight of the nest);
 - residential development near nesting habitat; and
 - investigating nests during the breeding season.
- Removal of nest trees or surrounding vegetation (the same nest may be used intermittently over decades)
- Risks of collisions with tall structures where the structure is difficult for an eagle to perceive in flight (e.g. power lines, horizontal axis wind turbines, guy wires).

Breeding season and levels of disturbance

- The majority of Wedge-tailed Eagle breeding activity typically occurs between August and January, but this varies between eagle pairs and from year to year. The breeding season includes the highly sensitive courting period, when birds are at or near the nest assessing levels of disturbance and nest suitability just prior to laying; this courting period most often occurs in July, but may begin with nest lining in June. In some years chicks will not fledge until as late as March, with disturbance prior to this event potentially causing young birds to attempt to fly before they are fully fledged.
- The Threatened Species Section may be able to assist with the lining of the current season.
- If a nesting eagle perceives a disturbance as a threat, even from hundreds of metres away, it may leave its eggs or chicks at

risk of cold, heat and predation. It may desert its nest site for years and long after the disturbance has ceased.

- A disturbance is more likely to disrupt breeding if: visible; louder; more intense; closer (either vertically or horizontally); over a longer period; more frequent; across a larger area; earlier in the breeding season; above the nest; people are visible; people are looking towards the nest; during the day; helicopters are involved; during extreme weather.
- Wedge-tailed eagles vary in their tolerance levels, and some may eventually nest in areas near certain levels of regular disturbance after some months or years spent assessing an area. However, a small additional disturbance may then be 'the straw that breaks the camel's back', i.e. enough to disrupt breeding, sometimes for years.
- Eagles are more tolerant of ongoing disturbance that began in an area before they started nesting, than they are of disturbance that is introduced once they are nesting.

Surveying

Key	Survey reliability more info
M	Peak survey period
M	Potential survey period
M	Non-survey period

To ensure you follow the law - check whether your survey requires a permit. Always report any new records to the Natural Values Atlas, or send the information direct to the Threatened Species Section. Refer to the Activity Advice: Surveying page for background information.

<i>Aquila audax fleayi</i>	Spring						Summer						Autumn				Winter							
Wedge-tailed Eagle nests	S	S	O	O	N	N	D	D	J	J	F	F	M	M	A	A	M	M	J	J	J	J	A	A

- The Natural Values Atlas holds location records for all reported Wedge-tailed Eagle nests.
- Survey for Wedge-tailed Eagle nest sites requires targeted searching of potential nesting habitat, outside the breeding season, which may vary in timing. See Key Points: Breeding Season and Levels of Disturbance, above, for more information.
- An eagle nest is constructed of sticks (mostly about the diameter of a human finger) and lined with bark. The nest normally measures 1 - 3 m across and 0.5 - 3 m deep, usually in a flat, robust fork close to the tree trunk, within the forest canopy and away from the ground slope. The nest tree is typically the tallest, largest tree in the area, with few branches near the ground
- Even if a nest is in poor condition or can no longer be found, its use in the past indicates that the site contains the essential suitable elements and may be returned to in future years.
- Results from previous surveys may not remain valid long-term. A new nest site may be established at the start of a breeding season, so a survey needs to be timed carefully in relation to a scheduled activity.
- To accurately assess whether a nest is in line of sight of an activity - seek expert advice. For long-term activities, do not depend on objects such as trees (which may fall, burn or be cut down) to block line of sight.
- Seek expert advice on whether a nest is being used during any one breeding season. An eagle nest may not be used for consecutive breeding seasons, and may be returned to even after many breeding seasons without use. A survey to check whether a nest is being used can easily disrupt breeding. Furthermore, eggs, chicks and other signs of nest activity can be difficult to detect by inexperienced surveyors.
- Important! Nest searches and surveys can easily disturb nesting birds, resulting in the death of eggs or chicks through cold or predation while adults are absent. To avoid this, nest searches and surveys must be carefully planned, and should only be carried out at the right time of year, by personnel with appropriate training.
- Seek further advice from the Threatened Species Section.

Helping the species

- To recognise the Wedge-tailed Eagle - learn to identify it in flight, and to distinguish adult birds (dark sooty-brown plumage) from immature birds (lighter tawny brown with a blond nape to the neck). Females are noticeably larger than males.
- To improve the chances of detecting, and thereby avoiding disturbance to, nesting Wedge-tailed Eagles in an area - learn to identify the typical signs of a nesting pair: aerial courtship displays (beginning in June), calls, and frequent sightings of pairs of birds in a particular location.
- To confirm whether Wedge-tailed Eagles are nesting in an area, without causing disturbance - organise a formal survey at the appropriate time of year by someone with appropriate training.
- To avoid disturbing nesting birds, which can lead to death of eggs or chicks - do not approach a potential nest site during the breeding season.
- Important! Always report any observations of Wedge-tailed Eagle nests to the DPIPWE Natural Values Atlas, or else provide the data direct to the Threatened Species Section. Records stored on the NVA are a permanent record and are accessible to other people interested in this species.
- Consider the needs of the whole habitat. Preserving a threatened species' habitat is the best way to manage both the species and the environment in which it lives.
- For advice if you find an injured eagle - contact DPIPWE Orphaned and Injured Wildlife on 03 6165 4305 or the Wildlife Incidents Hotline 1300 827 727. Specialist carers and rehabilitation facilities are located around Tasmania. Extreme care must be taken to ensure your own safety from an injured eagle. Do not touch the talons as they can inflict serious injury. Injured birds should be kept quiet and safe. Cover the bird with a towel, blanket, etc.
- To reduce risk of repeated eagle deaths - report deaths of eagles (or of any other native birds, including waterfowl) found beneath power lines or poles, to Aurora Energy 1300 13 2007. Where other structures appear to be responsible, report this to the Threatened Species Section. Provide the date, time and location of the discovery (including the identification number of any nearby powerpole), with your contact details and photographs where possible. Special adaptors may be installed to prevent future incidents of electrocution and collision.
- Some eagles are still intentionally shot each year. To reduce future eagle deaths through illegal shooting and poisoning - if you have any information on persecutions, please contact the Threatened Species Section. Information can be kept

confidentially injuring or killing eagles can incur large fines.

- For long-term protection of eagles on private land - consider protection of nesting and other habitat through a vegetation management agreement or conservation covenant. A number of reserves and wildlife priority areas are in place for this species, which may be nearby or on your property boundary. These could be extended with your help. Linking properties to form large corridors of native bush and establishing Bushcare or Land for Wildlife networks can help reduce habitat fragmentation. See the DPIPW Private Land Conservation Program for more details.
- See the Wedge-tailed Eagle Recovery Plan for a full list of conservation management actions for this species.

Cutting or clearing trees or vegetation

- To reduce the potential for disrupting breeding - avoid noise or visual disturbance (e.g. removal of vegetation) within potential view or earshot of an eagle nest during the breeding season. See Key Points: Breeding Season and Levels of Disturbance, above, for more information. Survey potential nesting habitat for nests before such activities, at the appropriate time of year.
- To avoid loss of the elements important for a nest site, e.g. windbreaks, buffers from disturbance and potential future nest trees - maintain a large patch of relatively undisturbed forest around a nest, or habitat potentially containing a nest. A forest buffer of at least several hundred metres is especially important for shelter from prevailing winds, and this buffer should be wider on the uphill side. The larger the buffer, the greater the likely longevity of the nest and the more chicks are likely to be fledged there.
- Even if a nest is in poor condition or can no longer be found, its use in the past indicates that the site contains the essential elements for nesting and may be returned to in future years.
- To avoid additional loss of nesting habitat - do not cut or clear vegetation in or around a nest site even if the nest cannot be found.

Burning

- To avoid disruption to breeding - do not burn near a nest during the breeding season. See Key Points: Breeding Season and Levels of Disturbance, above, for more information. Survey potential nesting habitat for nests before such activities, at the appropriate time of year.

Agriculture

- To reduce the potential for disrupting breeding - do not create noise or visual disturbance (e.g. shooting, approaching on foot) within potential view or earshot of an eagle nest during the breeding season. See Key Points: Breeding Season and Levels of Disturbance, above, for more information. Survey potential nesting habitat for nests before such activities, at the appropriate time of year.
- While all disturbance near nests should be avoided during the breeding season to minimise the potential for disrupting breeding, note that approaches within vehicles (especially if the vehicle does not stop) are less likely to disrupt breeding than approaches at similar distances where the vehicle stops and people are visible.
- A high proportion of Tasmania's Wedge-Tailed Eagles' nests are on private land.
- If managing stock losses where eagles are involved, see Eagles on the Farm and/or contact the Threatened Species Section.
- To reduce future eagle deaths through illegal shooting and poisoning - if you have any information on persecutions please contact the Threatened Species Section. Information can be kept confidential. Intentionally injuring or killing eagles can incur large fines.

Construction

- To reduce the potential for disrupting breeding - do not create noise or visual disturbance (e.g. construction activities) within potential view or earshot of an eagle nest during the breeding season (see above - Key Points: Breeding Season and Levels of Disturbance). Survey potential nesting habitat for nests before such activities, at the appropriate time of year.
- To avoid disrupting breeding - do not construct developments which could result in future disturbance near a nest or potential nesting habitat during the breeding season.
- Wind turbines spinning on a horizontal axis, being difficult to see and moving deceptively fast, can cause death by collision to Wedge-tailed Eagles. Vertical axis turbines, being easier to see, may present less of a risk.
- To reduce risk of death by collision - do not place wind turbines and other difficult-to-see structures in areas where eagles commonly fly. Consider using vertical axis turbines.
- To reduce risk of death by collision - place markers or deterrents on difficult-to-see structures, especially where they may cross flight paths and where deaths have previously been reported. Aurora may install special devices to power lines to make them more visible in areas where deaths have previously been reported.
- To reduce risk of death by roadkill (when eagles are feeding on other roadkilled prey) - design roads to reduce roadkill risks (e.g. optimise chances for motorists to detect animals on the road in time to avoid them), and regularly remove other roadkill from roadsides.
- For further guidance on reducing risk of death by electrocution or collision - contact the Threatened Species Section or Aurora Energy on 1300 13 2007 and request to speak to an environmental advisor.
- To reduce risk of repeated deaths - report dead eagles or any dead native birds including waterfowl beneath power lines or poles to Aurora Energy on 1300 13 2007, or where other structures appear to be responsible, to the Threatened Species Section. Provide the date, time and location of the discovery, with your contact details and photographs where possible. Special adaptors may be installed to prevent future incidents of electrocution and collision.

Subdivision

- To reduce the potential for disrupting breeding - do not create noise or visual disturbance (e.g. construction activities) within potential view or earshot of an eagle nest, during the breeding season. See Key Points: Breeding Season and Levels of Disturbance, above, for more information. Survey potential nesting habitat for nests before such activities, at the appropriate time of year.
- Remember - the consequences of subdivisions, including the activities of residents and their pets, can create potential

disturbances to eagle breeding well beyond the footprint of the subdivided property.

- To avoid disrupting breeding - do not create subdivisions which could result in future disturbance near a nest or potential nesting habitat during the breeding season.
- To minimise risks to breeding associated with a subdivision - develop a nest management plan for potentially disturbing activities (e.g. walking, dirt-biking, wood-cutting) in the vicinity of nesting eagles.

Earthworks

- To reduce the potential for disruption to breeding - do not create noise or visual disturbance (e.g. earthworks, blasting) within potential view or earshot of an eagle nest. See Key Points: Breeding Season and Levels of Disturbance, above, for more information. Survey potential nesting habitat for nests before such activities, at the appropriate time of year.

Aircraft

- Breeding Wedge-tailed Eagles are particularly sensitive to aircraft approaching the nest, even if the aircraft remains many hundreds of metres away. Helicopters are perceived as a greater threat than fixed wing aircraft, and may be attacked by eagles, risking both eagle and aircraft. See Key Points: Breeding Season and Levels of Disturbance, above, for more information.
- To avoid disruptions to breeding and risks to aircraft - pilots can download eagle nest records from the Natural Values Atlas and avoid flying near these areas, especially during the breeding season.
- To effectively avoid disturbing eagle nests - operate aircraft off-shore and over other unsuitable nesting habitat as much as possible, and do not circle round or hover near eagles or potential nests. Note that some National Parks provide specific guidelines (e.g. Freycinet National Park Pilot Guidelines).
- To avoid collisions if flying over nesting habitat during the breeding season is unavoidable - fly as high, swiftly and directly over the area as possible, learn to recognise aggressive behaviour and be on the lookout for warning signs while flying.
- To avoid disrupting newly established nests - regularly update your eagle nest records from the Natural Values Atlas, and report any suspected nests observed when flying to the Threatened Species Section.
- For further guidance - contact the Threatened Species Section.

Use of chemicals

- Agricultural chemicals such as rodenticides, insecticides and herbicides can often kill eagles and other birds of prey, as it is difficult to control which animals take baits or feed on poisoned carcasses.
- To prevent direct poisoning of birds - do not use poisons to which eagles are sensitive, such as Pindone, in nesting and foraging habitat.
- To prevent secondary poisoning of birds - avoid using single-dose rat poisons in nesting and foraging habitat.

Recreation

- To reduce the potential for disrupting breeding - do not create noise or visual disturbance within potential view or earshot of an eagle nest. Disturbances where people are visible are especially disruptive. See Key Points: Breeding Season and Levels of Disturbance, above, for more information. Survey potential nesting habitat for nests before such activities, at the appropriate time of year.
 - To avoid disrupting breeding - if you observe a potential nest site, report the observation to the Threatened Species Section and, where possible, to the property owner or land manager. If the observation is during the breeding season, leave the area swiftly and quietly.
 - In Tasmania, photography of nesting eagles can easily disturb the breeding birds, and cause nest desertion.
 - To avoid disruption to nesting birds by bushwalkers and cyclists - plan tracks and campsites far from eagle nests. Survey potential nesting habitat for nests before such activities, at the appropriate time of year. Include features which discourage visitors from travelling off-road towards nests.
 - Racing in natural areas (e.g. cross-country running, cycling) has a high potential to disturb any eagles breeding near the route, due to the number and noise of race participants and observers (especially if including helicopters).
 - To avoid disruption to breeding from a race occurring during the breeding season - design the race route far from eagle nests and habitat potentially containing an eagle nest.

Further information

Check also for listing statement or notesheet pdf above (below the species image).

Recovery Plan

Eagle nest occupancy checks 2013

How to obtain current eagle nest location data

Cite as: Threatened Species Section (2020). *Aquila audax subsp. fleayi (Tasmanian Wedge-tailed Eagle): Species Management Profile for Tasmania's Threatened Species Link*. <https://www.threatenedspecieslink.tas.gov.au/Pages/Wedge-tailed-Eagle.aspx>. Department of Primary Industries, Parks, Water and Environment, Tasmania. Accessed on 5/11/2020.

Contact details: Threatened Species Section, Department of Primary Industries, Parks, Water and Environment, GPO Box 44, Hobart, Tasmania, Australia, 7001. Phone (1300 368 550).

Permit: A permit is required under the Tasmanian *Threatened Species Protection Act 1995* to 'take' (which includes kill, injure, catch, damage, destroy and collect), keep, trade in or process any specimen or products of a listed species. Additional permits may also be required under other Acts or regulations to take, disturb or interfere with any form of wildlife or its products, (e.g. dens, nests, burrows). This may also depend on the tenure of the land and other agreements relating to its management.



DEPARTMENT OF PRIMARY INDUSTRIES AND WATER

Threatened Tasmanian Eagles



Recovery Plan 2006 - 2010



Australian Government



Tasmania

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Cover photograph: Tasmanian Wedge-tailed Eagles (*Aquila audax fleayi*) juvenile male (front) and adult female on nest. © W. E. Brown and White-bellied Sea-eagle (*Haliaeetus leucogaster*) by Nick Mooney.

The listing status of all threatened species referred to in this recovery plan were correct at the time of publication.

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DISCLAIMER

This recovery plan has been prepared under the provisions of both the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and the Tasmanian *Threatened Species Protection Act 1995* (TSP Act). While it includes two species of threatened raptor, adoption as a national recovery plan under the EPBC Act refers only to the Wedge-tailed Eagle.

Abbreviations

Wte	Wedge-tailed Eagle	Wbse	White-bellied Sea-eagle
PFRP	Private Forests Reserves Program	FPB	Forest Practices Board
NRM region	Natural Resource Management Region	DPIW	Department of Primary Industries and Water, Tasmania
TSS	Threatened Species Section, RMC, DPIW	DPIWE	Department of Primary Industries, Water and Environment, Tasmania
RMC	Resource Management & Conservation	SAC	Scientific Advisory Committee
		WEB	Author Bill Brown

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SUMMARY

This recovery plan for threatened Tasmanian eagles covers two species, the Wedge-tailed Eagle and the White-bellied Sea-eagle.

Current Species Status

Wedge-tailed Eagle (*Aquila audax fleayi*)

Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>	Endangered
Tasmanian <i>Threatened Species Protection Act 1995</i>	endangered

Aquila audax fleayi (Condon and Amadon 1954), the Tasmanian Wedge-tailed Eagle, is endemic to the State and is known to occur in all habitats throughout Tasmania (vagrant on King Island). However, the species requires old-growth forest on sheltered sites for nesting and this, combined with territorial behaviour act to limit its breeding range and potential. The size of the population is estimated at between 1000 and 1500 individuals. A population decline is inferred due to loss of nesting habitat, nest disturbance from land clearance and other inappropriate land management practices and from unnatural mortality, including persecution. Available data indicate a high proportion of inactive nests and elevated adult mortality leading to a reduction in the mean age of the population and a subsequent reduction in breeding success.

White-bellied Sea-eagle (*Haliaeetus leucogaster*)

Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>	Migratory
Tasmanian <i>Threatened Species Protection Act 1995</i>	vulnerable

Haliaeetus leucogaster (Gmelin 1788) the White-bellied Sea-eagle is distributed around the coastal perimeter and inland lakes of Tasmania. It is also distributed around the coastal perimeter of mainland Australia and extends into the interior along major river systems subject to water availability. It is also found in coastal areas from Papua New Guinea through South East Asia to India and southern China. The population in Tasmania is non-migratory and its size is estimated at less than 1000 individuals. It generally breeds within five kilometres of open water. Prime nesting habitat is found along major estuaries where residential and industrial development is concentrated, thus placing the species under pressure from habitat loss and disturbance. This species is also threatened by unnatural mortality (including persecution). Additional threats arise from recreational use of the coastal zone, from marine pollution and debris, which can cause entanglement.

Habitat Requirements and Limiting Factors

Both species have specific nesting requirements, particularly the Wedge-tailed Eagle. The Wedge-tailed Eagle requires intact mature forest situated on aspects that are sheltered from prevailing strong winds. The White-bellied Sea-eagle requires nesting sites within five kilometres of the coast or open water bodies. In each case the sites need to be relatively free from disturbance.

Overall Recovery Objective

To increase the breeding success of both eagle species by protecting nesting habitat from destruction, modification and disturbance and by minimising both the modification of foraging habitat and the occurrence of human-related mortality with the ultimate goal of an increase in the population size and stability of both species.

Specific Objectives

1. Increase the effectiveness of predictive nesting habitat models for application State-wide.
2. Increase the proportion and number of nests found prior to (rather than during) development on all tenures, including, but not restricted to forestry operations and land clearance.
3. Reduce the proportion of nests subject to disturbance.
4. Identify human-induced causes of breeding failure and mitigate against such causes.
5. Increase breeding success.
6. Increase the number and/or density of active territories.
7. Develop and apply protocols for effective eagle management during all land development.
8. Monitor the implementation and effectiveness of management prescriptions.
9. Implement prescriptive nest reserves for conserving nesting habitat.
10. Identify new threats and implement strategies for their mitigation.
11. Reduce the occurrence of eagle mortalities and injuries (in number and proportion), particularly those attributable to human activities.
12. Engage the electricity industry in reducing the proportion of eagle collisions and electrocutions.
13. Respond to inquiries for information on eagle management by affected interests and the public.
14. Undertake research into eagle biology that targets improved species management.

Performance Criteria

1. Demonstrate the effectiveness of predictive habitat models for regional application.
2. Demonstrate an increase in the proportion and number of nests found prior to land development on all tenures.
3. Demonstrate a reduction in the proportion of nests subject to disturbance.
4. Demonstrate an increase in breeding success.
5. Demonstrate an increase in the number or density of active territories.
6. Implement protocols for effective eagle management during all land development.
7. Demonstrate the effective implementation of prescriptive nest reserves for conserving nesting habitat.
8. Identify new threats and implement strategies for their mitigation.
9. Demonstrate a reduction in the occurrence of eagle mortalities and injuries (in number and proportion), particularly those attributable to human activities.
10. Identify human-induced causes of breeding failure and demonstrate effective mitigation against such causes.
11. Demonstrate an active role by the electricity industry in reducing the proportion of eagle collisions and electrocutions.
12. Respond to inquiries for information on eagle management by affected interests and the public.
13. Publish the results of research and management in a refereed scientific journal.

Actions Needed

1. Strategic Planning

- Develop and Facilitate the Application of Predictive Habitat Models
- Map and Search Strategic Areas of Habitat
- Search for Nests Prior to Disturbance on all Land Tenures
- Identify New Threats and Mitigation Measures Required

2. Habitat Protection

- Protect all Nests on all Land Tenures
- Review and Update Nest Management Prescriptions
- Develop Protocols for Eagle Management Applicable to all Land Development

3. Monitoring

- Maintain and Develop Databases
- Monitor Reports of Mortality and Injury
- Survey Breeding Success
- Monitor the Impacts of Development

4. Mitigation

- Facilitate Mitigation Measures for Mortalities and Injuries
- Reduce Bird Mortality on Electrical Infrastructure

5. Education and Extension

- Promote Eagle Conservation
- Recover and Rehabilitate Injured Eagles

6. Research

- Assess the Effectiveness of Current Management Prescriptions
- Analyse and Prepare Data on Eagle Biology and Management for Publication
- Investigate Eagle Breeding Dynamics

Estimated Cost of Recovery

Actions	Cost estimate	Timeframe	NRM Region
Strategic Planning			
Develop Predictive Habitat Models	\$63,000	Year1-Year 5	State wide
Map and Search Habitat	\$42,000	Year1-Year 5	State wide
Search for Nests	\$33,000	Year1-Year 5	State wide
Identify New Threats	\$10,500	Year1-Year 5	State wide
Habitat Protection			
Protect all Nests	\$49,000	Year1-Year 5	State wide
Review and Update Nest Management Prescriptions	\$31,000	Year1-Year 5	State wide
Develop Protocols for Eagle Management	\$51,000	Year1-Year 5	State wide
Monitoring			
Maintain and Develop Databases	\$51,000	Year1-Year 5	State wide
Monitor Reports of Mortality and Injury	\$13,000	Year1-Year 5	State wide
Survey Breeding Success	\$54,900	Year1-Year 5	State wide
Monitor the Impacts of Development	\$13,000	Year1-Year 5	State wide
Mitigation			
Mitigation of Mortalities and Injuries	\$13,000	Year1-Year 5	State wide
Reduce Eagle Mortality on Electrical Infrastructure	\$25,000	Year1-Year 5	State wide
Education and Extension			
Promote Eagle Conservation	\$26,000	Year1-Year 5	State wide
Recover and Rehabilitate Injured Eagles	\$13,000	Year1-Year 5	State wide
Research			
Current Management Prescriptions	\$53,000	Year1-Year 5	State wide
Analyse and Prepare Data for Publication	\$37,000	Year1-Year 5	State wide
Investigate Eagle Breeding Dynamics	\$53,000	Year1-Year 5	State wide

SPECIES INFORMATION AND GENERAL REQUIREMENTS

Species Descriptions

Brief species descriptions are given in Background Documentation: Threatened Tasmanian Eagles.

This Fauna Recovery Plan covers two species the Tasmanian subspecies of the Wedge-tailed Eagle, *Aquila audax fleayi* (Condon and Amadon, 1954), and the White-bellied Sea-eagle, *Haliaeetus leucogaster* (Gmelin, 1788).

Life History and Ecology

Aspects of the life history and ecology of both eagle species can be found in the Background Documentation for the Threatened Tasmanian Eagles Recovery Plan.

Previous Recovery Actions

There have been two previous recovery plans prepared and implemented for the Tasmanian Wedge-tailed Eagle viz., Gaffney & Mooney (1992) and Bell & Mooney (1999). The results of the implementation of the former plans are given in Gaffney (1993), Gaffney (1994), and Bell & Mooney (1999). The results of the implementation of the current recovery plan (1998-2003, Bell & Mooney, 1999) are provided in summary below and in detail in Background Information for the Fauna Recovery Plan: Threatened Tasmanian Eagles ([hyperlink](#)). Although the White-bellied Sea-eagle has not been the subject of a recovery plan, the nests of this species have been managed by the Nature Conservation Branch (now Biodiversity Conservation Branch) and the Forest Practices Authority with the same prescriptive measures as for Wedge-tailed Eagles, in part because the species sometimes compete for the same nests and in part because they share many aspects of breeding and conservation biology. In view of the recent listing of the White-bellied Sea-eagle under the Tasmanian *Threatened Species Protection Act 1995* as vulnerable and the similarities in management of both Tasmanian eagles, it has been decided to combine the two species within this recovery plan.

Implementation of the Wedge-tailed Eagle Recovery Plan 1998-2003

The Wedge-tailed Eagle Recovery Team (Appendix 1) oversaw the implementation of the first three years (2000 to 2003) of Wedge-tailed Eagle Recovery Plan 1998-2003. In late 2003 the recovery team was reformed and will now be known as the Threatened Eagle Recovery Team (Appendix 1), incorporating management of the vulnerable White-bellied Sea-eagle in its duties.

A predictive habitat model has been tested and successfully applied to the strategic location of nests in the Bass Forestry District and in consultancies to the forest industry. The model has also been applied to the location of nests in the vicinity of major industrial developments. Further development is required to ensure regional application. The model may be used to produce maps of potential habitat.

Since the commencement of the Recovery Plan (1998-2003) in May 2000 and up to December 2003, a total of 367 new nests have been found. There has been a progressive increase in the number of nests found prior to land development with a subsequent decrease in the number of nests located during disturbance. The forest industry has adopted the practice of using helicopters in the search of potential habitat. The Project Officer has provided training in this technique for at least 20 forest industry employees.

The vast majority of known nests occur on State Forest and private property, 47.8% and 42.7%, respectively. This is partly due to the majority of suitable eagle habitat occurring on State Forest and private land but also due to the majority of nest site searches conducted as a result of forestry activities.

The Project Officer regularly provides advice to the forest industry, developers and councils on the management of eagles. Three training seminars have been developed and presented to the forest industry on general eagle ecology, nest searching techniques and nest activity assessment.

Nine eagle nests have been secured by conservation covenant through the Private Forest Reserves Program. An additional four areas containing former nest sites have also been protected under this program. The reserves will be managed for a range of conservation values.

In the assessment of the security of nest reserves a number of management issues requiring attention were identified. These include but are not confined to use and maintenance of roads, recreational activities and firewood cutting.

All nests, located in areas subject to forestry operations, are protected in reserves. These reserves are designed during the preparation of Forest Practices Plans and are endorsed by Forest Practices Authority zoologists and TSS. The forest industry maintains databases on nest locations and reserve system.

Substantial monitoring of breeding success was conducted in the years 2000-2002. The data suggest a large proportion of territories is not occupied but that the success rate of active nests is consistent. Training provided to the forest industry has allowed the industry to assess the activity of nests and has contributed to the knowledge of breeding success.

Assessment of abundance has been found to be more effective by extrapolation from nest occupancy than from road counts. The total population for Tasmania is estimated at between 1000 and 1500 birds, derived from approximately 426 territories and a theoretical contribution of non-breeding birds of 50% to the population. The population range is calculated from the apparent territory occupancy of 54.75% and maximum territory occupancy of 90.0%.

Nest management prescriptions are continually reviewed, and as improved methods are developed they are recommended to the Forest Practices Authority for delivery via the Threatened Fauna Adviser. Protocols have been developed for the management of nests during industrial developments, some of which have been incorporated into guidelines and protocols. Prescriptions have also been developed for inclusion in the Operations Plans component of conservation covenants.

Eagle conservation issues have been actively promoted to landowners and the general public through brochures, public talks, field days, newspaper articles, television stories and Threatened Species Day.

Reports of eagle mortality and injuries have been actively investigated and information entered into a specifically designed database. Many injured eagles have been captured, brought to veterinary treatment and housed for rehabilitation. A number have made good recovery and were released successfully.

Additional Achievements

A financial package was negotiated with Duke Energy for compensation for disturbance to eagle nests during the construction of the Tasmanian Natural Gas Pipeline. Protocols were established to manage works near nests during the breeding season, which resulted in the successful fledging of eagle chicks from all three nests.

Wind Farms

Guidelines and protocols were developed for the management of eagles and eagle nests in the vicinity of wind farms. A four tiered approach was adopted to manage the potential impacts on eagles, ie. mitigation, monitoring, compensation and research. An Environmental Protection Notice can be issued under the *Environmental Management and Pollution Control Act 1994* by the Director of Environmental Management (DTAE) if environmental harm has been or is likely to be caused by the activity.

Objectives of EPBC Act

Co-operative Approach

A cooperative approach was adopted for the implementation of the previous two Wedge-tailed Eagle Recovery Plans and it is the intention of this plan to continue and extend this approach by involving interested and affected parties in the management of both eagle species throughout Tasmania.

International Environmental Responsibilities

The preparation and successful implementation of this Recovery Plan will meet Australia's international environmental obligations.

Recognition of Indigenous Peoples Roles

The cultural activities of indigenous people are unlikely to affect the survival or management of either species. There is no specific role for indigenous people to play in the management of these species except where nest sites fall on indigenous land.

Indigenous Knowledge

The original indigenous people had intricate relationships with all living things within the environment and birds formed important spiritual connections with particular Creation stories.

The *kunyaa* (wedge-tail) and *nairanaa* (sea eagle) were as important to the people as were the *yolla* (mutton-bird), the *canara* (magpie), the *toogyenna* (white-backed magpie) and the *carallo* (black jay). The Aboriginal names used to here describe the birds are not the only existing names. Various language groups had their own specific names for each species.

Contemporary Aboriginal people maintain particular connections to bird species as there still is a form of association which extends to the Wedge-tailed Eagle and White-bellied Sea-eagle.

The Aboriginal community has grave concerns about the continual and ever-growing threat to the habitat of these large and significant bird species.

International Obligations

- Agreement between the Government of Australia and the Government of the Peoples Republic of China for the Protection of Migratory Birds and their Environment (CAMBA):
 - White-bellied Sea-eagle only
- Bonn Convention (Convention on the Conservation of Migratory Species of Wild Animals):
 - White-bellied Sea-eagle only
- Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES):
 - Wedge-tailed Eagle and White-bellied Sea-eagle

Affected Interests

Department of Primary Industries and Water (DPIW)

This is the State department responsible for administration and enforcement of the *Threatened Species Protection Act 1995*, the *Nature Conservation Act 2002*, and *Wildlife Regulations 1999*. Therefore, it is the responsibility of DPIW to manage threatened species and implement Recovery Plans. It is also this department's role to assess and set permit conditions for developments through the administration and enforcement of the *Environmental Management and Pollution Control Act 1994*.

Department of Tourism, Arts and the Environment (DTAE)

The Parks and Wildlife Service is the organisational division within DTAE responsible for the management of Tasmania's parks, reserves and historic sites as well as the Tasmanian Wilderness World Heritage Area, including the delivery of Crown Land administration. Reserves are declared under the *Nature Conservation Act 2002* that sets out the values and purposes of each reserve class and managed under the *National Parks and Reserves Management Act 2002* according to management objectives for each reserve class. In total (as at 28 April 2004), the Tasmania Parks and Wildlife Service manages 441 reserves covering 2,477,314 hectares, or about 36.38% of the area of the State.

Australian Government Department of the Environment and Water Resources (DEW)

This is the Australian Government department responsible for administration and enforcement of the *Environment Protection and Biodiversity Conservation Act 1999* and with the responsibility of protecting Australia's biodiversity (in conjunction with State Governments). They also have the vital role of approving and funding Recovery Plans.

Australian Government Department of Defence

The Department of Defence has prepared and adopted Departmental Environment Instruction No. 15/2002, which stipulates the department's obligation to comply with the *Environment Protection and Biodiversity Conservation Act 1999*. It also establishes the department's commitment to contribute to the recovery of threatened species and communities occurring on departmental lands and recognises Australian Government approved Recovery Plans for these species and communities. The document lists the threatened species found on departmental land and the actions that should be taken to assist in the recovery of these species. The Wedge-tailed Eagle is identified as a species of concern in this document and the actions targeted are; to monitor breeding success and abundance, and reduce the incidence of human induced mortality.

Forest Industry

Forestry Tasmania is responsible for managing 1.5 million hectares of State Forest on which 47.4% of existing Wedge-tailed Eagle nests occur. Of the existing White-bellied Sea-eagle nests, only 6.6% occur on State Forest. Private forest companies manage forestry activities on privately owned land. All parties involved in forestry activities have responsibilities under the *Nature Conservation Act 2002*, *Threatened Species Protection Act 1995*, *Environment Protection and Biodiversity Conservation Act 1999*, *Tasmanian Forest Practices Act 1985*, *Tasmanian Forest Practices Code* (Forest Practices Board, 2000). Commercial forestry operations are conducted according to the Agreed Procedures for the Management of Threatened Fauna to ensure the protection and provision for threatened species through the preparation and implementation of Forest Practices Plans. Additionally, the *Tasmanian Regional Forest Agreement 1996* identifies the Wedge-tailed Eagle as a Priority Species, for which consideration must be given in forest management.

Aquaculture Industry

The Aquaculture industry has the responsibility to ensure that the operation of fish farms does not affect White-bellied Sea-eagles by entanglement, oiling at offal pits or persecution.

Private Landholders

Approximately 42% of Wedge-tailed Eagle nests occur on privately owned land. Pastoral, cropping and other rural activities should be subject to nest management prescriptions. A number of landowners have secured portions of their land with conservation covenants for the specific protection of eagle nests, in combination with other values. Many properties are developing Game Management Plans, which need to incorporate eagle management prescriptions.

Proponents of Development

All land developments such as housing, land subdivision, land clearance, mining, major industrial developments (gas distribution) and dam construction on private and public land are subject to the *Nature Conservation Act 2002*, *Threatened Species Protection Act 1995*, *Environment Protection and Biodiversity Conservation Act 1999* and may require eagle management prescriptions.

Wind Farm Proponents

The proponents of wind farms are particularly affected by the management of these two species because of the high primary incidence of and potential for eagle fatalities and injuries from collisions with turbines. Secondary impacts from windfarms also relate to nest disturbance and the displacement of breeding pairs. There is growing level of knowledge about the response of these eagle species to wind turbines in the Tasmanian context, but much more information is needed.

Local Councils

As the bodies responsible for local area planning and development approvals, Local Councils have an obligation to implement planning provisions for threatened species management. Measures such as the requirement for surveys for threatened species and the implementation of management prescriptions will directly affect Local Government.

Non-government Conservation Organisations

There are many non-government organisations with an interest in the protection of threatened species (eg. Tasmanian Conservation Trust, Threatened Species Network, Tasmanian Wilderness Society, field naturalists clubs, Birds Australia [which includes Birds Tasmania and the Australasian Raptor Association]) and local Environment Centres.

Other Non-government Organisations

Other non-government organisations such as the Tasmanian Farmers and Graziers Association may be affected by prescriptions within this plan.

Indigenous People

Nothing in this plan prejudices the interests of the indigenous people of Tasmania and their cooperation and inclusion in this plan has been keenly sought.

Social and Economic Impacts

In the formulation of the Actions identified in this plan, potential adverse social or economic impacts have been considered. This plan aims to ensure that development within Tasmania is ecologically sustainable with respect to the management of both eagle species.

Landowners and managers have a legislative obligation to manage threatened species and biodiversity occurring on private land. The financial costs experienced by some industries in the management of eagles constitute an obligation to ecologically sustainable development and would apply in the absence of this plan. State and Commonwealth legislation and other policies determine many of these obligations.

The potential cost to windfarm proponents for mitigation and compensation for injured eagles are now identified as part of the permit requirement for operation.

If all known existing nests of both species were protected by the current endorsed management prescriptions adopted by the forest practices system (developed from Mooney and Holdsworth, 1991 and expert opinion, N. Mooney pers. comm.), the total area reserved would be approximately 20,000ha, scattered over most tenures including land already or otherwise reserved. The area of land required for the adequate protection of eagle nests is therefore insignificant by comparison to the area available for residential, agricultural, commercial or industrial uses and it is unlikely to have any adverse economic impact on a state-wide scale. Individual landowners may be affected where multiple nests or the habitat for multiple threatened species occur on one property. The financial implications may then become significant. Many nest reserves established under the Forest Practices system are incorporated into wildlife habitat strips, stream-side reserves or are on land not suitable for forestry operations. On private property (not subject to forestry operations) nests are often situated in rugged or remote terrain not suitable for agriculture. Landholders are encouraged to adopt voluntary protection measures or enter into management agreements. Provisions for compensation are available for individual landholders that are economically affected by nest protection measures. Compensation provisions are made under the *Nature Conservation Act 2002* for the refusal or amendment of Forest Practices Plans or the refusal to grant Private Timber Reserve status to land.

Biodiversity Benefits

The Wedge-tailed Eagle and White-bellied Sea-eagle are species attracting much public interest and as such are icons. Icon threatened species are important in the delivery of the biodiversity conservation message to the general public. Many other species will benefit from the awareness of the public about threatening processes and how these two species are affected by human actions.

Benefits to other species will also arise from the reservation of areas of old growth forest (eagle nest reserves). Endangered species such as the Masked Owl (*Tyto novaehollandiae castanops*), Grey Goshawk (*Accipiter novaehollandiae*) and Swift Parrot (*Lathamus discolor*) will benefit from the management of eagle species, particularly where there is overlap in preferred nesting and/or foraging habitat. Nest reserves often incorporate riparian forest that may be suitable nesting habitat for Grey Goshawks, as well as large hollow-bearing trees suitable for nesting Masked Owls. Other species advantaged include, hollow nesting birds and mammals, (parrots, owls, owl nightjar, bats and possums), and terrestrial vertebrates and invertebrates will benefit from the provision of undisturbed old-growth forest habitat. Other raptors may also benefit through the provision of nesting habitat and maintenance of prey populations. However, due to the small size of reserves, it is likely that the available habitat of any of these species would be only slightly increased through the management of nest reserves.

Mitigation of electrocutions and collisions will benefit many bird species (including threatened species such as the Grey Goshawk, *Accipiter novaehollandiae* and Masked Owl, *Tyto novaehollandiae castanops*) by reducing the incidence of these sources of unnatural mortality.

Education of the public and landholders in the ecological role and management of eagles will extend benefits to other wildlife species through better public understanding and appreciation of wildlife generally.

DISTRIBUTION AND LOCATION

Distribution

Wedge-tailed Eagle

The Wedge-tailed Eagle is distributed throughout Tasmania with the notable exceptions of King Island and the smaller islands of Bass Strait. The species forages in all habitats from coastal dunes to mountain peaks. However, nesting habitat is generally restricted to forests of predominantly mature forest (almost exclusively eucalypt forest) on sheltered aspects. There is no known movement between Tasmania and the mainland. Figure 1 (Appendix 2) shows the currently known nest distribution.

White-bellied Sea-eagle

The White-bellied Sea-eagle has a more restricted distribution, usually occurring and nesting within 5km of the coast, estuaries or large inland lakes. They are present on most of the islands of Bass Strait and are believed to have the ability to island-hop between Tasmania and the mainland. Figure 2 (see Appendix 2) shows the distribution of known White-bellied Sea-eagle nests (not including the smaller Bass Strait islands).

Both eagle species are found across all three Natural Resource Management Regions. Although there may be some variation in the severity of threats within different regions or parts of regions, species management issues are essentially the same throughout Tasmania.

Reasons for Listing and Habitat Critical to the Survival of the Species

Wedge-tailed Eagle

The Tasmanian Wedge-tailed Eagle is listed as endangered under Schedule 1 of the **Commonwealth Environment Protection and Biodiversity Conservation Act 1999** and Schedule 3.1 of the **Tasmanian Threatened Species Protection Act 1995**.

The Tasmanian population is listed for the following reasons;

- It has a population of less than 1000 mature individuals,
- The population may be declining,
- The population is subject to a number of identified and ongoing threatening processes,
- It occurs in a single island population, and
- It is a distinct subspecies.

Habitat critical to the survival of the Tasmanian Wedge-tailed Eagle is defined by nesting habitat (see Mooney & Holdsworth 1991, Brown & Mooney 1997), as forests of predominantly old growth trees greater than 10ha in area and occurring on sites sheltered from prevailing strong winds. Trees selected for nesting are greater than 27m in height, with few exceptions. Most nest sites have an eastern, south-eastern or southern aspect and the height of the nest is usually positioned below that of the ridge to the windward side. In north-west Tasmania, aspect plays a minor role in the positioning of nests: due to the low relief of the region, nests are instead generally sheltered by their position within the forest canopy. Although the species is capable of foraging in forest, the density of the sub-canopy and ground vegetation will influence the availability of prey. Eagle density is therefore understood to be lower in the western and south-western areas of the State (less than half that in the east), where forests tend to be lower and scrubbier.

White-bellied Sea-eagle

The White-bellied Sea-eagle is listed in Tasmania as vulnerable under Schedule 3.1 of the **Tasmanian Threatened Species Protection Act 1995** and listed under the **Environment Protection and Biodiversity Conservation Act 1999** as a Migratory species. The White-bellied Sea-eagle has been listed as a threatened taxon on Schedule 2 of the **Victorian Flora and Fauna Guarantee Act 1988**. Its conservation status in South Australia is vulnerable. It has a range extending from Tasmania through South-east Asia to India within which no subspecies are recognised, although there is a clear cline in size from small tropical eagles to large temperate eagles.

The Tasmania population is listed for the following reasons;

- It has a population of less than 1000 mature individuals,
- The population may be declining,
- The population is subject to a number of identified and ongoing threatening processes, and
- It occurs in a single population in Tasmania.

Exchange of individuals between Tasmania and the mainland, although limited, maintains a similar gene pool (Shephard *et al.* 2005).

Again critical habitat for the survival of this species is defined by nesting habitat. The White-bellied Sea-eagle has less specific nesting requirements, though it will favour larger trees when available, especially on mainland Tasmania and large islands. Generally, this species nests in mature forests within 5km of a large water body or more rarely on sea cliffs and rock stacks. Occasionally on offshore islands, they nest in low coastal scrub where cliffs or tall trees are not available. Large estuaries and convoluted coastlines are the favoured sites for both nesting and foraging as these provide a longer interface between land and water. Density is lower on the west and south coasts, possibly due to the lack of forest sheltered from high winds.

Both species

Areas of land that contain no or few nesting sites but available prey (eg. Cape Portland) will be important survival sites for immature and other non-territorial eagles (see Hunt 2002). These two, essentially nomadic, demographic groups provide an essential buffer against adult mortality in the population (Newton 1979) but because of the large land area involved and the mobility of these birds, security of such areas can not be assured. However, it will be important to ensure through public education and monitoring that in these areas, as in all others, unnatural mortality is minimised.

In neither species are there any known regular travel routes, as breeding birds are territorial year round and immature and sub-adult birds are considered nomadic as on mainland Australia (known movements are summarised in Marchant & Higgins 1993). Movement and dispersal of non-territorial birds is poorly understood. Neither species can be divided into discreet sub-populations because, although there are island populations, free exchange with the Tasmanian mainland population occurs.

Mapping of Habitat Critical to the Survival of the Species

Wedge-tailed Eagle

High quality nesting habitat free from disturbance is one of the limiting factors governing population size and density (Bell and Mooney 1998). Eagles nesting in habitat subject to disturbance or of poor quality (ie. low forest height, exposed aspects, and forest in poor health) have lower breeding success, greater frequency of nest failures and more unused nests per territory (Mooney & Holdsworth 1991). Predictive

habitat modelling of Wedge-tailed Eagle nesting habitat has proven to be a successful means of locating nesting sites prior to land development (Brown & Mooney 1997, WEB unpublished data).

Although modelling has the ability to identify potential nesting habitat, the distribution of existing nests and prioritisation of identified habitat using regional nearest neighbour distances is required to establish critical habitat. Regularity of nest spacing is a widely recognised feature of raptor nesting behaviour (Brown 1976, Newton 1979, Olsen 1995). Current critical habitat could be mapped by assigning a 20ha buffer around each known nest. This method, however, would not represent the best reserve design and would not allow for the large number of nests that certainly exist but are not currently known. Critical habitat mapping should also provide for future nesting sites because of the dynamic nature of nests and nesting sites. Additionally, eagles may require a number of nest sites or potential nest sites within each territory to ensure that breeding is regular and successful.

Management of habitat critical to the survival of these species should aim to ensure that within each home range there are a number of existing nest sites, a number of potential sites and a number of sites that will be suitable in the future.

White-bellied Sea-eagle

Modelling of the nesting habitat of the White-bellied Sea-eagle has been conducted for the Tasman and Forestier Peninsulas and Bruny Island (Thurstans 1998) and is to be refined and verified (Thurstans pers. comm.). This modelling has not been tested in other areas.

Important Populations

The Tasmanian subspecies of the Wedge-tailed Eagle occurs only in Tasmania and as a single population. It is considered that the White-bellied Sea-eagle effectively occurs as a single population in Tasmania. The mobility of both species strongly indicates free movement throughout the State.

THREATS

Threats

Threats to the Wedge-tailed Eagle are identified in the Wedge-tailed Eagle Recovery Plan 1998-2003. Many of these threats also apply to the White-bellied Sea-eagle. The threats identified or suspected for eagles in Tasmania are shown in Table 1.

Table 1. Threats identified and/or suspected as affecting eagle species in Tasmania.

Threat	Species	Source		
Loss of habitat, specifically nesting habitat	Wte	Bell & Mooney (1999)		
	Wbse	Mooney (1988a, 1996, 1997 & 2000) Mooney & Holdsworth (1991) Mooney & Taylor (1996) Thurstans (2003)		
Nest disturbance	Wte	Bell & Mooney (1999)		
	Wbse	Mooney (1986a & c, 1988a & b) Mooney & Holdsworth (1991) Mooney & Taylor (1996)		
Unnatural Mortality Persecution	-shooting	Wte	Mooney (1986b, 1997)	
		Wbse	Mooney & Hunt (1983) Turner & Thurstans (2000) WEB unpublished data	
	-poisoning	Wte	Mooney (1986b, 1997)	
		Wbse	Mooney & Hunt (1983) Olsen et al. (1993, wbse)	
	-trapping	Wte	Mooney (1997)	
		Wbse	Mooney & Hunt (1983) WEB unpublished data	
	Collision	-powerlines	Wte	Bell & Mooney (1999)
			Wbse	Hess (1996 & 2000) Mooney (1986b, 1997)
		-vehicles		Mooney unpublished data
		-fences		Mooney unpublished data
-wind turbines		Eagle Mortality Reports, Bird and Bat Monitoring Plans, WEB unpublished data		
Electrocution	Wte	Bell & Mooney (1999)		
	Wbse	Hess (1996 & 2000) Mooney (1997) WEB, unpublished data		
Oiling	Wbse	J. Wiersma, unpublished data,		
Entanglement	Wbse	WEB, unpublished data		
Pollution	Wbse	Olsen (1995) Pirzl & Coughanowr (1997, indicate toxins likely to affect eagles)		
Decline in mean age of the population	Wte	Bell & Mooney (1999)		
Decline in recruitment	Wte	Bell & Mooney (1999, wte)		
	Wbse	suspected for wbse		

Areas under Threat

Wedge-tailed Eagle

On a large scale, no specific areas are under particular threat, as threats are spread more or less across the entire range, but urbanised areas are avoided and many nests particularly in more populated areas are under threat. However, large-scale plantation development, particularly where native forest conversion is involved may reduce the quality of foraging habitat by reducing prey availability and subsequently reduce productivity even under current management strategies. Strategic planning for maintenance of prey availability is required.

White-bellied Sea-eagle

White-bellied Sea-eagles are concentrated in estuarine areas around Tasmania many of which are the sites of significant residential, tourist and industrial developments and recreational pursuits. These activities, acting alone or in combination, pose a potentially significant threat to the survival of this species through nest disturbance or depletion of available habitat. The absence of forest regeneration on productive coastal land depletes the potential nesting habitat necessary for future nest establishment. Intact habitat is important for replacement of nests lost to succession or abandonment (Thurstans 2003).

Both Species

There may be local population sinks created by elevated levels of risk posed by one or more threats. For example, a particular power pole may be responsible for ongoing electrocutions or individuals may systematically persecute eagles in an area, both situations resulting in a localised population sink. Land tenure of nest sites is no longer a useful guide to the level of likely threat due to the large number of potential threats acting on this species and the variety of ethics and styles involved in land management. There is also potential for wind farms to create population sinks, unless sited carefully.

Populations under Threat

Both species occur in single populations. Although there are populations on the major Bass Strait islands of both species, it is believed that there is regular exchange between these populations and mainland Tasmania. While some threatening processes will be focussed in particular areas (eg. population sinks caused by localised persecution or estuarine pollution), all threats will have flow-on effects for the entire population by reducing survivorship and/or breeding success.

RECOVERY OBJECTIVES

Recovery Objectives

The objectives of this recovery plan are to increase the breeding success and security of both eagle populations by protecting nesting habitat from destruction and disturbance, minimising the modification of foraging habitat and by minimising the occurrence of human-related mortality.

The Recovery Plan will run for five years from the date of first funding.

Specific Objectives

- Increase the effectiveness of predictive habitat models for application State-wide.
- Increase the proportion and number of nests found prior to land development on all tenures, including, but not restricted to forestry operations and land clearance.
- Reduce the proportion of nests subject to disturbance.
- Identify human-induced causes of breeding failure and mitigate against such causes.
- Increase breeding success.
- Increase the number and/or density of active territories.
- Develop and apply protocols for effective eagle management during all land development.
- Monitor the implementation and effectiveness of management prescriptions.
- Implement prescriptive nest reserves for conserving nesting habitat.
- Identify new threats and implement strategies for their mitigation.
- Reduce the occurrence of eagle mortalities and injuries (in number and proportion), particularly those attributable to human activities.
- Reduce the number of eagle collisions and electrocutions caused by wind and power structures in the energy sector.
- Respond to inquiries for information on eagle management by affected interests and the public.
- Undertake research into eagle biology that targets improved species management.

Performance Criteria

- Demonstrate the effectiveness of predictive habitat models for regional application.
- Demonstrate an increase in the proportion and number of nests found prior to land development on all tenures.
- Demonstrate a reduction in the proportion of nests subject to disturbance.
- Demonstrate an increase in breeding success.
- Demonstrate an increase in the number or density of active territories.
- Implement protocols for effective eagle management during all land development.
- Demonstrate the effective implementation of prescriptive nest reserves for conserving nesting habitat.
- Identify new threats and implement strategies for their mitigation.
- Demonstrate a reduction in the occurrence of eagle mortalities and injuries (in number and proportion), particularly those attributable to human activities.
- Identify human-induced causes of breeding failure and demonstrate effective mitigation against such causes.
- Demonstrate an active role by the electricity industry in reducing the number of eagle collisions and electrocutions.

- Respond to inquiries for information on eagle management by affected interests and the public.
- Publish the results of research and management in refereed scientific journals.

Evaluation of Success

- The following will be responsible for evaluating the performance of the recovery plan;
 - Project Officer -Threatened Eagles,
 - Threatened Eagle Recovery Team,
 - Manager, Threatened Species Section (Biodiversity Conservation Branch, DPIW), and
 - Australian Government Department of Environment and Water Resources.

Project Continuity

The implementation of this recovery plan requires the continuity of a full-time Scientific Officer and all operating costs over the life of the plan. Eagle management issues, relating to the forest industry, public inquiries, industrial developments and eagle injuries and mortalities are continually arising and require specialist knowledge and a significant time commitment for successful resolution. Eagles, being an iconic species, always attract a high level of public interest and requests for public talks are frequent. The maintenance and availability of current databases on eagles is essential for effective and efficient management of both species and requires the constant attention of a dedicated position.

Continuity is also important in the maintenance of momentum of eagle conservation actions. The capacity for this vital work to be taken-up by the State conservation agency or non-government conservation organisations is very limited.

RECOVERY ACTIONS

Summary

1. Strategic Planning

- 1.1 Develop and Facilitate the Application of Predictive Habitat Models
- 1.2. Map and Search Strategic Areas of Habitat
- 1.3. Search for Nests Prior to Disturbance on all Land Tenures
- 1.4. Identify New Threats and Mitigation Measures Required

2. Habitat Protection

- 2.1. Protect all Nests on all Land Tenures
- 2.2. Review and Update Nest Management Prescriptions
- 2.3. Develop Protocols for Eagle Management Applicable to all Land Development

3. Monitoring

- 3.1. Maintain and Develop Databases
- 3.2. Monitor Reports of Mortality and Injury
- 3.3. Survey Breeding Success
- 3.4. Monitor the Impacts of Development

4. Mitigation

- 4.1. Facilitate Mitigation Measures for Mortalities and Injuries
- 4.2. Reduce Eagle Mortality on Electrical Infrastructure

5. Education and Extension

- 5.1. Promote Eagle Conservation
- 5.2. Recover and Rehabilitate Injured Eagles

6. Research

- 6.1. Assess the Effectiveness of Current Management Prescriptions
- 6.2. Analyse and Prepare Data on Eagle Biology and Management for Publication
- 6.3. Investigate Eagle Breeding Dynamics

1. Strategic Planning

1.1. Develop and Facilitate the Application of Predictive Habitat Models

Predictive habitat modelling techniques are well advanced and will be developed further for application to all bioregions over the life of this Plan. Mature forest coverage in the form of PI-type mapping (vegetation mapping derived from aerial photography) is required in electronic form for the completion of the models. Forestry Tasmania and Private Forests Tasmania are the owners of PI-type data on public and private land, respectively.

Predictive habitat modelling will be further developed for White-bellied Sea-eagles. This will include expanding the coverage from the current extent (Tasman and Forestier Peninsulas and Bruny Island) to other regions. Separate models will be developed to identify prime habitat and areas with suitable topographical characteristics where rehabilitation could help to provide prime habitat in future.

The Threatened Species Section will promote the application of successful models to proponents of land development.

Funds are required to purchase data and GIS software.

1.2. Map and Search Strategic Areas of Habitat

Verification and refinement of habitat models is required for their efficient and effective application. Gaps in the known nest distribution will be identified and targeted for mapping and strategic searches. Data collected will be used as feedback into models to aid in their refinement. Nests located in undisturbed habitat will be strategically protected, (ie. management of development within 1000m of such nests will be governed by nest protection considerations as a priority). One such area will be targeted in each year of the plan.

Funds are required for technical support, for mapping, vehicle hire, and travelling allowance.

1.3. Search for Nests Prior to Disturbance on all Land Tenures

Where suitable habitat is identified, nest searches should be conducted for all land tenures prior to land development. The Threatened Species Section will provide the appropriate training, tools and advice.

In the planning of forestry operations this action will be supervised by the Senior Ecologist, Forest Practices Authority via the Forest Practices System. The Threatened Species Section will continue to provide advice to the Forest Practices Authority ecologists and the forest industry on nest management and eagle conservation. The Threatened Species Section will assess searches arising from other developments.

Funds are required for technical support, for mapping, vehicle hire and travelling allowance.

1.4. Identify New Threats and Mitigation Measures Required

Monitoring of breeding success, mortality, injuries and land development proposals will help to identifying new or potential threats to either eagle species. Disease is one such potential threat. The West Nile Virus, recently introduced into North America, has caused many raptor deaths and poses a severe threat to endangered species such as the Californian Condor (Chu et. al. 2003). A local example of an unexpected threat is the spread of Tasmanian Devil Facial Tumour Disease, which has resulted in significant depletion of the once secure Tasmanian Devil (*Sarcophilus harrisi*) population. A strategy for mitigation will be developed for each newly identified threat.

2. Habitat Protection

2.1 Protect all Nests on all Land Tenures

The Threatened Species Section will ensure the adequate protection of all eagle nests through the provision of expert advice to the Forest Practices Authority zoologists, the forest industry and private landholders. Protection of nests subject to forestry operations will be provided through the implementation of prescriptions set out in Forest Practices Plans (FPP). Under this system nest reserves are implemented and managed under the FPP and must be retained beyond the life of the FPP. The owners or managers of private land containing nests will be referred to the Private Property Conservation Program, provided with information on eagle conservation and management and actively encouraged to provide long-term nest protection through covenants. Regeneration and restoration of nesting habitat will be encouraged on both public and private land, where possible.

Funds are required for vehicle hire and travelling allowance.

2.2 Review and Update Nest Management Prescriptions

Updating of nest management prescriptions for the forest industry will continue. SAC endorsed prescriptions, delivered via the Threatened Fauna Adviser (Forest Practices Board 2001) are reviewed and revised every five years as required under the Regional Forest Agreement. However, the Threatened Species Section conducts continual assessments of procedures and improvements are recommended to the Forest Practices Authority.

New data arising from rigorous review of the effectiveness of reserves will form the basis for improved management prescriptions. A comprehensive nest management policy is required across all land tenures, planning schemes and land management activities. The Threatened Species Section, in collaboration with other affected interests, will undertake a review of the current nest management prescriptions and their suitability for application beyond the forest industry. The outcomes of Action 6.2 will form the basis for the policy and this review.

2.3. Develop Protocols for Eagle Management Applicable to all Land Development

Land development, of any size, has the potential to disrupt breeding and/or result in the loss of nesting habitat. Disturbance may result in the effective loss of habitat. Protocols have been developed for the prevention, mitigation, monitoring and research into the impacts of developments on eagles (e.g. wind farm and pipeline construction). Protocols have also included provision for compensation for these impacts. The specific aim of compensation is to off-set the impacts with positive gains for the species as a whole (ie. applying net-gain and mitigation principles). The Threatened Species Section will provide advice on the appropriate expenditure of any compensation funds.

The Threatened Species Section will develop a comprehensive nest management policy for application across all land tenures, planning schemes and land management activities. Existing protocols need refinement to be applicable to all land development where existing planning processes do not adequately account for eagle management. Implementation of these measures is the responsibility of the project proponent under the guidance of the Threatened Species Section. Eagle management prescriptions for proposed developments will be included, where appropriate, in environmental permit conditions. The measures required will be determined by the Threatened Species Section through the Conservation Assessment Section and other sections of RMC and the Environment Division, DTAE. Results from the analysis of data collected on threatening processes will form the basis for the refinement of existing and the development of new mitigation measures. Prescriptions are required for the protection of White-bellied Sea-eagles from threats arising from the operation of fish farms (eg. nets and offal pits), tourism ventures and the subdivision of land. The latter should be controlled at the Local Government level as described below. Thurstans (2003) has highlighted the impact that lack of knowledge coupled with poor local planning can have on the viability of White-bellied Sea-eagle nests, having found 33% (10 of 30) of missing nests being due to human activities.

There is currently a lack of adequate provision for the management of threatened species at the Local Government level. Local Government is responsible for the zoning of land and the allocation of subdivision and building permits for residential and industrial developments under the *Land Use Planning and Approvals Act 1993*. It is therefore vital that they are provided with appropriate information and assisted in developing the mechanisms to assess and manage threatened eagle issues at the local level. The Threatened Species Section will provide advice and guidance on eagle management and assist in the development of threatened eagle provisions to be included in planning schemes.

Funds are required for vehicle hire and travelling allowance.

3. Monitoring

3.1. Maintain and Develop Databases

There are currently 575 confirmed Wedge-tailed Eagle nests of a total record of 746 of which some no longer exist and some are yet to be confirmed. Of the 225 White-bellied Sea-eagle nests recorded, data is limited on nest condition and accuracy; therefore many nests may no longer exist. The maintenance and availability of current databases on eagles is essential for effective and efficient management of both species. Recent data for Wedge-tailed Eagles is of a high standard but that for White-bellied Sea-eagles needs verification and updating as 30% of 83 nest records checked in 2003 were not present or documentation was inaccurate (Thurstans 2003). The status of many nests of both species needs to be reassessed and the coordinates of sites accurately recorded. Some nest locations will be assessed as part of routine surveys conducted by Forest Practices Officers and Fauna Officers. Accurate location of nests is essential for their management and aids in the refinement of habitat models. Further searching for White-bellied Sea-eagles nests is necessary because knowledge of nest distribution is incomplete and limited.

3.2. Monitor Reports of Mortality and Injury

Reports of eagle mortalities and injuries will be investigated to determine the ultimate causes. A database will be maintained on all eagle mortalities and injuries. The data will be used in the assessment of threatening processes and for directing effective mitigation. Data will be collated and analysed for publication. It is difficult to anticipate the requirements for this Action due to the unpredictable nature of these events, however, two weeks in each year has been allowed.

Funds are required for vehicle hire and travelling allowance.

3.3. Survey Breeding Success

Surveys of breeding success will be conducted in each of the five years of this Recovery Plan, with targets of 100 Wedge-tailed Eagle and 50 White-bellied Sea-eagle nests. Consecutive years of data are important for determining the natural fluctuations in breeding success of the two eagle populations and to establish meaningful trends. Data collected over consecutive years is also necessary because there is a time lag between a drop in breeding success and its eventual effect on a population (Lamberson *et al.* 1992). Surveys will aim to determine breeding success, proportion of active to inactive nests/territories, the extent and causes of breeding failure and assist in the determination of the effectiveness of nest management prescriptions. In order to achieve this, the outcome of breeding at active nests must be recorded. Therefore, surveys will be conducted twice during each breeding season, one early (Sept) and one mid to late season (Nov to Dec). It is important to target a sample of nests from isolated sites as a measure of breeding success in the absence of significant disturbance (eg. White-bellied Sea-eagle nests on off-shore islands). It is important that this survey work is conducted by trained and experienced persons to avoid undue disturbance to breeding eagles.

Additional breeding data may be available through the forest industry, which undertakes activity assessments of nests potentially affected by forestry operations. However, this data may not be of the same standard (ie. nests are generally only surveyed once each season to determine nest activity and this may not indicate nest success) and may only be suitable as supplementary data.

Road counts of both eagle species will be conducted with the aim of establishing the population structure and correlating breeding success with observations of juveniles.

The opportunity exists for the inclusion of the Commonwealth Department of Defence in the recovery of the Wedge-tailed Eagle through its Departmental Environment Instruction No 15/2002 (see above under Affected Interests). This document identifies monitoring of breeding success as and reducing unnatural mortality as Recovery Plan Actions to be pursued. The Threatened Species Section will liaise with the Department of Defence to establish a program for the department's involvement.

Funds are required for technical support, for the charter of fixed-wing aircraft, vehicle hire and travelling allowance.

3.4. Monitoring the Impacts of Development.

Surveys and on-going monitoring will be designed to target nests potentially affected by developments. These surveys may be conducted in conjunction with monitoring regimes established under Action 2.3. This investigation will aim to establish appropriate buffer distances for disturbance and so provide feedback to protocols and supporting information for future developments.

Funds are required for vehicle hire and travelling allowance.

4. Mitigation

4.1. Facilitate Mitigation Measures for Mortalities and Injuries

Investigation of the causes of eagle mortalities and injuries will identify trends in mortalities and injuries allowing the causes to be targeted for mitigation measures. Facilitation will involve negotiation with electricity distributors, landholders and wind farm proponents.

Protocols for the use of poisons are required to address primary and secondary poisoning of eagles. DPIW is responsible for the issue of poisoning permits. The Threatened Species Section will consult with relevant staff to develop protocols covering the use of poisons for vertebrate animal control, reporting and carcass removal.

Funds are required for vehicle hire and travelling allowance.

4.2. Reduce Eagle Mortality on Electrical Infrastructure

Electrocutions and collisions have been identified as the major source of unnatural mortality in eagles (proponent reports, WEB, unpublished data). Sufficient data exists on preventative and mitigation measures (Hess 2000) for there to be an immediate response from the electricity supply industry. A Public Authority Management Agreement (under Section 31, *Threatened Species Protection Act 1995*) is one mechanism to achieve cooperative protection of eagles. Such an agreement will be actively pursued by DPIW with the electricity supply industry to address the threats to eagles of electrocution and collision with electricity infrastructure. This agreement will include the active collection and recording the details of eagle incidents and identify measures required to prevent or mitigate against such events. The agreement will require the maintenance of a database on measures taken in response to each incident, identify the locations of infrastructure of potential threat and to implement a schedule for its conversion to bird-safe configurations. Infrastructure identified as an electrocution risk to eagles will be considered highest priority for implementation.

Windfarm permit conditions specify actions for monitoring and mitigating against the high incidence of eagle collision with windfarm structures. Any breach of the permit conditions may lead to the issuing of an Environment Protection Notice under EMPCA requiring the proponent to instigate a range of immediate mitigation measures including turbine shutdown procedures.

Funds are required for vehicle hire and travelling allowance.

5. Education and Extension

5.1. Promote Eagle Conservation

Promotion of eagle conservation and public education are vital in the efforts to reduce the incidence of unnatural mortality and injuries. Better public awareness increases the likelihood of injured or dead eagles and illegal activities being reported and encourages the involvement of the public in conservation efforts. The high public profile of eagles will be maintained through all forms of media (e.g. public lectures, articles for newspapers and conservation newsletters, Web sites, television and radio coverage of eagle issues, research and rehabilitation).

The 'Eagles on Farms' brochure (Anon. 1996) has proven to be an important vehicle in the dissemination of information on the ecology and importance of eagles and in promoting appropriate management practices. Updating and reprinting of the brochure will be required in Year One.

A brochure or information pack is necessary to inform amateur naturalists, tour operators and landowners about Sea-eagle nest management. Funds will be required for brochure preparation and printing. This information is particularly important for White-bellied Sea-eagles as this species has more conspicuous nests in closer proximity to urban development and uncontrolled human activities.

The Threatened Species Section will continue to contribute to training courses for the forest industry.

Funds are required for brochure preparation and reprinting.

5.2. Recover and Rehabilitate Injured Eagles

Many reports are received each year from interested and concerned members of the public, government staff, other organisations and veterinarians about injured eagles. A dedicated program will be developed to recover injured eagles, and initiate rehabilitation, where possible, and determine the causes of the incidents. The Biodiversity Conservation Branch has a network of raptor carers around the State who are essential to the successful recovery and rehabilitation of eagles. VHF transmitters will be attached to rehabilitated eagles on release to determine survival and movements, if and when the opportunity arises. Radio-tagged eagles will be monitored at regular intervals to determine the success or otherwise of rehabilitation efforts. Data may also be obtained on eagle movement and dispersal. Involvement of volunteers in tracking eagles will significantly increase the quantity and usefulness of data gathered in this way.

Funds are required for vehicle hire, travelling allowance, purchase of telemetry equipment and veterinary expenses.

6. Research

6.1. Assess the Effectiveness of Current Management Prescriptions

Management actions to aid the conservation of eagle nesting habitat in areas subjected to forestry activities have been under continual review since they were first introduced by Mooney in the late 70's. Mooney and Holdsworth (1991) studied the effects of disturbance on eagle breeding success and made recommendations that resulted in the adoption of the current reserve design. Since this work, Mooney and Taylor (1996) undertook monitoring work looking at the effectiveness of the nest reserve. However, apart from collection of anecdotal information over many years on individual nests as part of the day to day management, there has been no systematic monitoring of the effectiveness of eagle conservation management prescriptions. In the last seven years these prescriptions have been developed considerably and now include a range of protective measures, in addition to the establishment of nest reserves. Preliminary results indicate that they are being implemented (Munks *et al.* unpublished data), but further information is required on whether or not they are meeting conservation objectives.

The success of these measures must be known to determine if the current management of the species is effective and to enable the identification of aspects requiring improvement. A study of the long-term effectiveness of the minimum nest management prescriptions in maintaining nest activity and breeding success in the long-term is therefore essential. A systematic survey, based on the methods of Mooney and Holdsworth (1991, reserve size verse breeding success) and Mooney and Taylor (1996, breeding success verse disturbance category) will be designed to collect the required data. The results of these studies will provide essential input for the refinement of nest prescriptions. Many nest reserves have been in place since the recommendations of Mooney and Holdsworth (1991) were adopted by the forest industry. There has been a gradual improvement in the implementation of those prescriptions (Mooney 2000), however, generally the only minimum 10ha reserve around nest site is applied (ie. Mooney & Holdsworth (1991) recommended 20ha in total). A reserve area of 10ha intact forest was accepted, in combination with the application of disturbance buffers (500m and 1000m line-of-sight) in the breeding season. The success of these measures must be known to determine if the current management of the species is effective and to enable the identification of aspects requiring improvement. A study of the long-term effectiveness of the minimum nest management prescriptions in maintaining nest activity and breeding success is therefore essential. A systematic survey, based on the methods of Mooney and Holdsworth (1991, reserve size verse breeding success) and Mooney and Taylor (1996, breeding success verse disturbance category) will be designed to collect the required data. The results of these studies will provide essential input for the refinement of nest prescriptions.

This project would be undertaken in conjunction with Forest Practices Authority staff with support from the forest and electricity industries.

Funds are required for technical support, for vehicle hire and travelling allowance.

6.2. Analyse and Prepare Data on Eagle Biology and Management for Publication

Over the course of the previous Recovery Plan much data has been collected on various aspects of eagle biology and management. Data includes causes of mortalities and injuries, breeding success, effectiveness of disturbance mitigation, rehabilitation and behavioural observations.

There is some conjecture about the validity of the subspecific status of the Tasmanian Wedge-tailed Eagle (Marchant & Higgins 1993; Olsen 1995; Olsen in Garnett & Crowley 2000). A large collection of eagle carcasses is available for the analysis of morphometry and gender differences. There is also potential for the use of these carcasses for other studies such as genetic analysis (eg. graduate or post-graduate studies). It is important to make full use of this resource. Data on breeding success and population structure will be collated and used to prepare a robust estimate of population size.

Funds are required to employ a Scientific Officer.

6.3. Investigate Eagle Breeding Dynamics

There are a number of areas in Tasmania where the proportion of inactive nests is unnaturally high. Such occurrences are understood to be the result of historically high levels of disturbance. In these areas identification of existing and potential nesting habitat becomes difficult due to the breakdown in the reliability of nearest neighbour distances as a predictor. Disturbance of nesting eagles may result in movement to an alternative nest site and this movement may influence the nest use and breeding success of neighbouring eagles. It is not known how quickly eagles resume breeding following nest disturbance but it is likely to be strongly influenced by the availability and quality of alternative sites and the timing of disturbance. An understanding of the factors influencing movement between nest sites and the affects on neighbouring eagles will assist in improving the management of nests sites and in the location of new and alternative nests sites.

An investigation into eagle breeding dynamics particularly targeting the response of eagles to disturbance and displacement is therefore warranted.

The recent outbreak of facial tumour disease in the Tasmanian devil and the introduction of foxes may influence the eagle population size. A lowering of devil numbers may result in higher carrion abundance, which could act to increase eagle survivorship, particularly that of juveniles. However, the establishment

of foxes in significant numbers could have the opposite effect by locally reducing the range and availability of prey species.

Eagle breeding dynamics, movements and resource competition

The investigation will focus on randomly selected areas (eg. 20 x 20km) containing nesting habitat. Each area will be modelled and potential nesting habitat mapped. All nests within the area will be located by aerial searches and the breeding activity monitored over at least three successive years. Sources of disturbance will be identified and monitored and their influence on nest activity and breeding success determined. Where data are available breeding success will be compared with the abundance of prey species and native and introduced carnivores.

The lack of detailed knowledge of territory utilisation and dispersal movements of eagles in Tasmania has been recently highlighted by the efforts to mitigate against the potential impacts of major development projects (eg. wind farms). Recent advances in GPS/Satellite transmitter design allow high quality data to be collected remotely for up to three years. Funds will be sought from a sponsor to enable the purchase of telemetry equipment and satellite access for this research. Experimentation approval will be required from the Animal Ethics Committee for the capture of eagles and the fitting of harness mounted transmitters.

To address this, a study of home range size and eagle dispersal will be undertaken should a sponsor be found. The use of GPS/satellite units allows high quality data to be collected with limited fieldwork, once eagles have been captured and tagged.

Funds are required, for technical support, for vehicle and helicopter hire and travelling allowance.

Implementation of all Actions

The implementation of all Actions will require funds for the employment of a full time Scientific Officer for the duration of the plan.

MANAGEMENT PRACTICES

- Identify high priority habitat and conduct surveys for nests prior to land development.
- Establish nest reserves according to revised prescriptions.
- Conduct nest activity assessments, by the established protocols, prior to potentially disturbing activities.
- Implement breeding season buffers against disturbance of 500m and 1000m in line-of-sight to protect nests from disturbance.
- Conduct surveys to monitor breeding success and the effects of disturbance.
- Install measures to prevent or mitigate against eagle electrocutions and collisions with electrical infrastructure.
- Implement nest site rehabilitation works where appropriate.
- Provide education for the general public, landholders and industry on the biology, conservation and management of eagles.
- Implement protocols for the use of poisons to prevent primary and secondary poisoning of eagles.
- Strategic planning will be undertaken to minimise the intensity and extent of disturbance activities in territories demonstrating a prolonged history of disturbance.

DURATION AND COSTS

Project Duration

This Recovery Plan will be effective for a period of five years from the date of adoption by the Commonwealth Government after which time a review will be undertaken.

Project Budget

The estimated yearly costs of the implementation of Recovery Actions are shown in Table 2 below.

Table 2. Budget employment and operating dissection.

	Proponent funds (in kind)	Other contributor funds	NRM funds sought	Totals
Year 1				
Employment	37,300	50,000	81,476	168,776
Operating	8,500	250,000	80,200	338,700
Totals	45,800	300,000	161,676	507,476
Year 2				
Employment	37,300	50,000	84,475	171,775
Operating	8,700	250,000	44,800	303,500
Totals	46,000	300,000	129,275	475,275
Year 3				
Employment	37,300	60,000	87,473	184,773
Operating	8,700	250,000	44,800	303,500
Totals	46,000	310,000	132,273	488,273
Year 4				
Employment	37,300	60,000	87,473	184,773
Operating	8,700	250,000	55,300	314,000
Totals	46,000	310,000	142,773	498,773
Year 5				
Employment	37,300	60,000	87,473	184,773
Operating	8,100	250,000	52,000	310,100
Totals	45,400	310,000	139,473	494,873
Project Totals	229,200	1,530,000	705,470	2,464,670

RECOVERY PLAN SCHEDULE

Time Allocation

The time allocated to each Action is shown in Table 3 below.

Table 3. Time allocation for Recovery Plan Actions.

Action	Year 1	Year 2	Year 3	Year 4	Year 5
	weeks	weeks	weeks	weeks	weeks
1. Strategic Planning					
1.1. Develop and Facilitate the Application of Predictive Habitat Models	5	5	5	5	5
1.2. Map and Search Strategic Areas of Habitat					
1.3. Search for Nests Prior to Disturbance on all Land Tenures	2	2	3	3	3
1.4. Identify and Investigate Potential New Threats		1	1	1	1
2. Habitat Protection					
2.1. Protect Nests on all Land Tenures	3	4	4	4	4
2.2. Update Nest Management Prescriptions for the forest industry	2	2	2	2	2
2.3. Develop Protocols for Eagle Management Applicable to all Land Development	4	4	4	4	4
3. Monitoring					
3.1. Maintain and Develop Databases	4	4	4	4	4
3.2. Monitor Reports of Mortality and Injury	1	1	1	1	1
3.3. Survey Breeding Success	4	4	4	4	4
3.4. Monitor the Impacts of Development	1	1	1	1	1
4. Mitigation					
4.1. Facilitate Mitigation Measures for Mortalities and Injuries	1	1	1	1	1
4.2. Reduce Eagle Mortality on Electrical Infrastructure	2	2	2	2	2
5. Education					
5.1. Promote Eagle Conservation	2	2	2	2	2
5.2. Recover and Rehabilitate Injured Eagles	1	1	1	1	1
6. Research					
6.1. Assess the Effectiveness of Current Management Prescriptions	5	3	4	4	5
6.2. Analyse and Publish Collated Data on Eagle Biology and Management	5	4			6
6.3. Investigate Eagle Breeding Dynamics	4	5	6	6	
Annual Leave/Public Holidays	6	6	6	6	6
Total weeks	52	52	52	52	52

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APPENDIX 1

Wedge-tailed Eagle Recovery Team 2000-2002

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Meredith Roodenrys	Environmental Policy Officer Tasmanian Farmers and Graziers Association Ph: 631 6377
Robbie Gaffney	Conservation Officer RFA Private Forests Reserves Program Ph: 6233 3117
Dr. Tonia Cochran	Community Representative Tourism Operator and landowner, Inala, Bruny Island. Ph: 6293 1217
Tom Terry	Community Representative Tasman Peninsula Ph: 62252896
Jeff Meggs	Senior Conservation Planner Forestry Tasmania Ph: 6233 8373
Henry Foster	Grazier Independent Landowner Ph: 6381 5330
Wray Watts	Forest Practices Officer North Forest Products Ph: 6434 3214

Threatened Eagle Recovery Team 2003-2004

- Bill Brown Project Officer- Threatened Eagles
Threatened Species Section, DPIW
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APPENDIX 2

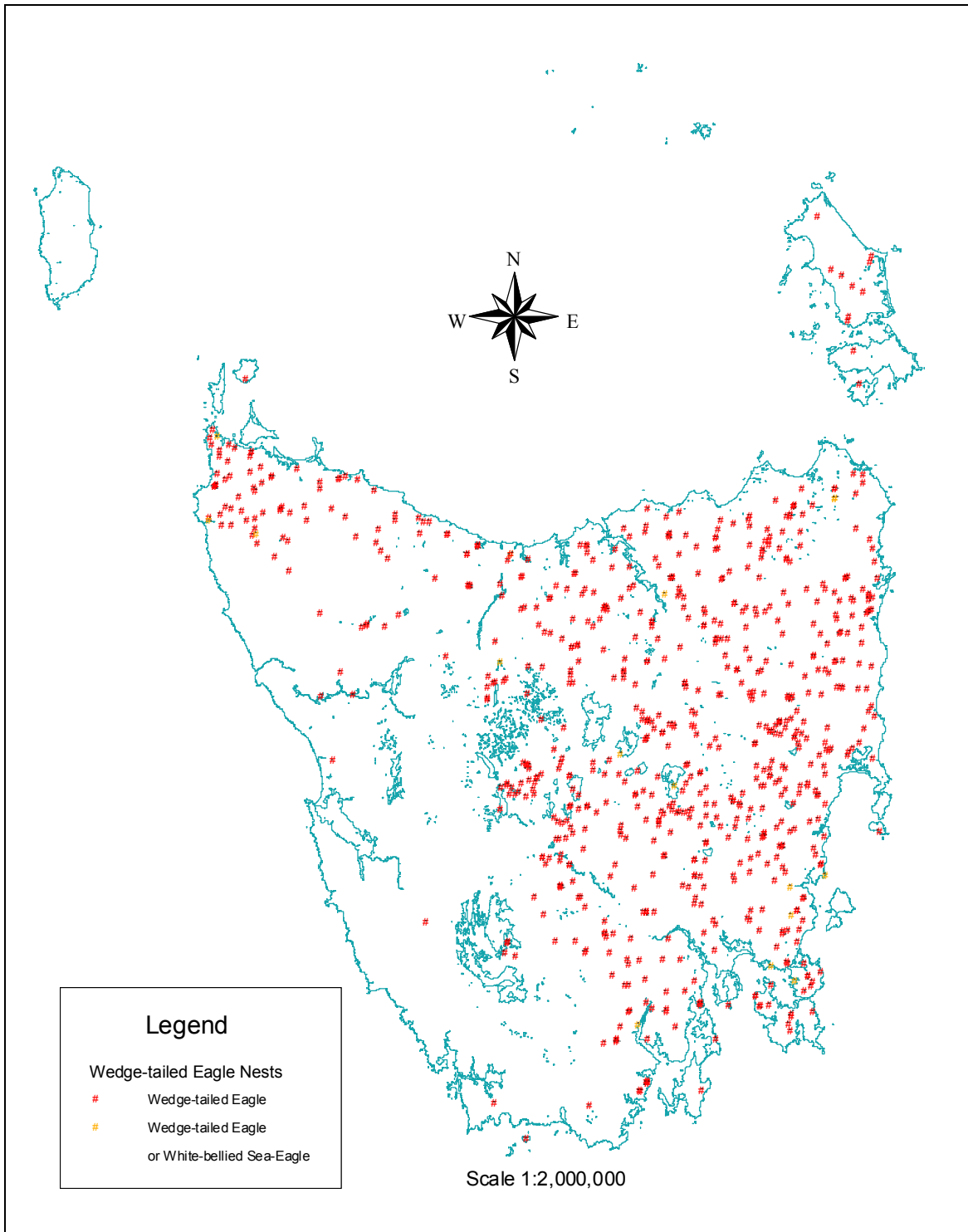


Figure 1: Distribution of known Wedge-tailed Eagle nests in Tasmania. Nests marked in orange are nests that have been used by Wedge-tailed Eagles and White-bellied Sea-eagles in different years. Large water bodies are shown.

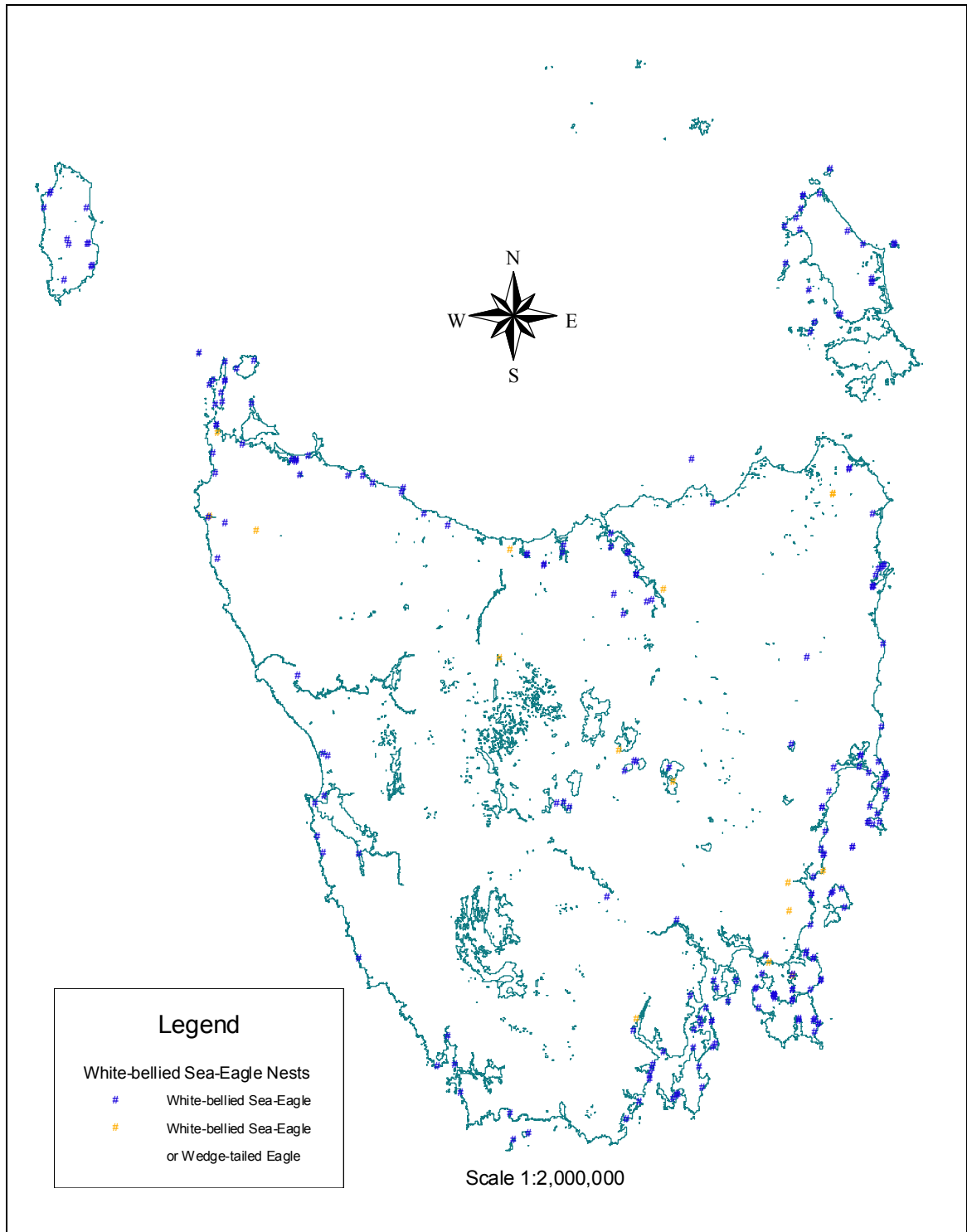


Figure 2: Distribution of known White-bellied Sea-eagle nests in Tasmania. Nests marked in orange are nests that have been used by Wedge-tailed Eagles and White-bellied Sea-eagles in different years. Large water bodies are shown.



Australian Government

Department of the Environment and Water Resources

Addendum

In adopting this plan under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), the Minister for the Environment and Water Resources has approved the addition of the following information which is highlighted in red.

Actions Needed (pg 5)

7. Strategic Planning

- Identify New **and Mitigation Measures Required**

Wind Farms (pg 8)

Guidelines and protocols were developed for the management of eagles and eagle nests in the vicinity of wind farms. A four tiered approach was adopted to manage the potential impacts on eagles, ie. mitigation, monitoring, compensation and research. **An Environmental Protection Notice can be issued under the *Environmental Management and Pollution Control Act 1994* by the Director of Environmental Management (DTAE) if environmental harm has been or is likely to be caused by the activity.**

Wind Farm Proponents (pg 11)

The proponents of wind farms are particularly affected by the management of these two species because of the **high primary incidence of and potential for eagle fatalities and injuries from collisions with turbines. Secondary impacts from windfarms also relate to nest disturbance and the displacement of breeding pairs. There is growing level of knowledge about the response of these eagle species to wind turbines in the Tasmanian context, but much more information is needed.**

Social and Economic Impacts (pg 12)

The potential cost to windfarm proponents for mitigation and compensation for injured eagles are now identified as part of the permit requirement for operation.

Threats (pg 12)

Collision -powerlines -vehicles -fences -wind turbines	Wte Wbse	Bell & Mooney (1999) Hess (1996 & 2000) Mooney (1986b, 1997) Mooney unpublished data Eagle Mortality Reports, Bird and Bat Monitoring Plans, WEB unpublished data
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Specific Objectives (pg 18)

- **Reduce the number of eagle collisions and electrocutions caused by wind and power structures in the energy sector.**

Performance Criteria (pg 19)

- Demonstrate an active role by the electricity industry in reducing the **number** of eagle collisions and electrocutions.

Summary (pg 20)

1. Strategic Planning

1.4. Identify New Threats and Mitigation Measures Required

1.4. Identify New Threats and Mitigation Measures Required (pg 21)

Monitoring of breeding success, mortality, injuries and land development proposals will help to identifying new or potential threats to either eagle species. Disease is one such potential threat. The West Nile Virus, recently introduced into North America, has caused many raptor deaths and poses a severe threat to endangered species such as the Californian Condor (Chu et. al. 2003). A local example of an unexpected threat is the spread of Tasmanian Devil Facial Tumour Disease, which has resulted in significant depletion of the once secure Tasmanian Devil (*Sarcophilus harrisii*) population. A strategy for mitigation will be developed for each newly identified threat.

3.4. Monitoring the Impacts of Development. (pg 24)

Surveys and on-going monitoring will be designed to target nests potentially affected by developments. These surveys may be conducted in conjunction with monitoring regimes established under Action 2.3. This investigation will aim to establish appropriate buffer distances for disturbance and so provide feedback to protocols and supporting information for future developments.

4.2. Reduce Eagle Mortality on Electrical Infrastructure (pg 24)

Electrocutions and collisions have been identified as the major source of unnatural mortality in eagles (proponent reports, WEB, unpublished data). Sufficient data exists on preventative and mitigation measures (Hess 2000) for there to be an immediate response from the electricity supply industry. A Public Authority Management Agreement (under Section 31, *Threatened Species Protection Act 1995*) is one mechanism to achieve cooperative protection of eagles. Such an agreement will be actively pursued by DPIW with the electricity supply industry to address the threats to eagles of electrocution and collision with electricity infrastructure. This agreement will include the active collection and recording the details of eagle incidents and identify measures required to prevent or mitigate against such events. The agreement will require the maintenance of a database on measures taken in response to each incident, identify the locations of infrastructure of potential threat and to implement a schedule for its conversion to bird-safe configurations. Infrastructure identified as an electrocution risk to eagles will be considered highest priority for implementation.

Windfarm permit conditions specify actions for monitoring and mitigating against the high incidence of eagle collision with windfarm structures. Any breach of the permit conditions may lead to the issuing of an Environment Protection Notice under EMPCA requiring the proponent to instigate a range of immediate mitigation measures including turbine shutdown procedures.

From: Melinda
Sent: 15 Nov 2020 10:53:31 +1100
To: Planning @ Meander Valley Council
Subject: Blackstone Heights "Neptune Dr" development
Attachments: Re Blackstone Heights development Nov2020.docx
Importance: High

Hi Jo,

Please see attached my submission against the Tasland plans for my street and my area.

Can you please send confirmation of receiving this email.

Regards,

Melinda Slade

Re Blackstone Heights development - Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

The closing date for representations is Tuesday 17 November 2020. Representations may be lodged in person, by post to PO Box 102, Westbury 7303 or by email to planning@mvc.tas.gov.au

This may be not very well constructed, however due to the secrecy of this project, and the very short timeframe to put in a submission I had to just get it down in writing in whatever way I could.

I moved to Glover Avenue, Blackstone Heights over 20 years ago, the main reason being for the very quiet environment ie low density housing, large housing blocks, few neighbours, open spaces, beautifully scenic bush views, wildlife, flora and fauna, privacy, birdsong etc - all things that define Blackstone Heights. I bought a house with fantastic bush views, hills, trees, even a view towards Ben Lomond /Mt Barrow/Mt Arthur areas.

I was told by the Meander Valley Council that my bush views would remain, and this would stay a low density, non-developed bush suburb. Surely one greedy developer cannot overpower the MVC and change the whole character of this place for all of us who bought/moved here for very similar reasons to myself. (This was discussed in 2 recent meetings with Blackstone Heights locals, who are against development – especially the huge cluster development that Tasland wants to spring on us against our will, and in many phone calls/messages between current residents).

Infrastructure is not good here; we waited 20 years to even get a footpath along a very small section of Panorama Rd. So, for we who live past the very beginning of Panorama Rd, there are no walking paths / footpaths and traffic is dangerous when trying to walk along Panorama Road. Road surfaces are not good, having garbage removal only fortnightly is not good. Bushfire risk is a great concern also with only one road in/out However 20 years ago there was a lot less traffic compared to now. I can only imagine how congested it will be if more development happens here. I walk a lot around the area and there is constant traffic along from Pitcher Parade through to Blackstone entry. It is very busy, often during peak times, school times, and weekends. Cheap road areas were built, with few if any proper drains, and no proper road edges, and dangerous culverts.

This area is zoned low density – this was why I moved here. I will lose my beautiful bush views if this new development goes ahead, as will many others. That is only one of my many concerns with it.

The noise around Glover Avenue and the opposite paddocks that will be taken over, this particular area echoes a lot and that will make the noise pollution very bad compared to the quietness in general now. Whilst building the proposed new development, this will be a very big problem, as it is to us even with the small development off Panorama Rd near the water treatment plant entry road. This has been going on for at least 2 years, with blasting, rock-breaking etc, and machinery operation, and this is only minute compared to the size of his development. Plus, the Tasland development is all around our houses, the other one is not very close to many houses.

Mr Harrison himself at the meetings said (at meeting 1) that the end of Canopus Drive will probably not be started for another 5 or so years. At the 2nd meeting Mr Harrison re-stated 5-8 years, as Glover Avenue area is the first stage. This means he is stating that we will have unbearable building noise for at least 5-8 years. Mr Harrison stated that he can further tweak his plans, which he already has, as plans he tabled at these meetings were not the same as the ones on the MVC webpage. How much further can he 'tweak' and add extra clusters of housing to his development?! Or make the lots smaller, or make other adjustments that the current residents are unaware with or unhappy with?

In the Planning Application document: it states re Node one extension to Glover Ave: the planned density is

similar to that of existing Glover Avenue lots. This is not correct, being most are approx. 1000m², nothing similar to 600m² blocks and smaller, as all of his proposed development lots are.

The Meander Valley Interim Planning Scheme states that each lot in Blackstone Heights must have a minimum area lot of 1600m². This includes sufficient useable area to allow for on-site parking and manoeuvrability, adequate private open space and reasonable vehicular access from the carriageway of the road, and most importantly: DEVELOPMENT THAT WOULD NOT ADVERSELY AFFECT THE AMENITY OF, OR BE OUT OF CHARACTER WITH, SURROUNDING DEVELOPMENT AND THE STREETScape, AND states (although not specifying Blackstone Heights):

ADDITIONAL LOTS MUST NOT BE LOCATED WITHIN THE LOW DENSITY RESIDENTIAL ZONES.

Thus, a total of 0% of all the lots Tasland want to develop here meet with the 1600m² block size. How can you just override the current residents' wishes to retain the bush character of their area?

I believe the Tas Planning Commission will not let this happen either.

Even in the current land development called 1 Panorama Rd (but not no.1) the MVC has managed to get the developer to adhere to deliver a lot of large block sizes amongst the smaller ones.

But here where our views across East will totally be ruined, that will mean more people will join the fight against the so-called Neptune Dr development.

After surrounding this upcoming plan in secrecy, no doubt that was another tactic to pretend that Tasland was developing one lot in the far end of Neptune Dr, next to his huge property with his great bush views and peace and quiet. So even when people did actually get their letter from MVC (which most did not, and we got several extra peoples letters sent all to our address. I have to wonder if that was done deliberately so that people did not know what was going on in time to send in a submission against this). It seems none of the many from Canopus Dr actually received any such letter. Only a few people attended the second meeting in November, as they had not had any notification whatsoever, and it was only when others spoke about it on Blackstone Facebook pages that they even had any idea. They were very angry as their traffic issues will be incredibly worse than they are, and no doubt they will be talking to others in Pitcher Parade to inform them of this secret land development.

I'm sure the people living in Country Club Avenue and Casino Rise would in the majority, feel the same.

There is a lot of elderly people living in those streets, and no doubt quite a number of them would not like the resulting large increase of traffic around them.

People here at the two meetings at the Christian Centre met their neighbours and talked, some if not most, for the first time with each other. If nothing else, we have formed more of a community minded approach, which will no doubt lead to continued joining together to fight the destruction of our community.

Why would you allow Blackstone Heights' character to be so totally spoiled by this proposed development? It would totally change the whole character and just become another overly densely populated suburb.

The 2015 Prospect Vale – Blackstone Heights Structure Plan specifies demands on open space. This includes:

The Vision for Prospect Vale and Blackstone Heights is:

“known for the quality of the natural environment, a distinctive lifestyle” etc. The natural environment and quality, quiet lifestyle is what we have at the moment, or what we did have until more building has started along Panorama Rd. However, this is not nearly on the scale of what Tasland want to squeeze in here.

I do not want the natural environment taken away or substantially changed, as this proposed development will do.

Prospect Vale and Blackstone Heights are totally different suburbs. It seems disingenuous that you specify them together, so that population numbers etc don't show the vast difference and that Blackstone Heights has not had much population growth in the past 20 years, whereas Prospect Vale has had a huge amount. The former is and has for many decades been, built up with a lot of people I know buying there for the

shops, frequent buses, schools, cafes, much quicker access to Launceston city, and it suits their busy family lifestyles. It has always had a much, much larger population in close proximity, and in my view is nothing like our own suburb. They want to be near facilities etc for these reasons. I did not choose Prospect Vale for those reasons. I, and everyone I know in Blackstone Heights, chose this area for the low-density, quiet bush suburb that it is.

Meander Valley Council must surely address the single access in/out. It is in years old MVC literature that this would be done, probably through to join at the end of Mt Leslie Road. Blackstone height is a bushfire risk area, or in case of a car accident on Pitcher Parade (and a lot of the roads here) it would be impossible to get past.

Same with fire trucks, ambulances, and even bus access. It is already tricky for them in some streets, and in an emergency, it could make a big difference – to people's lives even!

I believe that in the Regional Land Use Strategy documents it discourages the use of cul-de-sacs as it makes it harder for these vehicles. I also see that the Tasland plan / MVC plans show many of such, and not proper through-roads. That will take much more time and cause more chaos in the case of an emergency, when a large number of people are all trying to evacuate at the same time.

Also, from your own Traffic Impact Assessment / Road Safety Review report: it notes:

From road safety review the following issues were identified: Panorama Road

- The sight distance for Neptune Drive left along Panorama Road is marginally less than required.
- The culvert headwall and steep drop off opposite the Blackstone Road / Panorama Road junction is a roadside hazard. Treatment of this issue is a Meander Valley Council responsibility as the road authority.
- The Country Club Avenue / Casino Rise junction layout for the right turn into Casino Rise is deficient for the current level of traffic activity.

I don't believe Tasland plan is addressing or fixing these problems.

This area also has risk of land slip and some poor land stability. We have had some large landslip problems in Blackstone Road areas. I presume if people were allowed to build on this proposed development site that the MVC would be at legal risk if this happened. We have all heard of Councils being sued in such cases.

Looking at when the MVC facilitated the traffic count along Pitcher Parade, on 3rd January 2019 – most people were on holidays, and away, and it was only done for a very short time. A 20-minute period during the quietest time of the year in summer holidays cannot be a reliable count!! A large number of workplaces were and are shut at this time, so a large amount of people would not be returning home from work at that time of the afternoon. A huge number of Government Departments, Councils, Banks, Lawyers, Trades / Builders and other workers are still not even back at work. And it's obviously school holidays, and a lot of people go away for Christmas/ January before school goes back. One has to wonder about the validity of this 'study'.

Also, it is not adding all the huge volume of traffic that would increase. Stating about numbers of residents travelling in and out daily, but ignoring the vast amounts of extra traffic there will be, including a lot of people just looking around our streets (as there already is) and the large numbers of people that would then be looking at the new development, looking at housing blocks, meeting with real estate companies, people working on actually building the new development for years and years. And then all the visitors that would be visiting these people in the hundreds and hundreds of new houses. It will dramatically increase traffic.

As per the study of wildlife that was done in winter – when birds and a lot of native habitat are hibernating. Again, one would wonder why this was done only at this time of the year. And similar re fauna – not many species are flowering in winter. One wonders why this was done then, and the traffic count in early January!!

I and people I walk with here have counted many, many more cars passing than that – so it is obviously not a reliable figure to base findings from. Site distances for people entering/exiting their streets is not very far, and with a lot more traffic this will present another risk.

As people from Pitcher Parade (and in fact, most of Blackstone Heights) were NOT told about this development, nor given any clear information. And even then, it just a specified lot number in Neptune Drive, no mention of Glover Ave, Canopus Dr, Neptune Dr etc. I can advise that there was a lot of anger about this when some of them attended the second meeting (which they only found out about, as did many, from a Facebook post on a private page).

There is too much wildlife being killed here on our local roads as it is, even with lower speed limits in recent times. This is the case especially along Pitcher Parade into Blackstone, with so much constant traffic. I used to see many more wallabies, rabbits, native hens and even Tasmanian devils along there, not so now, and it will no doubt be much worse with more traffic.

This is threatening to our much-loved local native species of fauna and flora. We sometimes see wedge tailed eagles above the paddock opposite us. Frequently we see eastern barred bandicoots, families of southern brown bandicoots, many wallabies, skinks, blue tongues lizards, owls including the Tasmanian masked owl, tawny frogmouths, butcher birds, wrens, kookaburras, robins, silvereyes, Tasmanian yellow tailed black cockatoos, swans, eastern spinebills, parrots, magpies, new holland honeyeaters, amongst other birds. Even occasionally still: quolls and Tasmanian devils. These I believe are a threatened species and must be protected, not scared or moved out of their safe habitat to squash in a huge number of houses on tiny blocks. There are currawongs nesting in the trees in the paddock, and I see them fly over from there to my garden. Most of these forementioned species appear in my garden, not just over the road in bushland. I do not want this to change, nor does anyone else I've spoken to in the area. We all moved here for the fantastic bushland vistas and views, and to see much wildlife that you don't get to see in the built-up suburbs.

In MVC documents it states about low-density residential zones (LDRZ). It is mentioned about the 1600m2 minimum block size – how can this then be drastically reduced for one developer to put huge clusters of small houses on small blocks and totally wreck the suburb for most of us who moved here for that very reason. It is a bush lifestyle here, not an over-populated dense population suburb.

At one of the Blackstone residents' meetings (that Ross Harrison attended) in November 2020 he spoke of shops and similar, which not many of us thought necessary. He mentioned we can all go and get takeaway from the café/restaurant – which makes for a lot of extra traffic especially around peak times.

He mentioned a wine bar – however no-one spoke in support of that at the meetings.

The Prospect Vale shops and Casino etc are only a few minutes' drive away. The consensus was: that's enough.

Mr Harrison had also been asked if local residents (who's properties adjoin this new unwanted development) whether they can buy the block nearest to their own property so at least they aren't totally overwhelmed / overlooked at close range – Mr Harrison told people from Glover Avenue that no, he would not allow that. It is his plan and he wants it totally his own way and was not at all willing to negotiate in any way. Not a good attitude for getting the locals onside. That was an option I was desperately thinking of as a last resort, if this crammed in subdivision ever did happen.

I directly asked Mr Harrison at the second meeting, about what the height of the houses would be. He said they'd all be single storey. I believe he is saying this as part of his sales pitch. It is quite common from what I've been told for developers to promise anything to placate the residents and then change their mind. He has already changed his plans from what the MVC have on file, to what he brought along to the meetings in

November 2020.

How can we trust him, and the MVC to keep him honest?

Sewerage could be an issue too, we had many, many years of bad odour from the settling ponds along Pitcher Parade. It's not as bad recently as it was for so long, but it's not great and no-one lives very near that area, however they may do so here. How will Tasland really manage the sewerage in the new development. Will it be a continuous bad odour as the settling ponds were for many years?

There is very little public transport here, we see very few buses throughout the day, and the main ones are only at school times, collecting school children. For everyone else very little is available. Older people are more likely to buy in Prospect Vale, where they are near to bus stops that are much more frequently used, near to Doctors, and other shops, but also closer to the city hospitals and specialists. There is not even a bus shelter here.

On your Planning-Applications page, the proposed developer even states:

Strategic Direction G2.3 (a) "Promote the important role of local character on the economy and the sense of place"

Comment: Blackstone Heights is a unique low density residential suburb located in close proximity to services and amenities in Prospect and the Launceston CBD whilst enjoying a rural outlook and unique vista" etc

"Blackstone Heights is unique amongst other Launceston suburbs and it is important to maintain the existing character" etc.

The proposed development does not adhere to this strategic direction, and I would argue it actually goes against it in a catastrophic way for all those who enjoy our low density, semi-rural bush suburb just the way it is!

The MVC Prospect Vale – Blackstone Heights Structure Plan says:

Protect and leverage the area's environmental qualities

New residents to Prospect Vale and Blackstone Heights are attracted by environmental values in the area – including gorges, hills, open space, and water access. Protecting, enhancing and creating better linkages to environmental assets will benefit the community and differentiate housing development in the context of Greater Launceston.

Strategies

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

What Ross Harrison aims to do goes against our wishes and your own document.

Most of the growth in this abovementioned area is in Prospect Vale, NOT in Blackstone Heights. Our population has hardly grown in many years, and we do not want it to. It will ruin our suburb.

I believe that the MVC would be very negligent if they even considered this development going ahead in any way. Certainly, the squashed in tiny lot set-up /plan as it is, it is the worst way for Blackstone Heights to be over-developed against the current lifestyle that we enjoy here.

Melinda Slade

From: Anne-Maree
Sent: 15 Nov 2020 15:34:47 +1100
To: Planning @ Meander Valley Council
Subject: Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

Hello MVC Planning Section

we would like to express our concern for the Draft Amendment and proposed development, for the following reasons:

1. The proposed block sizes and the amount of proposed blocks do not align with the low density residential zone for the area.
2. Significant infrastructure needs to included to cater for the excessive sewage, footpaths etc
3. The traffic management plan was conducted on 3 January which is not a true representation of the current traffic issues in Blackstone Heights. The development will increase traffic dramatically and the current road network is inadequate
4. Concerns with the protection of natural habitats for fauna for current and threatened species, such as the wedged tail eagle and Quoll.
5. Has a feel of a gated community, so the benefits of the proposal will only be accessible to those residents within the subdivision and not the general population of Blackstone Heights
6. Added risk to egress the area due to bushfire or other serious incidents requiring evacuation
7. Lack of community consultation from the developer
8. Negative Visual impact and aesthetics
9. Not consistent with the 2015 Prospect Vale - Blackstone Heights Structure Plan

Thank you for allowing us to comment.

Kind regards,

Anne-Maree and Jason Smith

Sent from my iPad

From: Trezise, Tarnya M
Sent: 16 Nov 2020 09:52:50 +0000
To: Planning @ Meander Valley Council
Cc:
Subject: Blackstone Heights Planning Application
Attachments: Blackstone Heights Development Meander Valley Council submission Nov 2020.docx, Blackstone Heights Development Meander Valley Council submission Nov 2020.docx

Hi,

Please read the attached submission where I am not in favour of the development.

I would appreciate being updated of the progress of my application,

Thank you very much,

CONFIDENTIALITY NOTICE AND DISCLAIMER

The information in this transmission may be confidential and/or protected by legal professional privilege, and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please immediately contact this office by telephone, fax or email, to inform us of the error and to enable arrangements to be made for the destruction of the transmission, or its return at our cost. No liability is accepted for any unauthorised use of the information contained in this transmission.

Introduction

This representation is made regarding the proposed re-zoning contained in the Blackstone Heights SAP.

It is the authors view that the proposed development conflicts with the Schedule 1 objectives of the Resource Management and Planning System of Tasmania. The development impacts negatively on the people and communities and does not provide for their current level of social, economic and cultural well-being and for their health and safety.

Blackstone Heights is significantly, a low-density housing community. People invest and live in this area for the amenity that is provided by that zoning. This is not a zoning that was forced on the community, residents made the free choice to live here.

The proposed zoning change alters that and will have long lasting impacts on the social, economic and environmental amenity of residents.

The proposal supporting the application for the creation of the Blackstone Heights Specific Area Plan is flawed and does not support the requirements that the proposed amendment must:

- Seek to further the objectives set out in Schedule 1 of the Land Use Planning and Approvals Act 1993;
- Have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared;
- As far as practicable, avoids the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area;
- Have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms;
- Is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies; and
- Is in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993

There are significant omissions in the information provided and omissions resulting in key impacts not identified or assessed in the proposal at all.

The proposal relies on inaccurate or incomplete data to discount the impact of the development in relation to traffic movements and flora and fauna including endangered species.

The proposal seeks to reduce the opportunity for the community to voice its opinion by changing the approval process of different activities making it far easier for developers to choose to do things which impact unreasonably on residents.

The proposal seeks to represent the community with commentary that the development is going to be for the betterment of the community, yet the proposal creates the type of high-density housing that most residents have chosen not to live in, and the community have specifically indicated that they want the area developments to reflect the current feel of the area.

More importantly, the proposal will significantly impact the amenity (environmental, social and economic) of the area through:

- Reduction in house values for those residents living directly alongside the proposed area to be rezoned.
- Increased levels of noise
- Increased traffic of significant volumes that will create delays, congestion and safety related issues through the one access road to the community
- Loss of visual amenity by building across the skyline
- Increased levels of light
- Reduced bushfire evacuation capacity
- Impacting on the native flora and fauna, including clearing large sections of bush
- The development of high-density housing (doubling the size of the community) with no increase in public open space such as playgrounds, sporting fields or parks.
- Creating a land use conflict with the neighbouring zone with high density housing placed directly against the boundaries of low-density housing blocks.

The construction of the development will take years, exposing nearby residents to ongoing construction works which if not controlled or limited will destroy the quiet and peaceful aspect of the area, especially given the nature of the terrain over which the development is to occur.

The proposal contains elements that are designed to make the proposal appeal to people, it has its own sewerage treatment works, its own electricity grid with solar panels built into the roofs and talks about open space (which remains in private hands). These aspects are irrelevant in considering the proposed re-zoning of the developer is not legally required to abide by them. Once the area is re-zoned, the developer will be able to alter any proposed plans. The developer has already shown a set of plans different to the ones submitted in support of this proposal.

If this the case, then the proposal is simply for high density housing in a low-density housing area. This is a significant risk and exposes the community to high density residential development across all the land.

I also highlight the inadequacy of the council in assessing this proposal and question why the underlying data has not been challenged.

The council do not appear to be effectively assessing the total volume of traffic that is planned to use Blackstone Road, Pitcher Parade and Country Club Avenue resulting from all developments in Blackstone Heights and surrounding areas (including Federal Hotels development). Residents along the key access routes impacted are not been notified by council and provided the opportunity to voice their concerns.

The council also seem to be ignoring many of the requirements of the MVC planning scheme and Structure Plan and should not have endorsed it.

The Members of the TPC are invited to visit the area to gain a greater understanding of the nature of the area regarding noise, traffic and amenity that residents currently enjoy.

This re-zoning application should be rejected.

Planning/Change in use/Development

The proposal will change the approval process for what can occur in the SAP as compared to what currently is permitted, or the assessment process it is required to go through.

The following are a list of some of those developments for which change is prescribed.

- Visitor accommodation
- Single dwellings
- Multiple dwellings
- Resource processing
- Research and development

These changes will either conflict with the current zoning adjacent to the proposed development or enable the development of structures that are in conflict as it takes away the opportunity for input by the community.

The changes to approval processes for different developments should not be altered as part of the re-zoning as they are in direct conflict with current zoning regulations.

The developer is not bound by the current plan and as a result, if the changes were permitted, leaves existing residents with a high risk of developments occurring that are not compatible with the adjacent or current zoning.

The Structure Plan for this area states:

There are several existing local and regional strategic planning documents that provide direction for land use and development in Prospect Vale and Blackstone Heights.

The key strategic land use objectives in these documents include:

- Recognition that Prospect vale and Blackstone Heights will continue to be one of greater Launceston's primary growth areas
- Recognition that Prospect Vale is well placed to grow into an Activity Centre that services the growing population to the south and south west of Launceston
- Recognition that there is potential for further housing within Prospect Vale, especially within the current Particular Purpose Zone
- Improved and alternative access to Blackstone Heights for emergency management
- Maintenance of the scenic vistas that define the area
- Maintain the low-density character and environment in Blackstone Heights
- Transition the industrial uses in Donald's Avenue to commercial and community uses
- Create an employment activity node south of Prospect Vale

- Build greater diversity and choice into the housing market

The key strategic land use objectives, including for the Blackstone area have been highlighted. The proposal for re-zoning to high density housing use does not maintain the low-density character and environment of Blackstone Heights. It does not maintain the scenic vistas and whilst increasing traffic flow (doubling) does not improve or provide alternative access to Blackstone Heights.

The Structure Plan states the following in relation to this area:

12.1 Zone Purpose

12.1.1 Zone Purpose Statements

12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.

12.1.1.3 To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views.

The proposal to re-zone from low density to high density is not in keeping with these zone purpose statements as it:

Is based on smaller lots ignoring the restraints on traffic flows, water and sewerage capacity
Creates a visual impact across the skyline and on residents that look directly across onto the high density development and is based on an incomplete flora and fauna study that has not assessed a large part of the proposed area to be re-zoned.

The MVC Planning Scheme states:

12.1.3 Desired future character statements

Blackstone Heights a) Blackstone Heights is characterised by large, prominent single dwellings and outbuildings on larger lots. This character is to be maintained with due consideration to the mitigation of building bulk through landscaping and the minimization of cut and fill works where development is viewed from public open space.

The proposal for re-zoning is clearly in conflict with this character statement.

The MVC Planning Scheme states:

12.3 Use Standards

12.3.1 Amenity Objective

To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.

Acceptable Solutions Performance Criteria

A1 If for permitted or no permit required uses.

P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.

A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.

P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.

The proposal is clearly not aligning with this amenity objective as:

Residents have already identified issues with traffic movements in areas surrounding the commercial precinct

Tourism ventures requiring visitors to drive past residential houses to access them

The MVC Planning Scheme states:

12.4.3 Subdivision

12.4.3.1 General Suitability Objective:

The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Low-Density Residential Zone

The proposal is not aligned with this objective.

The MVC Planning Scheme states:

12.4.3.2 Lot Area, (Meander Valley Interim Planning Scheme 2013 Low Density Residential Zone Page 12-14)

Building Envelopes and Frontage Objective To ensure:

- a) the area and dimensions of lots are appropriate for the zone;
- b) the conservation of natural values, vegetation and faunal habitats; and
- c) the design of subdivision protects adjoining subdivision from adverse impacts; and
- d) each lot has road, access, and utility services appropriate for the zone.

Acceptable Solutions Performance Criteria A1 Each lot must have a minimum area in accordance with Table 12.4.3.1 below; and Table 12.4.3.1

- a) Lot Size Blackstone Heights 1600m²

The proposal is in direct conflict with these requirements and puts any development in direct conflict with adjacent land use low density housing. The proposal does not protect the adjoining

residents from adverse impacts.

The Structure Plan states the following:

The major elements of the framework plan are:

Long-term provision for a variety of housing types across Prospect Vale and Blackstone Heights. These include medium density lots and housing, conventional suburban densities and innovative models of low-density housing in Blackstone Heights.

This proposal is for high density housing, not innovative low-density housing.

Excerpt from proposed Specific Area Plan

F8.5.3 Scale of Residential Use

Objectives To maintain the low-density character of Blackstone Heights

Acceptable Solution Performance Criteria A1

The total number of dwelling units, including any dwelling unit equivalents temporarily or permanently used for visitor accommodation, within the plan area must not exceed 650.

Exactly how many dwelling units are being proposed for this area. The traffic assessment assumes 500, the re-zoning proposal is 650, the introduction in the submission talks to under 500.

The developer needs to be consistent and clear on what is proposed. Given the change to the zoning would need up permitting 650, the assessments, e.g. traffic, should assume this as the ultimate figure, and it currently does not.

Impacts on skyline

The MVC Planning Scheme states:

E7.6.2 Local Scenic Management Areas Objective

- a) To site and design buildings, works and associated access strips to be unobtrusive to the skyline and hillsides and complement the character of the local scenic management area; and
- b) To ensure subdivision and the subsequent development of land does not compromise the scenic management objectives of the local scenic management area

This proposal clearly conflicts with this objective as it proposes buildings across the skyline and on hillsides directly opposite existing low-density housing.

The MVC Planning Scheme continues:

Table E7.1 Local Scenic Management Areas

1 Travellers Rest / Blackstone Hills Character Statement

Prominent vegetated hill faces that border the urban edge of Prospect Vale. The landform is prominent and visible from the Bass Highway and the urban area of Prospect Vale. Travellers Rest is subject to low density residential development.

Scenic Management Objectives

- a) To ensure that areas of visual prominence from the Bass Highway and the suburban area of Prospect Vale avoid significant landscape change;
- b) To ensure that use and development is carefully sited and designed to blend with the surrounding landscape so as to be unobtrusive.

The Structure plan details the following:

Protect and leverage the area's environmental qualities

New residents to Prospect Vale and Blackstone Heights are attracted by environmental values in the area including gorges, hills, open space, and water access. Protecting, enhancing and creating better linkages to environmental assets will benefit the community and differentiate housing development in the context of Greater Launceston.

Strategies

Maximise connections between urban areas and environmental assets such as Lake Trevallyn, the South Esk River and Cataract Gorge.

Maximise vistas to natural assets such as waterways and hills.

Consider the prominence, profile, and vegetation values when exploring potential development on hills in the area.

Maintain predominately low-density housing in Blackstone Heights.

Promote environmentally sustainable design (ESD) in new housing.

The Structure Plan for the area states the following:

Develop a Specific Area Plan for the area identified for future cluster residential development in Blackstone Heights, in partnership with land holders. The Specific Area Plan should reflect the following principles:

Housing densities should respond to the character of the local area, considering the interface with existing residential areas of Blackstone Heights.

Medium density housing should only be promoted within proximity to services such as public transport and the proposed activity centre. Lower density housing should be promoted further away from services.

Development should respond to the natural environment in the area, including topography and landscape values.

Development will promote public access to the South Esk River and Gorge, including connections with the wider open space and pathway network in Blackstone Heights and Prospect Vale.

These objectives have not been considered as:

The high-density housing directly backs onto existing low-density housing, is visually impacting the low-density areas, increases traffic and will create a noise level that impacts in low density areas.

The high-density area is proposed to be at the opposite part of the development, away from the activity centre.

By covering the skyline, destroying existing bush, and creating a high-density housing area the development is in direct conflict with the existing natural environment.

Therefore, the land should not be re-zoned.

Visitor/Tourist accommodation

The Structure Plan states the following:

Tourism and Entertainment Precincts

With the presence of Country Club Tasmania and Richardson's Harley Davidson, Prospect Vale plays a substantial tourism and entertainment role in the northern region of Tasmania. Two key precincts have been identified where further tourism and entertainment functions should be encouraged:

Country Club Tasmania

The Westbury Road Activity Centre

There is scope to direct tourism and entertainment development (cinemas, accommodation, function and exhibition spaces, gaming, restaurants and hospitality businesses) to these areas. Tourism at

Country Club Tasmania can be supported by an off-road cycle and pedestrian link to the river

The area proposed to be re-zoned in Blackstone Heights is not identified for tourism development.

The Proposal proposes the following change to accommodate tourism development:

Objectives To provide for visitor accommodation in identified precincts.

Acceptable Solution Performance Criteria A1 Visitor accommodation is for holiday units within the eco-cabin precinct.

P1 Visitor accommodation is for holiday units, holiday cabins or bed and breakfast use and must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to: (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale or the use and its compatibility with the surrounding character and uses within the area; (d) retaining the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; and (f) any impact on the owners and users of rights of ways.

Currently the zoning identifies tourism as a prohibited activity. This proposal makes it a discretionary activity.

This is a reduction in the rights of residents for no articulated reason except for the benefit of the developer and will conflict with existing land use.

The wording is very subjective, open to interpretation and admits that it will have an impact on residents as it states will not cause unreasonable loss of residential amenity. Given the nature of the current amenity residents experience in Blackstone Heights, unreasonable loss is virtually impossible to achieve.

The proposed location of the tourism venture will impact on the residents in the surrounding area and warrants undergoing a proper and appropriate review.

There is also a high risk that the proposal as it stands can change with the developer increasing the tourist aspect to the development or locating it elsewhere in the development.

It is my view that tourism developments in quiet residential areas are inappropriate and unnecessary except for the benefit of the developer.

Therefore, tourism-based ventures should remain as prohibited developments, not changed to discretionary.

Economic

The proposed development and rezoning will impact the value of properties who are closest to the re-zoned areas. Their properties are zoned low density and it has been the expectation (and a reasonable expectation) that only low-density housing will be permitted in the surrounding area, as per the current zoning and planning.

Building high density housing in very close proximity will devalue their properties significantly.

For example, 22 Canopus is on the other side of the gully where the high intensity housing will be built. The visual impact and noise impact will be significant as opposed to a low-density development as would be in character with the remainder of the area. Noise in this gully travels along way due to the land formation. The more properties on the side of the hill opposite will increase noise. The smaller blocks reduce the opportunity for trees etc to be planted to mitigate any visual impact. This will reduce the value of our property.

No 24 Canopus will have 14 new neighbours all looking into their backyard. This will reduce the value of this property.

It is proposed that No 21 Canopus will have tourist traffic driving up a steep hill (noisy and increased vehicle movements) to access the eco village development. This will reduce their property value.

The significant increase in traffic proposed to pass along Glover Ave and Neptune Dr will result in loss of value for these residents.

The proposal for re-zoning is in direct conflict with the requirement that the re-zoning, as far as practicable, avoids the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

The proposal for rezoning is also in conflict with the broader community as the council have not properly assessed the requirement that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms, especially regarding proposed traffic volumes and impacts on property values.

Therefore, the land should not be re-zoned.

Increase in traffic movements

The Proposal combined with the recent approval in Panorama Rd, result in a more than doubling of

dwellings in Blackstone Heights. There is only on road into Blackstone Heights.

The MVC Planning scheme states:

E4 Road and Railway Assets Code

E4.1 Purpose of Code E4.1.1

The purpose of this provision is to:

- a) ensure that use or development on or adjacent to a road or railway will not compromise the safety and efficiency of the road or rail network; and
- b) maintain opportunities for future development of road and rail infrastructure; and
- c) reduce amenity conflicts between roads and railways and other use or development.

E4.2 Application of Code E4.2.1

This code applies to use or development of land that:

- a) requires a new access, junction or level crossing; or
- b) intensifies the use of an existing access, junction or level crossing; or
- c) involves a sensitive use, a building, works or subdivision on or within 50 metres of a railway or land shown in this planning scheme as:
 - i) a future road or railway; or
 - ii) a category 1 or 2 road where such road is subject to a speed limit of more than 60 kilometres per hour.

The proposal is required to demonstrate that it will not impact the safety and efficiency of the road network. The TIA, however, clearly understates (refer later in document) the volume of traffic that will be using the road network (including Glover avenue, Neptune Dr, Blackstone road, Casino Rise, Country Club Ave and Westbury Rd) and does include assessment of all known developments and therefore, cannot assess the impacts on the safety and efficiency of the road network.

There is no modelling at all on commuter times or congestion at peak periods and this is for a proposal that will almost double the number of dwellings in Blackstone Heights.

The TIA guidelines include the following:

E4.5 Requirements for a Traffic Impact Assessment (TIA)

E4.5.1 A TIA is required to demonstrate compliance with performance criteria.

E4.5.2 A TIA for roads must be undertaken in accordance with Traffic Impact Assessment Guidelines, Department of Infrastructure, Energy and Resources September 2007. Australian Guidelines and Australian Standards are to be used as the basis for any required road or junction design.

E4.5.3 A TIA must be accompanied by written advice as to the adequacy of the TIA from the:

a) road authority in respect of a road; and

b) rail authority in respect of a railway.

E4.5.4 The Council must consider the written advice of the relevant authority when assessing an application which relies on performance criteria to meet an applicable standard

Given the inaccuracy of the base data used in the TIA, the proposal cannot demonstrate compliance with the performance criteria and therefore should not be approved.

The proposed re-zoning is to facilitate a more intensive housing development. Important to understanding the impact on the local community, roads and intersections is an effective and accurate traffic assessment.

Traffic assessment

The traffic assessment was undertaken by Traffic and Civil Services and makes the following comments, observations and conclusions.

4.2.1 Panorama Road A traffic survey was conducted by TCS 5:10-5:30pm on Thursday 3rd January 2019 and the data collected reveals a pm peak of 123 vehicles per hour, suggesting an AADT on Panorama Road of some 1,200 vehicles per day

4.2.2 Blackstone Road A traffic survey was conducted by TCS 5:35-5:55pm on Thursday 3rd January 2019 and the data collected reveals a pm peak of 189 vehicles per hour, suggesting an AADT on Blackstone Road of some 1,900 vehicles per day

4.2.3 Casino Rise Traffic data collected by Meander Valley Council in April 2017 suggests an AADT on Casino Rise of some 3,000 vehicles per day

4.2.4 Country Club Avenue Traffic data collected by Meander Valley Council in July 2017 suggests an AADT on Country Club Avenue of some 7,000 vehicles per day. The rate of background traffic growth in the Blackstone Heights area for projection purposes is assumed to be 1% to allow for future infill development due to other development.

Estimated daily traffic (2020)

Estimated daily traffic (2030)

Panorama Road

1200 VPD 120 VPH

1350 VPD 132 VPH

Blackstone Road

1900 VPD 190 VPH

2100 VPD 210 VPH

Casino Rise

3000 VPD 300 VPH

3300 VPD 330 VPH

Country Club Avenue

7000 VPD 700 VPH

7750 VPD 775 VPH

Westbury Road

10000 VPD 1000 VPH

11000 VPD 1100 VPH

The traffic assessment was undertaken on the 3rd January and the 30th January. This count is inaccurate as it clearly has been undertaken at a time to understate traffic movements:

1. January is a peak holiday period with many people on holiday from work
2. January has no school movements
3. The timing the assessment was undertaken also misses the school period movements and morning work peak. As the proposal indicates, the community is a family-based community.

With the timing of the year and the timing of the day the assessment was undertaken means that any conclusions drawn on the potential impact of the increased traffic movements would appear to be significantly understated.

The traffic assessment assumes 500 lots, the re-zoning details a possible 650 lots.

Page 12 of the submission details that at the 2016 census, Blackstone Heights had a population of 1270 persons, including 348 families. Housing stock consisted of 478 dwellings, with an average household size of 2.8 persons, which is above the Tasmanian average.

The traffic assessment then describes that the 478 dwellings currently create only 1900 vehicle movements per day, yet proposes that the development (based on 500 dwellings) will increase traffic movements by 3465 movements per day (page 23 of submission).

The vehicle count undertaken by Meander Valley Council in 2017 indicated 3000 vehicles per day on Casino Rise, so where did all that traffic come from given Blackstone Rd turns into Pitcher Parade which becomes Casino Rise, and there are no other options for the traffic to have come from but Blackstone Heights.

This would appear to significantly understate the current traffic movements and therefore all conclusions based on this would appear to be inaccurate and unreliable.

If the assessment assumed the 650 dwellings to be permitted under the Blackstone SAP, the pro-rata increase in traffic would be 4505 movements per day not 3465 vehicles per day.

The traffic assessment assumes a 1% allowance for future infill development. This results in an allowance of an additional 150 movements on Panorama Rd over the next 10 years. Yet by their own numbers, the infill development passed in October by the Meander Valley Council will result in an additional 658 (pro-rata 500 lot development versus 95 lot development) car movements. Significantly above the 150 proposed.

Extrapolate this out to the numbers on Westbury road and they predict an increase of only 100 vehicles which certainly takes no account of proposed developments in the surrounding area.

The traffic assessment also assumes an average of movements across a 10hr period. Yet the family based community will result in peak periods due to work and school movements. The submission does not assess or inform on the impact of peak periods on traffic movements and road infrastructure. It also appears to understate or ignore the impact on the residents regarding safety, traffic congestion and delays at peak periods.

There appears to be significant issues in the assessment of current traffic movements, the likely increase in traffic movements due to developments and therefore the assessment of road infrastructure (intersections etc) requirements would appear to be inaccurate.

The traffic assessment and subsequent impacts needs to be redone to be accurate and include the other developments in Blackstone and surrounding suburbs (e.g. Federal Hotels).

Canopus Drive traffic movements and risk

4.1.1 Panorama Road / Canopus Drive Figures 5 -7 show the features of the Panorama Road / Canopus Drive junction. Features include:

- Simple Left and Right turn layout Canopus Drive
- trafficable width of 6.5m
- Panorama Road trafficable width of 7.4m with 0.5m unsealed shoulders

Rural standard roadside drains both sides of both roads

No footpaths or pedestrian facilities.

The traffic assessment would appear to clearly understate the number of vehicle movements on Canopus Drive.

The proposal describes an increase of 7% of the share of the traffic movements but does not appear to consider the proposed eco tourist village development at the end of Canopus Drive. This estimate will also be low given the inaccurate accounting of current vehicle movements.

This is of interest as:

Canopus Dr does not have formed footpaths.

Canopus Dr is currently a cul de sac.

Canopus Dr has a blind rise that the drive goes over. At the apex of the rise the road veers to the left. If you continue in a straight line as you come over the rise you will end up on the wrong side on the road. At the apex of the rise, Zenith Court intersects with Canopus Dr at a T intersection.

Increasing traffic on Canopus Dr:

Significantly impact on the safety of the road due to the intersection with Zenith Court

Significantly impacts on the safety of the road due to the blind rise (especially if it is proposed that tourists will be using it)

Significantly impacts on the safety of pedestrians as there is no footpath

Significantly impacts on the amenity of the cul de sac

It does not appear that the traffic assessment has fully understood or assessed the impacts of the proposed development on the residents of Canopus Dr.

I would therefore propose that any traffic movements associated with the development and specifically, tourism developments should be access through the proposed new development road infrastructure and not Canopus Dr.

Additional developments

The Meander Valley Council has recently approved the development of approx. 95 blocks on Panorama Rd. By using the anticipated numbers resulting from this development those 95 blocks would result on an additional 658 car movements using the same intersections that would be impacted by this development.

There is still more land to be developed on Panorama Rd.

Federal Hotels is also proposing major developments in the area which will impact on traffic movements along Casino Dr

The traffic assessment undertaken to support the re-zoning does not appear to take this into account to provide a comprehensive and cumulative view on the impact of proposed developments on traffic movements in the area.

Assessment of impact on traffic movements

Blackstone Heights has one main access route. There are no other alternate routes. So as different from many other developments, all traffic is funnelled from Blackstone Heights down Blackstone Rd, Pitcher Parade, Casino Rise and Country Club Avenue.

The current traffic movements result in an efficiency of movement that will be impacted significantly, especially at peak times, by the proposed development/s.

The traffic assessment does not appear to consider the cumulative impact of traffic movements on:

- Travel times
- Delays at impacted intersections used to disperse traffic from Blackstone Heights
- Peak traffic loads
- Congestion on the main through roads
- Increased dangers of accessing properties from driveways (especially along Pitcher Parade and Casino Rise and Country Club Avenue.
- Lack of footpaths on Canopus Dr

Below are excerpts from the traffic assessment section of the re-zoning proposal.

4.1.6 Country Club Avenue / Westbury Road roundabout Figures 23 - 24 show the Country Club Avenue / Westbury Road roundabout. There do not appear to be any operational issues with the existing arrangement and the expected increase in traffic due to the development is expected to have some impact but not justify any changes

Numbers used are inaccurate and do not reflect actual traffic movements
No modelling has been provided to justify comment that the increase in traffic does not justify any changes
It does not detail what some impact is.

The 500-lot subdivision is assumed to be a mixture of dwelling houses and medium density flat buildings.

The proposal identified tourism activities accessed through Canopus Dr. The traffic assessment does not appear to assume tourism development in traffic assessment and subsequent traffic movements out of Canopus Dr and past the Glover intersection.

5.3 Trip Assignment Based on the layout of the lots it is estimated that:

7% of traffic will travel to and from Panorama Road via Canopus Drive 7% of 333vph is 24vph
 23% of traffic will travel to and from Panorama Road via Glover Avenue 23% of 333vph is 78vph
 70% of traffic will travel to and from Panorama Road via Neptune Drive 70% of 333vph is 232vph

Question: What are these assumptions based on and does that reflect the actual proposal e.g. the access through Canopus Dr to tourist development.

6.6.1 Environmental No environmental impacts were identified in relation to: Noise, Vibration and Visual Impact Community Severance and Pedestrian Amenity Hazardous Loads Air Pollution, Dust and Dirt and Ecological Impacts Heritage and Conservation values

Question: Is there a formal process by which each of these impacts are assessed?

Blackstone Heights is a quiet community. Residents choose to live here for the peacefulness of the area. Increasing traffic volumes resulting from the proposed developments will have an environmental impact.

Noise - increased traffic increases noise and the congestion will increase the duration of that noise, particularly at intersections

why is this not assessed?

Vibration - during construction truck movements will increase and result in vibration and impact on residents.

Air pollution will be impacted by increased traffic and delays and congestion at intersections

why has this not been assessed?

E4.6.1 Use and road or rail infrastructure Acceptable solution A2: For roads with a speed limit of 60 km/hr or less the use must not generate more than a total of 40 vehicle entry and exit movements per day. A2 is not satisfied, the proposal is estimated to generate and direct 3,465vph to Panorama Rd.

Performance criteria P2: For roads with a speed limit of 60 km/hr 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. Austroads compliant junction layouts can be retrofitted for safe and efficient operation of Panorama Road. P2 can be satisfied.

The traffic assessment and proposed solution for traffic movements appears to be at odds with the planning requirements. How is the safety aspect assessed with an additional 3465 movements each day entering Panorama Rd when the limit is meant to be 40?

Fire evacuation

The MVC Planning Scheme states:

E1.6.2 Subdivision: Public and firefighting access

Objective: Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both properties to be defended when under bushfire attack and for hazard management works to be undertaken;

- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances; and
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

The proposal does not appear to demonstrate how these criteria will be met, specifically (a) and (e).

I refer to the Meander Valley Council Minutes October 2020 in reference to the approval of a 95 lot subdivision in Blackstone Heights, off Panorama Rd, where he stated:

Summary of Comment by Cr Frank Nott:

With my concerns for the safety and risk to residents and road users in an extensive 95 lot development I sought additional information, including from the General Manager and Director of Infrastructure. Further investigation and modelling were necessary to address: 1. Provision and time frames for other road exits in the event of a major bushfire; 2. Improvements to road networks/intersections where bottlenecks would occur with greater traffic volumes and in emergencies; and 3. Status of Panorama Road for drivers, cyclists and pedestrians with drains on both sides and without footpaths where a fatality occurred in December 2016.

So, where is the assessment ensuring the increased number of residents can be evacuated effectively in the event of a bushfire with only one access road?

Summary

In 2016 there were 478 dwellings in Blackstone Heights. In October 2020 another 95 were approved and this proposal includes another potential 650. (Yet it is noted that the traffic assessment assumes 500).

The traffic assessment is minimal and undertaken at a time of day and year that ensures existing traffic numbers are understated.

With one road into Blackstone Heights and taking into the account the proposed developments in Blackstone Heights and nearby (Federal Hotels) this traffic assessment is inadequate and will result in significant and widespread impacts on the residents of Blackstone Heights including potential loss of property values.

The traffic assessment, at best, is flawed and therefore the conclusions cannot be relied on for decision making purposes.

Flora and Fauna

The MVC Planning Scheme states:

E8 Biodiversity Code E8.1 Purpose of the Code

E8.1.1 The purpose of this provision is to:

- a) protect, conserve and enhance the regions biodiversity in consideration of the extent, condition and connectivity of critical habitats and priority vegetation communities, and the number and status of vulnerable and threatened species; and

- b) ensure that development is carried out in a manner that assists the protection of biodiversity by:
- i) minimising vegetation and habitat loss or degradation; and
 - ii) appropriately locating buildings and works; and
 - iii) offsetting the loss of vegetation through protection of other areas where appropriate.

The Flora and Fauna study was undertaken by Livingston Natural Resource Services.

Whole area not assessed

The study area does not assess the whole area proposed to be re-zoned.

As can be seen from the map provided by the author (Livingston), it misses a significant part of the area to be impacted by the proposed re-zoning.

A strata titled residential development and associated roads and open spaces are proposed as Stage 1 of a Master Plan for 6 titles at 12 Neptune Drive, Blackstone Heights. The property is located at Neptune Drive, Blackstone Height and has frontage to Panorama Road and Glover Avenue. The balance of lots outside Stage 1 are farmland, native vegetation, dwelling and other buildings, these area have not been surveyed as part of this report (Introduction page1)

How can the natural values of the area be assessed properly if the whole area has not been surveyed? and specifically, native vegetation areas that have not been assessed?

Time Period of Study

A site visit on 15/7/2020 was undertaken by Scott Livingston. All areas of the proposed stage 1 were assessed. The assessment the site was inspected with a spaced wandering meander technique, with all areas of variation within the site vegetation inspected. The survey was conducted in July, which is outside the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved. (Methods page 1)

The study was undertaken at time period when proper assessment could not be done and as the author identifies, one visit is insufficient to effectively assess the presence of flora and fauna species.

There was certainly the time for the developed to organise for the survey to be done at a more appropriate time as the traffic survey was completed in January.

Endangered species

Wedge Tail Eagles

As a resident, since July 2016 we have observed significant and consistent activity by wedge tail eagles on the area subject to the re-zoning and development.

It is our view that the eagles were nesting on the property proposed to be developed in 2016/17.

They consistently are circling above the land in question.

We have obtained Natural Values Atlas raptor reports for the Land. These reports show where observed eagle nests are located. It appears from the raptor reports there are confirmed observations for two WTE nests on a block included within the SAP with title reference 121358/1. There are also two other nests that are located across the South Esk River to the east of the Land.

The proponents supporting report does recognise that there are WTE nests on the Land (see p 17), and close to the Land (see p 149, or p 3 of the Natural Values Report by Scott Livingston dated 17 July 2020) but states (at p17) that there will not be any impact on WTEs. However, there is very little in the proponents supporting report that supports such a conclusion.

The Natural Values Report by Scott Livingston dated 17 July 2020 (which is attached to the proponents supporting report) only addressed Stage 1 of the master Plan, and did not encompass land on which the two WTE nests occur (i.e., the Natural Values Report did not include title 121358/1).

While the Natural Values Report does state that Stage 1 of the Master Plan would not be within 500m line-of-sight of these nests on the Land, it does not address the fact that later stages of the proposal which include an Eco Cabin precinct are proposed for the land where the nests occur (121358/1) and the adjacent block (121358/2). Furthermore, the Natural Values Report does not address the higher density development proposed to be allowed for under the SAP on the land. That the Natural Values Report does not address all aspects of the SAP is important. It means the Natural Values Report cannot be relied upon by the proponent to support the conclusion that the SAP will have no impacts on the WTE nests in the area.

We note that the Natural Values Report does state that an inspection of the raptor nests on the land comprising title ref 121358/1 was undertaken on 30 June 2020, but that the nests were apparently abandoned and partially built. The Natural Values Reports also refers to the fact that other nests across the South Esk River have reportedly been used by a breeding pair of WTE. It appears these facts are proffered in support of the conclusion that Stage 1 of the proposal will not impact on the WTE nests located on title ref 121358/1. However, even that conclusion is not supported by information released by the Threatened Species Section of the Department of Primary Industries Parks Water and the Environment (DPIPWE), which states:

What to avoid

Disturbance (visible, or extreme audible) to a nesting eagle - this can result in the death of eggs or chicks, through exposure to cold, heat or predation while adults are absent - including:

- people or loud machinery too near the nest during the breeding season ('too near' can be many hundreds of metres if in direct line of sight of the nest);
- residential development near nesting habitat; and
- investigating nests during the breeding season.

Removal of nest trees or surrounding vegetation (the same nest may be used intermittently over decades)

Breeding season and levels of disturbance

Even if a nest is in poor condition or can no longer be found, its use in the past indicates that the site contains the essential elements for nesting and may be returned to in future years.

To avoid additional loss of nesting habitat - do not cut or clear vegetation in or around a nest site even if the nest cannot be found.

To accurately assess whether a nest is in line of sight of an activity - seek expert advice. For long-term activities, do not depend on objects such as trees (which may fall, burn or be cut down) to block line of sight.

Seek expert advice on whether a nest is being used during anyone breeding season. An eagle nest may not be used for consecutive breeding seasons, and may be returned to even after many breeding seasons without use. A survey to check whether a nest is being used can easily disrupt breeding. Furthermore, eggs, chicks and other signs of nest activity can be difficult to detect by inexperienced surveyors.

The Fauna Technical Note on Eagle nest searching, activity checking, and nest management produced by the Forest Practices Authority (attached), also notes (at p 3) that WTE breeding pairs are likely to have multiple nests in the territory, and that just because a nest was not used one year, does not mean the nest was abandoned.

Both the Threatened Species Link and the FPA's Fauna Technical Note indicate that avoiding disturbance of WTE nests by developments (including residential development) is critical to ensuring their long-term survival. This is reflected in the (now expired) Recovery Plan for the species. It recommends that management prescriptions for the protection of WTE nests be included in local planning schemes.

While the Natural Values Report does refer to a conversation with the Forest Practices Authority eagle expert Jason Wiersma, there is no evidence that expert advice was specifically sought about the proposed SAP from Mr Wiersma, the Threatened Species Section of DPIPW or any other eagle expert.

Based on the above information, we submit:

1. WTEs are a threatened species and are listed as endangered at both a State and Commonwealth level.
2. The proposed SAP should either be refused or substantially modified by the Tasmanian Planning Commission due to its likely unacceptable impacts on WTEs.
3. There are two confirmed WTE nests located on the land with title reference 121358/1. This land is included in the proposed SAP and is proposed to be part of the Eco Cabin Precinct.
4. There is insufficient information provided by the proponent to support a conclusion that the proposed SAP will not adversely impact the WTE nests or the WTE. In particular:
 - a. No Natural Values Assessment has been undertaken specifically assessing the likely impacts of the proposed development/zoning on land comprising title references 121358/1, 121358/2 and 121359/1.
 - b. The WTE nests on the land with title reference 121358/1 are within the known range of a breeding pair of WTEs. No expert report has been provided to support the conclusion that the nests have been abandoned.
 - c. No advice on the likely impacts of the proposed SAP on WTEs appears to have been sought from the Threatened Species Section of DPIPW or any WTE expert by either the

proponents or Council.

d. The proposal under the SAP to allow for the development of intensive residential development within less than 200m of the WTE nests, and an Eco-cabin precinct right on top of the WTE nests is contrary to all published advice by the Threatened Species Section of DPIPWE and the Forest Practices Authority about avoiding disturbance of WTE Nests.

5. The SAP will not further the objectives of the Land Use Planning and Approvals Act 1993 because it does not promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity and/or provide for the fair, orderly and sustainable use and development of air, land and water because it fails to provide adequate protection to the WTE nests on the land comprising the SAP, and located nearby.

6. The SAP is not consistent with strategic goal 3.1 of the Northern Tasmania Regional Land Use Strategy because it does not promote and protect the Regions unique environmental assets and values, and it does not preserve and protect areas of natural environmental significance, particularly: Areas of biodiversity and important flora and fauna communities and threatened species

Refer to the Appendix for copies of reports detailed in this section.

Owls

We consistently hear owls at night in this area and their calls are coming from the south of our property. We have also observed owls at night in our garden.

I am of the view that this aspect has been inadequately assessed and requires far more investigation as the owls and eagles are definitely appear to present in the area proposed to be re-zoned.

I am also of the view that the key area that needs to be assessed due to a higher likelihood of identifying native or endangered flora and fauna, for example nesting locations for owls.

The survey is flawed in the context it does not assess the whole area to be re-zoned, was undertaken at the wrong time of the year therefore cannot be relied upon for decision making purposes. The re-zoning and development should not be permitted.

Power

The submission proposes:

Electrical reticulation

The site is serviced by TasNetworks. A communal system is proposed in which each building will have solar panels connected to a shared system allowing any excess generation on one building to be used by other owners. This system will be connected to TasNetworks as a backup system and to allow site-wide excess to be used by the grid.

In the context of trying to get approval for a re-zoning this initiative provides a nice feel good approach but if the developer decides to save costs and moves away from this idea, if approval is granted, what is there to stop that from happening?

Sewerage treatment

The submission proposes a purpose-built treatment facility for sewerage.

The development addresses this challenge through a communal sewerage system. All wastewater treatment will be via a single system constructed on site and managed through the body corporate. There are several types of large-scale wastewater treatment systems that can be used at this scale. Importantly, the design of the treatment plant will require future Council and EPA approval. The developer will also design the reticulation system to meet TasWater requirements, such that the system could be incorporated into the TasWater system if required.

The proposal does not:

Provide any form of commitment to that as an outcome

Identify where the facility would be built and therefore is difficult for existing residents to determine if an issue or not.

Identify what would happen if the developer does not pursue this course of action

Provide any evidence of discussions with TasWater to back the claims made.

Land slip zone

The MVC Planning Scheme states:

E3.6 Development Standards

E3.6.1 Development on Land Subject to Risk of Landslip Objective

To ensure that development is appropriately located through avoidance of areas of landslip risk, or where avoidance is not practicable, suitable measures are available to protect life and property.

Acceptable Solution Performance Criteria A1 No acceptable solution.

P1 Development must demonstrate that the risk to life and property is mitigated to a low or very low risk level in accordance with the risk assessment in E3.6.2 through submission of a landslip risk management assessment. E3.6.2 Risk Assessment (a) Where an assessment of risk under the risk

assessment table for a development is required under E3.6.1, it is to be classified through the determination of consequence contained in the criteria in (b) together with the likelihood of landslip occurrence contained in (c).

The land slip zones as identified in by the Meander Valley Council Figure 4, page 20 in the submission include the area for the proposed tourism development and the two properties alongside it.

How is this acceptable and what information has been provided as required under the Planning

Scheme to reflect appropriate risk mitigation.

The issue been that this proposal is put forward as a justification for re-zoning the land yet has many flaws in the proposal that will drive changes, yet unknown, in the final plans that may well impact residents far more than what is currently stated.

Bush fire

There is no adequate analysis done on assessing the ability for residents to be evacuated effectively in the face of bush fire threat with the proposed increase in houses and traffic.

I refer to the previous comments from the Meander Valley Council October 2020 minutes and the concern expressed by the councillor.

NBN

The community already experiences loss of bandwidth/speed in the area at peak times on the NBN.

What assessment has been done to ensure there is no impact on our existing service and why should we suffer any further loss in speed as a result of this development.

Noise

Noise is highly relevant consideration in Blackstone Heights. It is a very quiet community and a peaceful area in which to live, and especially Canopus Dr. Canopus Dr is directly opposite a significant part of the proposed development.

The rezoning will have an impact on the area.

The nature of the land formations means that noise travels down and across the hill impacting on existing residents. This has already been experienced with excavators working on the proposed development site.

The current zoning means that the noise would be mitigated through:

- Less lots in the same area
- Greater area for vegetation/trees to be growing

By concentrating the development, you also concentrate the noise and have less opportunity for it to be mitigated by vegetation.

This does not appear to be considered or assessed in the submission in a way that is reflective of the magnitude of the impact and is at odds with the re-zoning requirements of the planning legislation.

Activity including noise during building

The amenity of the area will be impacted during the construction phase. This is a significant development proposal.

Vehicle movements including trucks etc will create noise in what is a very quiet suburb.

Damage to roads is likely to occur from all the additional construction traffic.

Noise of construction activities will be significant and echo and travel across the valleys and gullies impacting residents. The construction period will be over years and continuous with

expected peak periods. The current operating restraints around noise will not protect the community and will significantly impact the residents.

If the development is allowed to occur, it is proposed that additional constraints are placed on building and noise generating activities, truck movements etc, related to construction, that does not allow works outside of normal business hours 7.30-5.00, Monday to Friday. This exclusion should specifically exclude working on public holidays and weekends.

Whilst this may appear onerous, the quietness and peacefulness of this suburb, and where I live, is about to be shattered, not for a couple of months, but years. It is not appropriate that is allowed to happen with some recognition and therefore restraint on the activities proposed.

Public Open space?

The MVC Planning Scheme states:

E10 Recreation and Open Space Code

E10.1 Purpose of the Code

E10.1.1 The purpose of this provision is to:

a) consider the requirements of open space and recreation in the assessment of use or development with emphasis upon:

- i) the acquisition of land and facilities through the subdivision process; and
- ii) implementation of local open space strategies and plans to create quality open spaces; and
- iii) the creation of a diverse range of recreational opportunities via an integrated network of public open space commensurate with the needs of urban communities and rural areas; and
- iv) achieving an integrated open space network which provides for a diversity of experiences; and
- v) providing for appropriate conservation and natural values within recreation and open space.

The proposal, in conjunction with the development recently approved, will double the number of dwellings in Blackstone Heights.

The proposal does not provide:

Public open spaces that reflect this increase that can be used for activities apart from walking
A diversity of recreational activities providing a diversity of experiences

The submission and Special Area Plan promotes the argument that:

F8.1 Purpose of Specific Area Plan

F8.1.1 The purpose of the Neptune Drive Specific Area Plan specific area plan is:

- a) To maintain the low-density character of Blackstone Heights through the provision of extensive areas of open space between nodes of focused residential development.
- b) To provide non-residential uses that support and enhance residential amenity.
- c) To provide a high standard of residential amenity through commercial services and facilities and consistent urban design outcomes through a Community Development Scheme.
- d) To establish precincts for residential, visitor accommodation, open space, bushland and community and commercial purposes.

It claims that open space is provided in four forms (page 7)

1. An olive orchard of some 2,200 trees centrally located on the site over some 9.5 hectares.

The orchard, which would extend across a south facing hillside, will provide both visual amenity and a recreational asset for residents.

2. The retention and revegetation of five hectares of native vegetation which will maintain the character of the area preserves views from the other side of South Esk River and enhance the amenity of the proposed open space network. The land is also unsuitable for residential development due to gradient and existing natural values.

3. Open space alongside the South Esk River and through the site to provide connectivity between residential nodes.

4. Substantive areas of smaller public open space lots and unallocated land throughout the site.
5. A key feature of the open space network is the ability to provide public trails running around the perimeter of the site, including some 1300 metres of boundary shared with the South Esk River.

This proposal is simply to establish a high-density residential housing development. The significant open spaces remain in private ownership and will also be used to build the utilities on.

Open space is not public open space.

The high-density residential development as proposed:

- Will reduce the cost of development for the developer through:
 - o Reduced infrastructure costs roads, drainage, power, sewerage provision
 - o Increase per square metre of land yield

- Enable the developer to retain valuable land as an asset and not give up ownership leaving it open for future development and future alterations to the zoning or planning scheme
- Destroy or significantly harm the amenity of the area for existing residents through a high density residential development which is significantly different to the existing land use.
- Does not provide any public open space for recreational activity such as sports, parks or playgrounds yet propose an almost doubling of the dwelling numbers in Blackstone heights.
- Identifies the olive orchard as a visual amenity and recreational asset for residents. The proposal identifies a walking track through it only, and the orchard remains private property, of which public access can be restricted at any time.
- Does not detail clearly the difference (number of lots that could be developed) between developing the 115ha under the current zoning compared to what this proposal results in.
- There is no real concession of any note by the developer to justify the re-zoning. The open spaces are either not able to be developed or remain in private hands. Therefore, the development is simply to enable a high-density development that is not permitted by the current zoning. The proposed re-zoning will, however, significantly impact on existing residents and will not provide the public open space that the community needs.

The Proposal states:

Land Use Conflict

4.1.3 Risk of land use conflict

Section 32(1)(e) of LUPPA requires that a planning scheme amendment must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

All surrounding land is residential in nature. The non-residential elements of the master plan are located away from adjoining areas, or, with respect to the commercial and community precinct, build upon existing approved non-residential use. The scale of residential use provided by the Blackstone SAP is no greater than that currently provided by the underlying zoning. Without any increased scale, there are no new offsite infrastructure impacts to consider. The only potential impacts could relate to the specific form of residential use outlined in the master plan and, on this point, no such impacts are identified. The Blackstone SAP will deliver enhanced residential amenity to Blackstone Heights through the substantive increase in open space, the extended walkability through new tracks and retail and community services much lacking in a relatively isolated and car dependant community. To conclude, residential amenity of the adjoining land is protected through provisions in the Blackstone SAP that determine the siting of residential, open space and non-residential land uses in a manner than avoids direct impact.

The statements above are an opinion and flawed:

This is a high-density residential development

Low density residential versus high density residential, when you live next door to it, is very different. Residents purchased property in the area because they wanted to live in low density residential area. For the adjacent land, currently zoned low density residential, to be changed will impact on them significantly.

The increase in open space are limited to proposed walking tracks or other undefined offerings by the developer.

One property will have 13 new neighbours, how does that improve their amenity with the planning scheme requiring the 13 properties open space to be on the north facing side of the house, to access the sun, all bordering the one property. Perhaps buffer zones and wildlife corridors could be considered.

Other properties will have a tourist development alongside them

Existing Residents will be exposed to significant increases in traffic flows

The improved amenity is subjective in nature. Residents have invested in Blackstone Heights well aware of the characteristics of the area. Whilst a developer may advance the argument that it improves the amenity, for many residents it will not, and he does not speak for the residents of Blackstone Heights.

The amenity is not protected by this SAP as it:

Does not assess traffic increases and impacts appropriately, in fact it demonstrably is designed to understate the impacts of delays and congestion

Has not assessed the natural flora and fauna attributes effectively

Does not appear to stop the developer from further changes or development at a later date.

The application to rezone the area reduces the amenity of Blackstone Heights.

Low density residential yield

The proposal facilitates General Residential Zone lot size but maintains an overlay Low Density Residential Yield (P30 of proposal)

This statements accuracy depends on the amount of land used for the development to determine residential yield. Whilst the developer owns 154ha, the proposal is based around 115 ha, not all this land is effectively available or part of the proposed development as it remains in private hands and not available for public or residential use. The presentation of all the land being proposed as part of the development is misleading.

What are the impediments for the additional land (i.e. the olive grove) being developed in the future?

Open space, per say, is of no value to the residents, it does not increase access to playing fields, parks or other open public access recreation areas that reflect the increase in the size of the community.

Therefore, the proposal is effectively an attempt to create a high-density residential development on a smaller portion of the land, which is specifically what it is not zoned for.

The intensive development dramatically changes the nature and amenity of the area given the current block size.

Therefore, the application to re-zone the area should be rejected.

Covenants

I refer to the covenants on two titles included in the proposal: relevant titles are registered numbers: SP121358 - p265261 and sp112632

It is proposed to further sub divide these two blocks to facilitate the tourist development.

These Covenants go to the core of the amenity that is Blackstone Heights and are on most if not all our titles. The proposal conflicts with the covenants contained in these titles.

What right does a developer have to ignore these covenants?

All other properties have abided by these covenants.

Do they have legal standing?

From: Tania Triffitt
Sent: 15 Nov 2020 13:33:21 +0000
To: Planning @ Meander Valley Council
Subject: Representation Amendment 3/2020 Meander Valley Interim Panning Scheme 2013

Dear Sir/Madam

It has been brought to my attention that there is a proposed development of 500-650 new dwellings in Blackstone Heights (off Neputune Drive) that will become permitted by passing of the above amendment.

I own 1 property in Country Club Avenue, 2 x properties in Casino Rise and am Executor and Beneficiary in relation to another property in Casino Rise (total 4 properties)

I wish to raise my concerns in relation to this proposed amendment on the following grounds:

- There is only 1 road into/out of Blackstone Heights and the proposed amendment would result in significant additional traffic along Country Club Avenue, Casino Rise, Pitcher Parade and other Blackstone Roads which would increase congestion. Can you please advise why there has been little to no investigation or modelling in relation to the impact and no proposed strategy for mitigation of the increased traffic flow?
- The residents already suffer significant traffic issues when the Casino hold open air events, that often result in the police being called as the roads do not appear to have the capacity to deal with additional traffic. These few days already significantly adversely impact residents and make the roads very dangerous on those days. The additional amount of car movements with 650 new dwellings would very likely increase traffic issues.
- There is already an issue with access for emergency services with only 1 road in/out of the area and I have experienced first hand the difficulty of getting an ambulance in a timely fashion due to traffic buildups on "Rock Tour" days at the Casino. Have the emergency services been contacted for comments/concerns and/or any mitigation strategy investigated. Many years ago it was proposed to open up Mount Leslie Road through to Pitcher Parade, but this has never occurred for a number of reasons.
- I would also like to understand how the Council will ensure that the infrastructure, such as sewage, water etc will be impacted and any mitigation strategies. Again, as a resident of the area, I have experienced sewage problems and lack of water pressure as the number of residences in the area have increased.

- Blackstone Heights has significant wildlife, including echinids, native birds and bandicoots. How has the impact on our native species (particularly protected species) been assessed?
- I am also very concerned by the lack of community consultation in this matter. This is a proposal that will affect a wide range of properties in the Prospect Vale/Blackstone Heights Community and while I understand the planning scheme does not require you to advise properties such as mine - the process appears to be unfair on property owners that will be significantly impacted by the development and not in accordance with a Council that should be working for all its residents.
- The increased traffic flow and change to high density residential (in an area that was always promoted as low density when people were purchasing properties) will have a significant detrimental effect on property values. Is the proposed developer going to provide compensation for such loss of value and amenity?

Regards

Tania Triffitt

From: gaye.ward@bigpond.com
Sent: 17 Nov 2020 16:24:20 +1100
To: Planning @ Meander Valley Council
Subject: planning and road access.
Importance: Normal

I am not a supporter because:

1. There does not appear to be any broad consideration of traffic impacts beyond Meander Valley's boundaries.
2. Currently, Blackstone Heights has 496 dwellings. The development Traffic Impact Assessment hasn't considered the following recently approved, proposed and soon to be proposed developments, some of which include:

DEVELOPMENTS	NUMBER OF LOTS
Recently approved Panorama Road - Bass Strait 8 Pty Ltd.	95
Tasland Developments	650
Mt Leslie Rd Farm development	?
Yarraman Park development	200
Country Club Development	500+?
TOTAL	Over 1,200???

3. I understand that there is an existing road reserve between Pitcher Parade and Mt Leslie Road. If it is your intention to have this as your secondary access point, at what point in your development approvals processes will this be developed?
4. Is a Traffic Impact Assessment likely to deem the safety risks of increased loads on Mt Leslie Road and then Westbury Road too high given the projected development numbers in Blackstone Heights and additionally the Country Club development?

5. If this is the case - what other options do you have for a second road?

6. If the Traffic Impact Assessment undertaken for the recently approved Panorama Road 95 lot development, brings an additional 855 vehicles per day and 81 during peak hours then a crude calculation on the additional 650 proposed for Tasland Developments (without any of the other upcoming developments mentioned in the above table) means the load on **Casino Rise** would increase by the following numbers:

DEVELOPMENTS	TRAFFIC COUNTS
95 dwellings at 1 Panorama Road	855 (plus 81 in peak hour)
650 Tasland dwellings	5,800
The current 496 living in Blackstone Heights	4,464
TOTAL	11,119

7. At what point will you deem it necessary to develop a second access road into/out of Blackstone Heights to meet emergency evacuation and emergency services requirements?

8. If the Country Club undertakes its residential development of around 500+ residences, movements will increase the load substantially through the Casino Rise/Country Club Avenue intersection (on top of increased movements in and out of Blackstone Heights) and then through the Westbury Road/Country Club Avenue roundabout. If the rumoured roundabout is installed at the Casino Rise/Country Club Avenue intersection - will traffic modelling show that traffic will back up waiting to enter this roundabout at the Casino Rise entrance?

9. The owners and residents at numbers Unit 1/1, Unit 2/1, Unit 3/1, 2, 3, 4, 5, 6, and 7 Casino Rise already have to enter and exit their driveways onto blind corners. In particular, dwellings at Unit 1/1, Unit 2/1, Unit 3/1, 3, 5 and 7 have to exit their driveways in a perilous fashion to move their vehicles onto the other side of the road between traffic movements. If the calculations in the table above are an indication of the increased load on Casino Rise then exiting these driveways will become particularly difficult and extremely dangerous. Simply walking across the road with children (and for the elderly/disabled) already at this point is not an option.

10. At what point does the Meander Valley Council intend to provide a higher level of service in terms of footpaths and accessibility on both sides of streets?

11. And finally, can I please have a copy of your Broader Transport Network Plan?

From: Daniel Wild
Sent: 17 Nov 2020 08:50:06 +1100
To: Planning @ Meander Valley Council
Subject: Representation in opposition to Amendment 3/2020 to ?Meander Valley Interim Planning Scheme 2013 - Daniel & Bronwyn Wild
Attachments: Representation Daniel and Bronwyn Wild.pdf

Hi Jo,

I spoke to you on the phone last week (I'm at 24 Canopus Drive, Blackstone Heights) regarding leniency with the submission deadline as we missed much of the time to respond while in hospital with our newborn.

Please find attached my draft representation.

I'm still in the process of obtaining expert advice and hope to get any further amendments to my submission over to you within the next week if possible (or potentially no further updates failing this).

An acknowledgement of receipt would be much appreciated.

Thanks again,

Dan Wild

Introduction

I am writing to voice my strong opposition to the high density rezoning proposed for Blackstone Heights by way of Amendment 3/2020 to the *Meander Valley Interim Planning Scheme 2013*.

My position is based on a number of issues with this proposal, many of which stand in direct conflict with the requirements the amendment is specifically required to satisfy; namely the amendment *must*:

- Seek to further the objectives set out in Schedule 1 of the *Land Use Planning and Approvals Act 1993*;
- Has regard to the strategic plan of a council referred to in Division 2 of Part 7 of the *Local Government Act 1993* as adopted by the council at the time the planning scheme is prepared;
- As far as practicable, avoids the potential for land use conflicts with use and development permissible under the planning scheme **applying to the adjacent area**;
- Has regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms;
- Is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies; and
- Is in accordance with in accordance with State Policies made under section 11 of the *State Policies and Projects Act 1993*

High density is what the developer wants, not the community

Low density and rural properties within close proximity to Launceston are becoming increasingly hard to find (with additional demand for low density and rural properties in regional areas growing following the COVID-19 pandemic). My wife and I spent over 12 months trying to secure a suitably quiet space to escape the city to start a family. We finally found a peaceful home in Blackstone Heights, and moved in just a few weeks ago. This proposal would see 14 new dwellings constructed directly on our property boundary, which we understood at time of purchase to be low density (the primary reason many residents choose to live here).

The introduction of a high density 'private community' represents a radical departure from the original vision for Blackstone Heights, and in fact Tasmania more widely - what additional scrutiny or process is being applied to this proposal given its significant divergence from previously agreed strategies?

Excerpt from the Executive Summary of the *Blackstone Heights Specific Area Plan Supporting Report*:

“...clusters of higher density development within large areas of open space and native vegetation.”

This statement appears somewhat in conflict with the supporting area plan, with much of the high density clusters are positioned directly adjacent existing residents. As mentioned - under the proposal, 24 Canopus Drive (Title ref: 37177/12) would have 14 new properties built directly against its boundary. Exactly how does this high density node sit “within” open space? It seems more likely that the SAP seeks to exploit the amenity of existing low-density areas with little consideration of impact to existing land owners.

The “open” space included in this Specific Area Plan (SAP) offers no public benefit as it remains private land. I suggest if the high density rezoning were to be approved - it should be under the caveat that any subsequent development is limited to the center of the site, with open spaces such as native bushland and olive groves placed around the *exterior* boundary as buffer zones to reduce impact to existing residents.

Excerpt from *Meander Valley Interim Planning Scheme 2013*; section: 12.1.3 Desired Future Character Statements:

“Blackstone Heights is characterised by large, prominent single dwellings and outbuildings on larger lots. This character is to be maintained with due consideration to the mitigation of building bulk through landscaping and the minimization of cut and fill works where development is viewed from public open space.”

At time of writing the minimum block size for development on this land is 1600m² (according to *Meander Valley Interim Planning Scheme 2013*, Table 12.4.3.1). The proposed development would introduce blocks as small as 600-450m², this is a significant deviation from the plan (smaller blocks than the city).

This change represents a clear conflict with the *Desired Future Character* of Blackstone Heights.

The rezoning to high density clusters would see an almost *two-fold* increase in the number of adjoining properties permitted on my boundary (from 8, to 14), this stands as a concrete example of deviation from *Desired Future Character*.

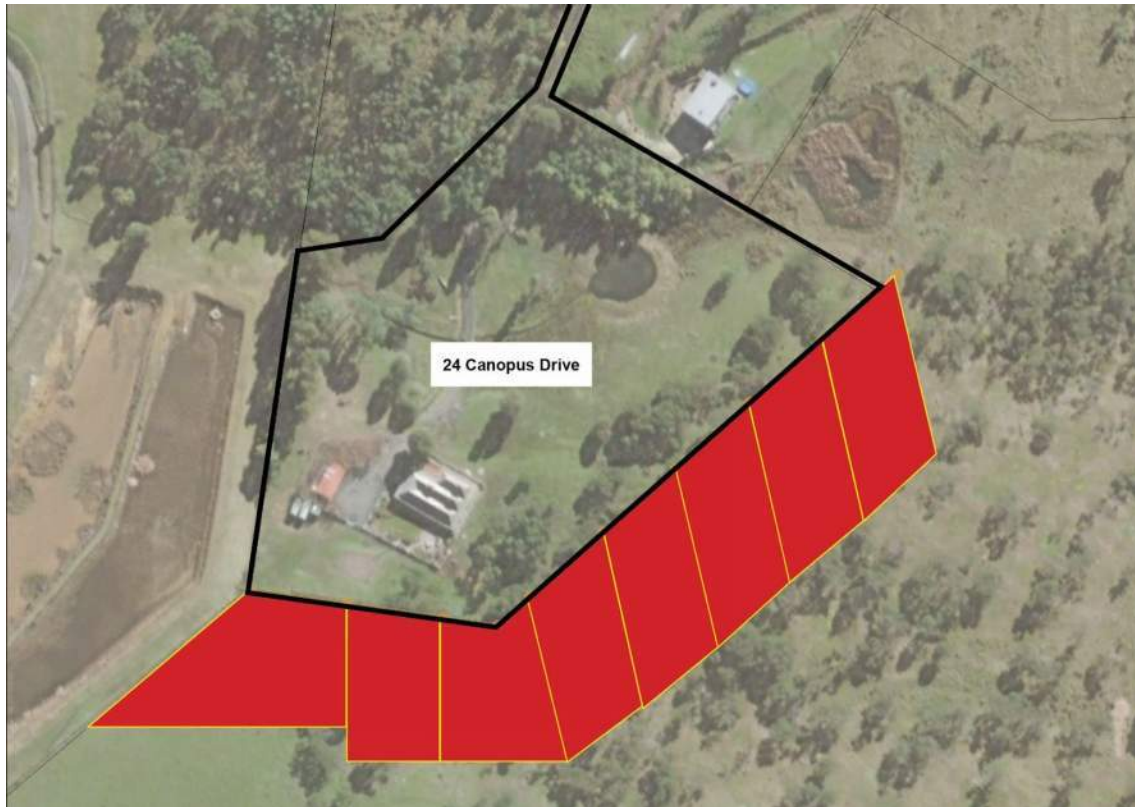


Figure 1: Example development under existing low density zoning, eight adjoining properties (assuming worst case minimum of 1500m).

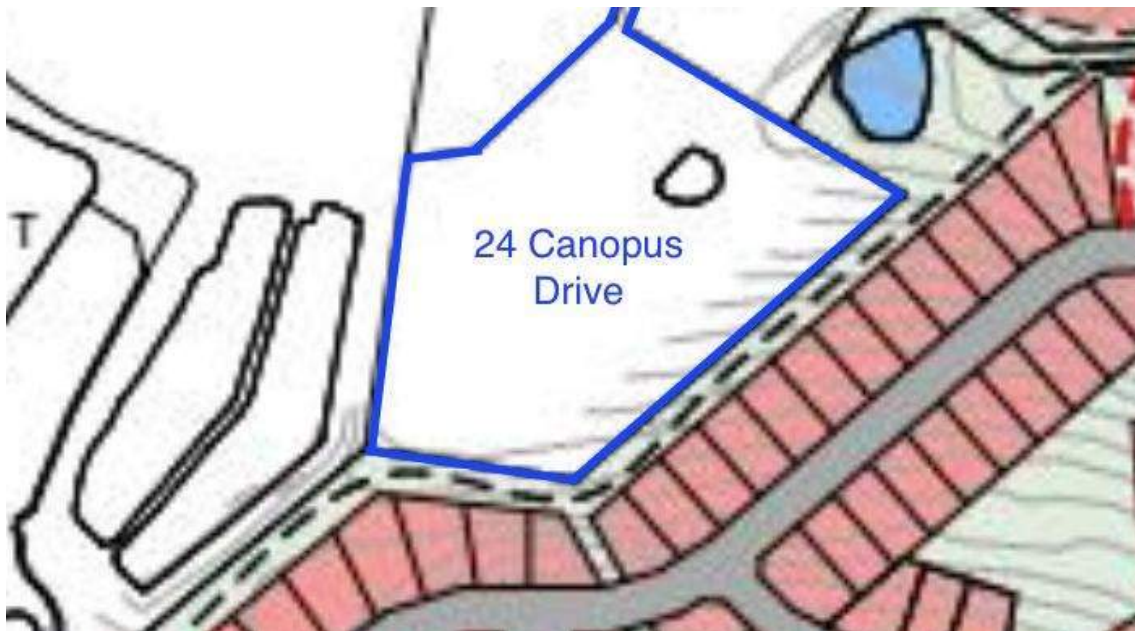


Figure 2: Proposed development under high density cluster zoning, fourteen adjoining properties.

The proposed amendment states:

*“The future Tasmanian Planning Scheme Low Density Residential Zone subdivision standards provide for a minimum lot size of 1500m with **discretion** to reduce the lot size to no less than 1200m . Allowing for approximately 100 hectares of the land that is reasonably capable of development, this would equate to approximately 660 lots at 1200m² lot size, allowing for approximately 20% of the land area that would be required for roads and services.”*

I note 1500m is the minimum as defined by the scheme, with 1200m lot sizes intended as a *discretionary* threshold intended to be used as an absolute minimum where necessary, not a recommendation to justify sweeping changes. The amendment appears to employ this figure to justify the SAP’s cap of 650 dwellings.

If using the actual minimum of 1500m, the number of dwellings would be reduced by 132 to approximately 528. I also note that lifestyle residents of low density areas who value wildlife and naive vegetation typically seek out lots *above* the minimum threshold.

Meander Valley Interim Planning Scheme 2013; section 12.1.1.3

“To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views”

Exactly how are impacts to public views being mitigated? Significant portions of the SAP are on hillside/top, dramatically degrading the low density/rural skyline for a large number of residents.

Conservation of natural values

The proposed amendment and SAP shows little respect for the land or conservation values - in fact (and somewhat ironically), the SAP seeks to remove (or otherwise disturb) the nests of an endangered species to build *Eco Cabins* (wedge tailed eagles are endangered species, the nesting sites I refer to are formally documented with DPIPWE).

By the wildlife assessors own admission - the wildlife assessment was flawed:

- It was (somewhat curiously) performed at a time of year when it was not possible to conclusively identify the presence of various native species.
- Only a small subset of land was surveyed

It is quite clear that both the time and space that the survey was performed was selected to achieve a favorable outcome for the developer, not to provide an accurate assessment.

What steps are being taken to ensure the validity and accuracy of information used to support the decision making process.

Additionally - we regularly hear owls at night (we are close to Hoo Hoo hut, of their namesake), what consideration of impact has been given to their habitat under a high density development (I'm no expert, but I doubt they nest in olive trees - as proposed in the SAP).

Lack of community engagement

Community consultation for planning was undertaken in 2014/2015.

Prospect Vale-Blackstone Heights Structure Plan 2015:

“Consultation was undertaken with key stakeholders and the wider community over two stages in March and June 2014. Over 300 people actively participated in workshops, surveys, drop-in sessions and one-to-one interviews, highlighting community priorities”

This proposed amendment and SAP seeks to introduce radical change for the community. In 2016 there were just 478 dwellings, this development will introduce an additional 650 (on top of other works approved for Panorama Rd) .

Given the magnitude of the proposed deviation from previously agreed upon plans - why have no such surveys or workshops been undertaken to inform the direction of this proposal?

In the below figure from *Prospect Vale-Blackstone Heights Structure Plan 2015*, we see that “Natural environment and greenery” & “Views and hills in the area” were ranked in the top 3 features valued by the community.

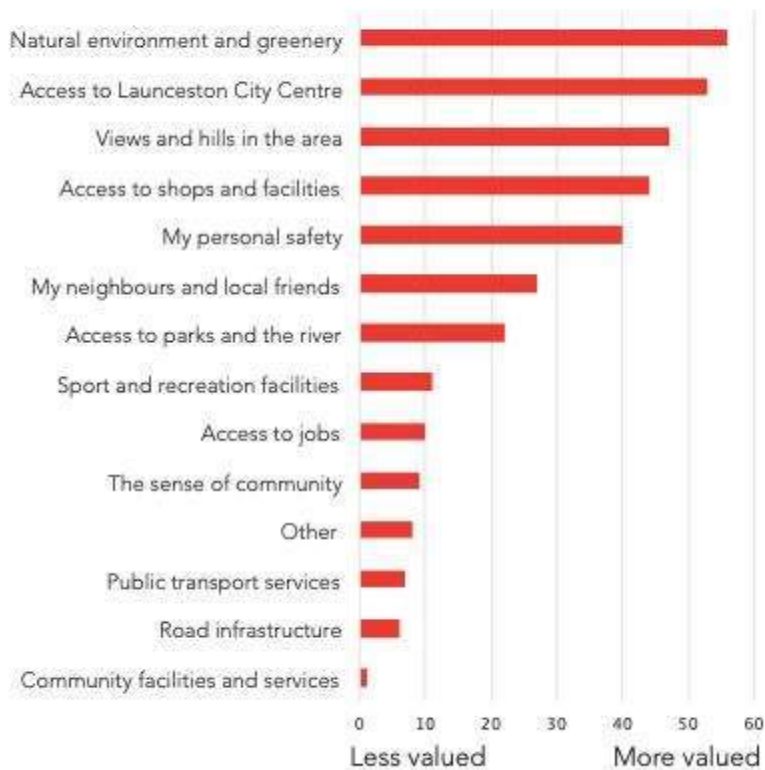


Figure 3: Community priorities, *Prospect Vale-Blackstone Heights Structure Plan 2015* (Figure 5)

Other values noted by the community in *Prospect Vale-Blackstone Heights Structure Plan 2015*:

Value of the natural environment

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

Traffic issues

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

Access risks in Blackstone Heights

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

The proposed high density development stands in direct conflict with these community values - high density development will destroy views of hills and wildlife habitats. Long standing traffic issues and risks due to limited access points have still not been addressed.

Traffic and Access

Much like the wildlife assessment, the traffic assessment appears to have been executed in a way that would provide results to support the development, with little regard for accurately capturing typical road use. Surveys were performed on Thursday 3rd January 2019 - this is a holiday period, which avoids school traffic and typical peak work traffic while many residents are still on holiday.

As this assessment is not representative of typical traffic movements, it is unsuitable for decision making. Therefore it should not be accepted to support this amendment or the SAP.

Further investigation is justified prior to approval.

While congestion is an obvious issue with the rapid expansion of Blackstone Heights, there is also little consideration given to access, and how it will be mitigated:

- single access in/out of Blackstone Heights puts community at risk
- as per current strategy, use or development of cul de sacs is discouraged, however the SAP is almost entirely comprised internally of cul de sacs, and additionally seeks to develop the Canopus Drive cul de sac for though traffic
 - Within one week of living in Blackstone Heights I was involved in a near head-on collision on Canopus Drive while meeting a vehicle on the crest near Zenith Ct (where the road takes a turn over crest, those unfamiliar with the road often stray into the oncoming lane). This issue is particularly concerning with the proposal introducing tourist traffic to the Canopus Drive cul de sac

Meander Valley Interim Planning Scheme 2013; E1.6.2 Subdivision: Public and fire fighting access

(a) allow safe access and egress for residents, fire fighters and emergency service personnel;

(b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;

(c) are designed and constructed to allow for fire appliances to be manoeuvred;

(d) provide access to water supplies for fire appliances; and

(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Construction and privacy

If approved this development will generate considerable disturbance to the community - much of this development will be uphill, overlooking my property. Heavy machinery and construction

noise and vibrations will likely be a major issue for at least 12-18 months. The area adjacent to my boundary to be developed consists largely of granite outcrops, likely requiring smashing and blasting rock, creating a notable disturbance with potential negative impacts to mental wellbeing.

Will this development be limited to business hours, or will this disturbance also be permitted on weekends?

Conflicts with *Northern Tasmania Regional Land Use Strategy*

From: <https://planningreform.tas.gov.au/the-strategies>

“these regional land use strategies must be considered in the preparation of draft Local Provisions Schedules and when a planning authority decides to amend their Local Provisions Schedules or current interim planning schemes, such as rezoning of land”

Relevant excerpts from *D.2.2.2 Rural Residential Areas:*

Intensification must balance a range of matters including:

- *Impact on the agricultural and environmental values of the land and surrounding areas;*
- *Access to road infrastructure with capacity to support an intensified land use*
- *On-site waste water system suitability;*
- *Impact on natural values or the potential land use limitations as a result of natural values;*
- *The ability to achieve positive environmental outcomes through rezoning*

In response to the above:

- As noted previously - impacts to environmental and natural values have been poorly assessed to date and requires further investigation, e.g. wildlife assessment, workshops & community consultation on values to inform planning decisions
- Demand for road infrastructure has been poorly assessed and requires further investigation, many issues not yet addressed
- Blackstone Heights initially zoned low density due to limitations on service infrastructure (i.e. waste water), proposal attempts to discount this issue by claiming to be self sufficient, however this is not a formal requirement under rezoning - is the service infrastructure suitable to support high density clusters?

Relevant excerpts from *D.2.2.4 Key Planning Principles for Rural Areas:*

Planning for Rural Areas should consider the way in which it can:

- *Encourage the participation of rural communities in determining planning outcomes and identifying the benefits of regional growth;*
- *Recognise rural living use as a legitimate residential lifestyle subject to appropriate location criteria;*

In response to the above:

- There has been a distinct lack of opportunity for community participation in determining planning outcomes related to this significant development
- Lifestyles of existing residents do not seem to have been considered
 - E.g. if high density rezoning must go ahead, appropriate buffer zones should be established to preserve the legitimate residential lifestyles of existing residents. I fail to see any mitigation strategies for these issues present in the SAP.

REGIONAL PLANNING POLICIES - Specific Policies and Actions

From: *Housing Dwellings and Densities*

Policy	Action
RSN-P6 Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.	RSN-A11 Clearly identify settlement boundaries at the local level for all significant activity centres.

This development is not in an activity center.
 This area has exiting traffic issues as outlined previously.

Residential Design

Policy	Action
RSN-P17 Provide accessible and high quality public open space in all new 'Greenfield' and infill development by creating well-designed public places.	

This amendment and supporting SAP specifically stands in conflict by preventing public access to open spaces in the development.

From: *Rural and Environmental Living Development*

Policy	Action
RSN-P21 Rural and environmental lifestyle opportunities will be provided outside urban areas.	RSN-A20 Rural living land use patterns will be identified based on a predominance of residential land use on large lots in rural settings with limited service capacity.

This amendment and supporting SAP specifically reduces the number residential lifestyle opportunities available in Northern Tasmania, in favour of high density dwellings.

SOCIAL INFRASTRUCTURE AND COMMUNITY POLICY - Specific Policies and Actions

From: *Social Infrastructure*

Policy	Action
SI-P01 Coordinate planning for social infrastructure with residential development.	SI-A02 Provide for the use and development of community gardens within residential areas in planning schemes

This amendment and supporting SAP offers no public space within the residential area, and no development of community gardens.

REGIONAL ENVIRONMENT POLICY - Specific Policies and Actions

From: *Biodiversity and Native Vegetation*

Policy	Action
BNV-P01 Implement a consistent regional approach to regional biodiversity management, native vegetation communities and native fauna habitats including comprehensive spatial regional biodiversity mapping.	BNV-A01 Apply appropriate zoning and/or overlays through planning schemes to protect areas of native vegetation. BNV-A02

	<p>Implement a planning assessment approach consistent with the 'avoid, minimise, mitigate, offset' hierarchy.</p> <p>BNV-A03 Provide for environmental assessments through planning schemes for development proposals with the potential to impact on the habitats of native species of local importance.</p>
--	--

This amendment and supporting SAP:

- offers little to no wildlife corridors
- would clear native vegetation to plant an olive grove, which does not promote native habitats
- offers only a deeply flawed wildlife assessment to support its development goals
 - E.g. formally documented endangered species present, however no mitigation strategy has been provided

From: *Open Space and Recreation*

Policy	Action
<p>OSR-P01 To provide for an integrated open space and recreation system that contributes to social inclusion, community health and well-being, amenity, environmental sustainability and the economy</p> <p>OSR-P02 Improve open space planning outcomes through the delivery of a consistent regional approach that responds to the community's needs and avoids unnecessary duplication of facilities.</p>	<p>OSR-A01 Prepare an open space strategy is consistent with the Tasmanian Open Space Policy and Planning Framework 2010.</p> <p>OSR-A02 Prepare municipal audits and plans for open space supply in accordance with the process provided in the Tasmanian Open Space Policy and Planning Framework 2010.</p> <p>OSR-A03 Provide for a regional network of multi-use trails.</p>

This amendment and supporting SAP suggests the polar opposite of integrated open space. It seeks to create a space that is predominantly closed to the public, creating a *segregated* community.

From: *Landscape and Scenic Amenity*

Policy	Action

<p>LSA-PO1 Consider the value of protecting the scenic and landscape amenity of key regional tourism routes having regard to the routes identified in Map E3 and local circumstances, as well as the:</p> <ul style="list-style-type: none">● Importance of scenic landscapes as viewed from major roads and tourist routes/destinations as contributing to economic basis of the tourism industry as well as local visual amenity;● Importance of natural/native vegetation in contributing to scenic values of rural and coastal areas generally, with particular emphasis on prominent topographical features; and● Need to protect skylines and prominent hillsides from obtrusive development/works. <p>LSA-PO2 Protect specific topographic or natural features of significant scenic/landscape significance.</p>	<p>LSA-A04 Planning schemes may identify visually significant topographic, natural features and landscapes (e.g. Cataract Gorge) in an overlay, including objectives and discretionary criteria relating to the visual impact of use and development.</p>
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The rezoning from low density to high density will have significant negative impact on the scenic amenity of skylines and hillsides proximal to South Esk River and Trevallyn Nature Recreation Area.

Conclusion

In summary:

- The proposed amendment and supporting SAP stands in conflict with existing strategies, e.g. *Northern Tasmania Regional Land Use Strategy*, *Meander Valley Interim Planning Scheme 2013*, and *Prospect Vale-Blackstone Heights Structure Plan 2015*, *Land Use Planning and Approvals Act 1993*
- The supporting Specific Area Plan is informed by biased and incomplete information
- There has been a lack of community consultation (e.g. surveys, workshops) to support such a radical departure from existing land use strategies, particularly when combined with population growth of this magnitude (and when considering concurrent developments in Blackstone Heights)

It is my view that the proposed amendment should be rejected.

Failing an outright rejection, the points raised above should be addressed with a level of scrutiny that is congruous to the magnitude of proposed change to our community.

From: ian & antoinette wright
Sent: 16 Nov 2020 20:42:32 +1100
To: Planning @ Meander Valley Council
Cc: Wayne Johnston;Michael Kelly;Stephanie Cameron;Frank Nott;Susie Bower;Rodney Synfield;John Temple;Tanya King;Andrew Sherriff
Subject: Representation: Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

Ian Wright

I am not a supporter because:

1. There does not appear to be any broad consideration of traffic impacts beyond Meander Valley's boundaries.
2. Currently, Blackstone Heights has 496 dwellings. The development Traffic Impact Assessment hasn't considered the following recently approved, proposed and soon to be proposed developments, some of which include:

DEVELOPMENTS	NUMBER OF LOTS
Recently approved Panorama Road - Bass Strait 8 Pty Ltd.	95
Tasland Developments	650
Mt Leslie Rd Farm development	?
Yarraman Park development	200
Country Club Development	500+?
TOTAL	Over 1,200???

3. I understand that there is an existing road reserve between Pitcher Parade and Mt Leslie Road. If it is your intention to have this as your secondary access point, at what point in your development approvals processes will this be developed?

4. Is a Traffic Impact Assessment likely to deem the safety risks of increased loads on Mt Leslie Road and then Westbury Road too high given the projected development numbers in Blackstone Heights and additionally the Country Club development?

5. If this is the case - what other options do you have for a second road?

6. If the Traffic Impact Assessment undertaken for the recently approved Panorama Road 95 lot development, brings an additional 855 vehicles per day and 81 during peak hours then a crude calculation on the additional 650 proposed for Tasland Developments (without any of the other upcoming developments mentioned in the above table) means the load on **Casino Rise** would increase by the following numbers:

DEVELOPMENTS	TRAFFIC COUNTS
95 dwellings at 1 Panorama Road	855 (plus 81 in peak hour)
650 Tasland dwellings	5,800
The current 496 living in Blackstone Heights	4,464
TOTAL	11,119

7. At what point will you deem it necessary to develop a second access road into/out of Blackstone Heights to meet emergency evacuation and emergency services requirements?

8. If the Country Club undertakes its residential development of around 500+ residences, movements will increase the load substantially through the Casino Rise/Country Club Avenue intersection (on top of increased movements in and out of Blackstone Heights) and then through the Westbury Road/Country Club Avenue roundabout. If the rumoured roundabout is installed at the Casino Rise/Country Club Avenue intersection - will traffic modelling show that traffic will back up waiting to enter this roundabout at the Casino Rise entrance?

9. The owners and residents at numbers Unit 1/1, Unit 2/1, Unit 3/1, 2, 3, 4, 5, 6, and 7 Casino Rise already have to enter and exit their driveways onto blind corners. In particular, dwellings at Unit 1/1, Unit 2/1, Unit 3/1, 3, 5 and 7 have to exit their driveways in a perilous fashion to move their vehicles onto the other side of the road between traffic movements. If the calculations in the table above are an indication of the increased load on Casino Rise then exiting these driveways will become particularly difficult and extremely dangerous. Simply walking across the road with children (and for the elderly/disabled) already at this point is not an option.

10. At what point does the Meander Valley Council intend to provide a higher level of service in terms of footpaths and accessibility on both sides of streets?

11. And finally, can I please have a copy of your Broader Transport Network Plan?

From: TasWater Development Mailbox
Sent: 24 Aug 2020 04:39:44 +0000
To: Planning @ Meander Valley Council
Subject: TasWater Submission to Planning Authority Notice - Conditions.doc DA 2020 01236-MVC for 12 NEPTUNE DR, BLACKSTONE HEIGHTS Draft Amendment 3/2020 – PA\21\0023
Attachments: PD20 80449 12 NEPTUNE DR, BLACKSTONE HEIGHTS TasWater Submission to Planning Authority Notice - Conditions.doc DA 2020 01236-MVC.pdf

Dear Sir/Madam

Please find attached TasWater Submission to Planning Authority Notice as mentioned above. A copy of the attached document(s) should be referenced in and appended to the council permit.

If you have any queries, please contact me.

Regards

David Boyle

Senior Development Assessment Officer




D 0436 629 652
F 1300 862 066
A GPO Box 1393, Hobart TAS 7001
36-42 Charles Street, Launceston, TAS 7250
E david.boyle@taswater.com.au
W <http://www.taswater.com.au/>

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Submission to Planning Authority Notice

Council Planning Permit No.	Draft Amendment 3/2020 – PA\21\0023	Council notice date	18/08/2020
TasWater details			
TasWater Reference No.	TWDA 2020/01236-MVC	Date of response	24/08/2020
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	12 NEPTUNE DR, BLACKSTONE HEIGHTS	Property ID (PID)	2702399
Description of development	Draft Planning Scheme Amendment – Specific Area Plan		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Tasland Development (by Shane Wells)	Specific Area Plan Report		3/08/2020
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56S(2) TasWater makes the following submission(s):</p> <ol style="list-style-type: none"> TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. <p>Advise: The developer will be seeking to become a regulatory entity for sewerage treatment and any private pipe infrastructure is to be layed at TasWater’s minimum standards to furture proof the development if it is ever converted to a residential subdivision at some future date.</p>			
Advice			
<p>General</p> <p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p>			
Declaration			
The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.			
<p>Authorised by</p>  <p>Jason Taylor Development Assessment Manager</p>			
TasWater Contact Details			



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

10 December 2020



Jo Oliver
Senior Strategic Planner
Meander Valley Council

Jo.oliver@meander.tas.gov.au

Representations – 3/2020 – Blackstone Heights

In response to the redacted representations provided on 4 December 2020, the following comments are offered in the hope that they assist Council in its workshop deliberations. A revised and more detailed submission may be provided to Council prior to its Council meeting on this matter and it is requested that this document be used for no other purpose than for the workshop.

Of the 32 representations, 30 appears to be from local landowners. Whilst we appreciate that this is a large number of representations, it is nevertheless represents' just more than 6% of Blackstone Heights households.

The key issue for the amendment is that there no increase in the potential number of dwellings. The current scheme allows an ordinary (and bland) subdivision of 1600m² lots and potentially down to 1200m² under the LPS, but in either case represents more than 600 dwellings. The site is over 100 hectares in total! Whilst some representations consider that slope and other issues preclude the full subdivision of the site, this is not true. The site is 100% zoned residential, has no biodiversity or scenic protection code and the worse of the topography represents a challenge at best; not an impediment.

The purpose of the amendment is not to create development potential but to rather change the form of residential development. That is, the amendment allows clusters of standard residential density amongst large areas of open space and bushland.

Relative to the current planning regulation, the proposed form:

- Does not increase traffic generation, but does improve the viability of bus services through a compact form and substantially reduces traffic generate through the associated local business amendment and existing infrastructure onsite;
- Allow a substantial area bushland to be retained and restored;
- Allows a substantial area of open space to be retained which could be used for the community for passive recreation and walking, rather than the existing road network; and
- Allows for a consistent scale and form of development, given the low density residential zone otherwise has little, if any, effective control over building scale or siting.

The following provides comment on some of the specific issues raised.

Traffic

The proposed development, along with the recently approved subdivisions in Blackstone Heights, do not change the situation with respect to traffic volume. The traffic generation from this site will not be greater than that allowed under the current planning scheme, and must already be factored into road network planning.

Conversely, traffic generated from the casino development, and other land releases from unzoned land, represents growth in traffic. Whilst a coherent road strategy is required to manage the timing of upgrades if new areas are opened to residential development; for the subject site the issue is limited to the timing of improvements as land is released to the market. Our TIA addresses when and what improvements are necessary.

Clearly, Blackstone Heights would benefit immensely from an extension of Mount Leslie Road. That land is in a different ownership and there is little that Tasland can do to progress that particular infrastructure. Further, the amendment (consistent with the structure plan) does not propose a crossing over Dalrymple Creek. Critically, the land through which the road will be developed is not currently zoned for development. The time may be right for Council to rezone this land.

With respect to the City of Launceston, we do not consider it necessary that the development of this site necessitates a city-wide traffic model. Again, the site is currently zoned for residential development and that the traffic generation potential is no greater than that existing. In terms of the traffic generation, the strategy is set. The amendment only seeks to vary the form of residential development and the traffic management response is no different than that required for an ordinary subdivision of residential land.

Traffic modelling of the kind suggested by the City of Launceston is best undertaken by the City and/or Meander Valley Council. It is notable that the City of Launceston concludes its submission by stating that it wishes to work with Meander Valley Council and the Department of State Growth to this end. Tasland fully support this action. Tasland met with City of Launceston officers earlier this week to discuss the issues raised and look forward to future opportunities to discuss. However, planning for future growth must not hold up or cause delay to the progress of this amendment.

In summary, it is important for Council to adopt a traffic strategy as:

- The potential of this site and others in Blackstone Heights, are now being realised,
- There is newly created additional demand being brought about by the Casino and other potential zone changes,
- The new dwellings facilitate on the site will be brought to market in a staged manner, provided more than sufficient time to adopt and implement a traffic strategy.

Infrastructure costs to ratepayers

The roads and infrastructure within the development will not be transferred to Council. Rather, they will be managed through the Community Development Scheme framework. The maintenance burden does not fall to ratepayers, whilst rate revenue will still flow to Council. It is ridiculous to suggest that this development places a cost burden on ratepayers.

Impacts to natural values and landscape

The concerns that are raised with respect to natural values and landscape are misplaced and overstated. As viewed from existing Blackstone Heights properties, the site has no scenic values. It is undeveloped residential land currently in pasture or regrowth with some native bushland. The land is 100% within the low density residential zone and has no regulation with respect to native vegetation or scenic values. The status under the planning scheme is that at any point in time it can be cleared and developed in full for low density housing. Whilst 1600m² is low density, it is far from sufficiently low to enable any vegetation to be retained. The view expressed in representations that wildlife can co-exist with lots developed at 1600m² is clearly wrong.

Relative to the current planning regulation, the proposed development reduces the footprint of residential development and retains large areas of bushland and open space.

Character and lot sizes

The residential areas are, by and large, well separated from existing development. For instance, the TasWater property provides a substantial buffer from Canopus Drive to the proposal. The proposal does adjoin existing development along Glover Avenue and Canopus Drive.

With respect to Glover Avenue, the existing development provides 39 dwellings over 2.9ha of private land. This equates to a density of 1 dwelling per 744m² of land. The proposal does not increase density above that which exists. The proposal is entirely consistent with the established character in this area of Blackstone Heights.

The lifestyle living area does not have any directly adjoining land owners. It is separated from adjoining development by Panorama Road. The lots on the opposite side of Panorama Road are 1500m² in size but enjoy a rural character by virtue of the fact that the surrounding land has not been developed. These lots also support large dwellings and outbuildings with a gross floor area generally above 400m². Clearly, the land adjoining will be developed in full and the existing character is a short-lived benefit to residents. The lifestyle living area will not require individual access to dwellings. The future development will entail small, two or three bedroom low maintenance units. The SAP could be amended to require outcomes such as a 5m to 10m landscaped frontage, 5m to 6m height standard and gross floor area in the order of 120m² per dwelling.

With respect to Canopus Drive, the master plan provides separation from 24 Canopus Drive through a walkway, and this is reflected in the SAP boundaries. Beyond this, a setback standard from the residential precinct to the open space precinct could be adopted which provides even further separation from the adjoining private land whilst assisting in creating an attractive open space environment.

Tasland have also presented Council with a staging plan which shows the eco cabin in a later stage. This staging plan could be reflected in the SAP through adoption of the plan or a requirement that 50% of stage 1 is developed prior to any development approval is stage.

Above all, the development is entirely consistent with Council's planning for the area as detailed in the Prospect Vale – Blackstone Heights Structure Plan. Rather than provide for more of the bland low density residential development, the structure plan identifies the Tasland site for clustered residential development (i.e., standard density nodes surrounded by open space) and for a activity centre. Tasland are pursuing both directions through the two amendments.

Community infrastructure

Representations have raised concern with respect to medical and education facilities. There is little a developer can do to influence the provisions of schools by the Education Department. However, the Department regular forecasts enrolments and makes the necessary investments to cater for that.

Moreover, the concerns regarding a lack of community infrastructure are unclear. The development provides for community infrastructure and builds upon the local business amendment on part of the site. Tasland are developing the only non-residential uses in Blackstone Heights through the approved café. If demand determines that child care, medical or other services are financial viable, it is Tasland, and Tasland alone, that is providing land and development to cater for community infrastructure and use.

Pressure on existing services

The view that there is insufficient services is not shared by TasWater (who have no objection to this proposal). The development will look to develop site specific systems and be self-contained and self-sufficient with respect to services. The representations appear to have not read the proposal.

Community Development Scheme

The preparation of a community development scheme will be a complex and lengthy undertaken and will not be completed until such time that there is certainty for the development.

However, should Council wish we can prepare an outline of a CDS to inform the scope and clauses that are integral to the development vision.

Will the development be bound by the Specific Area Plan?

The Specific Area Plan will regulate the future use and development of the site. The SAP as proposed provides a high degree of control over future development. Should Council desire even more control then we would welcome that ability to discuss. However, the representations that purport to claim Tasland have ulterior motives are disingenuous, far-fetched and represent the anti-everything mentality.

If you have any queries regarding this matter please contact me on 0400 336 796.

Kind regards

Shane Wells
For Tasland Developments

CORPORATE SERVICES 1

Reference No. 13/2021

COUNCIL AUDIT PANEL: RECEIPT OF MEETING MINUTES

AUTHOR: Jonathan Harmey
Director Corporate Services

1) Recommendation

It is recommended that Council receive the minutes of the Audit Panel meeting held on 15 December 2020.

2) Officers Report

The purpose of this report is for Council to receive the minutes of the Council Audit Panel meeting held on 15 December 2020.

The minutes of the meeting held on 15 December 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.

3) Council Strategy and Policy

The recommendation fulfils the requirements outlined in Council's Audit Panel Charter confirmed at the October 2018 Council Meeting.

Further the objectives of the 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

Not applicable

9) Alternative Recommendations

Council can approve the recommendation with amendment.

10) Voting Requirements

Simple Majority

DECISION:

Meeting Time & Date: 11am 15 December 2020	Venue: Meander Valley Council Chambers
Present:	
Chairman Andrew Gray	Councillor Susie Bower
	Councillor Frank Nott
In Attendance:	
John Jordan, General Manager	Jacqui Parker, Governance Co-ordinator
Jon Harmey, Director Corporate Services	Sam Bailey, Risk & Safety Officer (by Teleconference)
Krista Palfreyman, Acting Director Community & Development Services	Susan Ellston, Secretary
Dino De Paoli, Director Infrastructure Services	Rod Whitehead, Auditor General - Tasmanian Audit Office (by Zoom Meeting)
Justin Marshall, Senior Accountant	Simone Lee, Manager Financial Audit Services - Tasmanian Audit Office (by Zoom Meeting)
Apologies:	
Matthew Millwood, Director Works	

ORDER OF BUSINESS

11. & 12. Zoom Connection with Tasmanian Audit Office

The Panel had a Zoom meeting with Rod Whitehead & Simone Lee from the Tasmanian Audit Office (TAO). Rod gave an overview of the Audit of the Financial Report for the year ended 30 June 2020 and thanked all those that assisted leading to a smooth audit. Simone gave credit to the Senior Accountant and acknowledged his very tidy reporting. Rod thanked those involved for their patience given resourcing issues at TAO during the process. No high risk or medium risk audit findings were identified; however one low risk was identified. No instances of non-compliance with applicable laws and regulations were observed that would have an impact on the financial report. The Chair acknowledged the notable results and congratulated the Director Corporate Services and the Senior Accountant for an exceptional audit process.

ITEM	
1.	Declaration of Pecuniary Interests/conflict of interest Nil.
2.	Adoption of Previous Minutes It was resolved that the minutes of the meeting held on 22 September 2020 be received and confirmed.
3.	Outstanding from previous meeting - Action Sheet 3.1 - Risk Framework review – a meeting of the sub-committee was held and the Risk & Safety Officer incorporated comments from this meeting to the attached draft. - Completed 3.2 - Internal audit – has passed out of the hands of the Risk & Safety Officer. - Completed 3.3 – See attached SAMP that was uploaded to the website. - Outstanding 3.4 – See attached Long Term Strategic Asset Management Plan, Asset Management Strategy and Asset Management Plan- Completed

- 3.5 – Policy No. 49 – Media Communications - *Unavailable not finalised* - Outstanding
- Policy No. 87 – Hadspen Urban Growth Area - *Unavailable not finalised* - Outstanding
- Policy No. 21 – Vandalism Reduction Incentive - Completed
- Policy No. 76 – Industrial Land Development - *Unavailable not finalised*- Not required for Audit Panel review
- 3.6 – Enter the Waste Transfer Audit (Report from December 2019 – completed by JLT) onto the risk Register - Completed
- 3.7 – Explore the Integrity Commission Training programs and report back to the Audit Panel Next Meeting - Outstanding

4. Review Annual Meeting Schedule and Work Plan

No matters for discussion.

Governance and Strategy

5. Review policies and procedures

The following Policies were reviewed –

Policy No. 49 – Media Communications

Carry Forward

Policy No. 87 – Hadspen Urban Growth Area

Carry Forward

Policies for Audit Panel reference purposes only

Policy No. 15 – Driveway Crossovers

Approved at November Council meeting.

Policy No. 21 – Vandalism Reduction Incentive

Recommended to Council for workshop

Policy No. 22 – Building Plans and Approval Lists

Unavailable for review

Policy No. 76 – Industrial Land Development

Unavailable for review

6. Review performance of plans, strategies and policies including performance against identified benchmarks.

Community Strategic Plan workshop item, September 2020 quarter Annual Plan compliance report and 2020 Financial Statements sustainability indicators reports were presented.

Reports were Received and Noted.

Financial and Management Reporting

7. Review most current results and report any relevant findings to Council

The October 2020 financial reports and the November 2020 Capital Works Program update were presented.

Reports were Received and Noted.

Internal Audit	
8. Consider any available audit reports	None to report.
9. Review management's implementation of audit recommendations	Updated Risk Register and Risk Work Health & Safety Meeting Minutes were presented. Reports Received and Noted.
External Audit	
10. Consider any available audit reports	None to report.
11. Review management's implementation of audit recommendations	Reports Received and Noted.
12. Consider any performance audit reports that will be undertaken by the Tas Audit Office and address implications for the Council	Reports Received and Noted.
Risk Management and Compliance	
13. Annual Review of risk management framework policies	None to report.
14. Receive material risk management reports (risk profile, risk management and treatment and periodical/rotational risk review)	None to report.
15. Review Business Continuity Plan	Reviewed recently. Training plan for early 2021 scheduled. Circulate to Chair upon completion.
16. Review W H & S Management process	Received and Noted.
17. Monitor any major claims or lawsuits by or against the Council and complaints against the Council	Planning appeal in Meander, court proceeding now finalised. Received and Noted.
18. Oversee the investigation of any instances of suspected cases of fraud or other illegal and unethical behaviour	None to report.
Audit Panel Performance	
19. Review Audit Panel Charter and make any recommendations for change to the Council for adoption (every 2nd year)	Not due until October 2022.

Other Business

Audit Panel Chair advised of Department of Premier and Cabinet's (DPAC) intention, as part of the Local Government reforms, to require Audit Panel involvement in Rates Reviews. It was noted that this is not an appropriate function of the Audit Panel. Northern Tasmanian Audit Panel Chairs collectively provided feedback to DPAC at a recent teleconference as to the challenges this reform presented to Panels.

Meeting close

This meeting closed at 12:13 pm.

Next Meeting

The next meeting is to be held on Tuesday 27 April 2020 at 10.30 am.

CORPORATE SERVICES 2

Reference No. 14/2021

FINANCIAL REPORT TO 31 DECEMBER 2020

AUTHOR: Justin Marshall
Senior Accountant

1) Recommendation

It is recommended that Council receive the attached financial report for the period ended 31 December 2020.

2) Officers Report

The financial performance for the first six months of the financial year is discussed in the Exception and Trends Report, which is included in the attached Financial Report.

3) Council Strategy and Policy

The Annual Plan requires the financial report to December 2020 be presented at the January 2021 Council meeting.

Furthers the objectives of Council's Community Strategic Plan 2014 to 2024:

- Future direction (5) - Innovative leadership and community governance.

4) Legislation

Not applicable

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

Working Together

FINANCIAL REPORT TO 31 DECEMBER 2020

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1. Introduction

Council's Financial Report provides an overview of our financial performance for the current financial year. The report compares revenue and expenditure areas actual results against the set budget estimates. The report provides an overview of Council's financial position as at 31 December 2020.

The Operating Statement for the first six months of the financial year is within management's forecasts. Grants & Subsidies revenue is below budget to December, due to the timing of the Financial Assistance Grants allocation and also some Grants anticipated in the Recreation & Culture functional area. Operating Expenditure is slightly below budget to December, primarily due to the timing of expenditure on contract services and consultants in the Infrastructure Department. There are other exceptions from Council's budget adopted in July 2020 which are discussed further in the Exception and Trends report.

The following information is contained in the Financial Report:

- Consolidated Operating Statement – This report provides a summary of operational revenue and expenditure for the period to date compared to the annual budget estimates.
- Exceptions and Trends Report – This report contains explanation for material revenue and expenditure variations to budget, as well as an analysis of revenue and expenditure by Council in a number of functional areas.
- Capital Expenditure Reports – These reports provide a list of all approved capital projects with their allocated budget, expenditure carried forward from the previous financial year and current year to date expenditure.
- Rates Revenue Report – This report provides a summary of rates raised for the financial year, interest charged on overdue rates and total rates outstanding as at 31 December 2020.
- Cash & Investment Reconciliation – This report shows Council's total cash balance as at 31 December 2020, including funds held in At Call accounts and Term Deposits. Also included is an adjusted cash balance, taking into account estimated future revenue, expenditure and liabilities.



2. Consolidated Operating Statement - 31 December 2020

	Actual 2021	Budget 2021	% of Budget
Total Council Operations			
Operating Revenue			
Rate Revenue	13,037,933	13,046,800	99.93%
Fees & User Charges	648,144	1,148,600	56.43%
Contributions & Donations	38,174	395,000	9.66%
Interest	308,856	645,800	47.83%
Grants & Subsidies	2,332,533	9,762,000	23.89%
Sale of Assets	-	-	
Other Revenue	100,971	186,800	54.05%
Total Operating Revenue	\$ 16,466,610	\$ 25,185,000	65.38%
Operating Expenditure			
Departments			
Governance	972,642	2,041,100	47.65%
Corporate Services	1,118,429	2,227,200	50.22%
Infrastructure Services	1,270,565	3,932,800	32.31%
Works	1,778,739	3,904,400	45.56%
Development & Regulatory Services	1,312,640	2,937,500	44.69%
Maintenance & Working Expenses	\$ 6,453,015	\$ 15,043,000	42.90%
Interest	105,660	271,600	38.90%
Depreciation	2,566,100	5,132,200	50.00%
Payments to Government Authorities	632,424	1,264,900	50.00%
Administration Allocated	-	-	
Other Payments	73,627	276,500	26.63%
Total Operating Expenditure	\$ 9,830,826	\$ 21,988,200	44.71%
Operating Surplus/(Deficit)	\$ 6,635,784	\$ 3,196,800	



3. Exception & Trends Report

This report contains explanations for any material income and expenditure variations to budget for the financial year to date, as well as an analysis of income and expenditure by Council functional area.

REVENUE

Rate Revenue – All Rate Revenue is recognised for the year with only additional rates received on supplementary valuations between now and the financial year end to be included. The rate debtor balances outstanding at 31 December 2020 appears in the Rates Revenue Reconciliation report.

Fees & User Charges – Is slightly above budget primarily due to development and building approval fees being above expectations.

Contributions & Donations – Is well below budget however when new subdivision assets taken over by Council are recognised at financial year end, is expected to be within budget.

Interest – Is within budget but may be slightly below budget at year end. Interest rates have declined during the financial year to be below the anticipated rate of return.

Grants & Subsidies – Is below budget expectations, due primarily to the timing of grant receipts and the prepayment of 50% of the 2020-21 Financial Assistance Grants allocation in 2019-20. This is expected to be within budget by year end.

Other Revenue – Relates primarily to plumbing surveying services provided to Northern Midlands Council and commissions received from Visitor Centre sales. This is expected to be within budget by year end.

EXPENSES

Departments

Governance	within budget expectations
Corporate Services	within budget expectations
Infrastructure Services	below budget expectations
Works	within budget expectations
Development & Regulatory Services	slightly below budget expectations

Interest – Two of the four annual Tascorp loan interest instalments have been incurred. The annual recognition for unwinding of the Westbury and Deloraine tip rehabilitation provisions will be accounted for at year end which has caused this item to be slightly under budget.

Depreciation – Is accurately calculated and accounted for at year end however a proportionate amount (50%) of the budget has been allocated for the purposes of the Operating Statement.

Payments to Government Authorities – Two of the four annual instalments for the Fire Levy have been incurred to December.



Other Payments – Is below budget. This item is largely notional accounting values of infrastructure assets written off upon reconstruction or disposal, this is accounted for as part of the year end procedures. The Tasmanian Audit Office fees and Community Grants are also recognised in Other Payments. This item is expected to be within budget at year end.

ANALYSIS BY FUNCTION

Administration

Revenue	\$ 108,435	56.13 %
Expenses	\$ 1,902,583	44.26 %

Revenue is slightly above budget to December, primarily due to the level of property sales related activities including the 337 property certificate fees income in Fees & User Charges.

Administration expenditure is slightly below budget expectations to this point of the year. Expenses for *Development & Regulatory Services* include employee expenses required to prepare the 337 certificates. Expenses for *Governance* include annual LGAT subscription, contribution to Northern Tasmania Development Corporation and HR Consultancy services in relation to the organisational restructure. Expenses for *Corporate Services* include annual support fees for Technology One and annual insurance premiums.

Roads, Streets and Bridges

Revenue	\$ 1,451,446	31.89 %
Expenses	\$ 2,560,622	46.14 %

Grants & Subsidies is under budget primarily due to the prepayment of 50% of the 2020-21 Grants Commission allocation in 2019-20. Contributions & Donations budget includes subdivision road assets taken over from developers and is expected to be in line with expectations when accounted for at year end.

Roads & Streets maintenance expenditure is within budget to December and expected to remain within budget by year end. Bridge maintenance expenditure is below budget expectations for the year but expected to be within budget by year end. Other Payments are budgeted amounts for road and bridge infrastructure that is written off upon reconstruction or disposal, this will be accounted for at financial year end.

Health, Community and Welfare

Revenue	\$ 3,303,267	88.65 %
Expenses	\$ 3,496,784	43.21 %

Revenue is well above budget to date, due to the full recognition of all Waste Management Service Charges and Fire Levies for the year. Contributions & Donations income will increase to be within budget once stormwater infrastructure assets from new subdivisions are recognised and contributions from community cars are accounted for at year end. Interest income includes two quarterly interest payments received from Aged Care Deloraine. A corresponding expense is shown in interest expenses for Council's funds on paid to Tascorp. Grants & Subsidies revenue is funding received for a new bus stop constructed on Meander Valley Road, Westbury.



ANALYSIS BY FUNCTION

Expenditure is slightly below budget expectations to this point of the year. *Governance* is above budget due to expenditure on COVID-19 response management. *Infrastructure* is below budget, primarily due to the timing of tip management fees, street lighting charges and expenditure on the redesign of Meander Valley Road at Hadspen.

Payments to Government Authorities is the State Fire Levy, two of the four instalments have been paid up to December. Interest Expense is payments to Tascorp as described above however also includes a budget for the accounting transactions of unwinding the liability for Council to rehabilitate tip sites at Cluan and Deloraine, which will be calculated at year end.

Land Use Planning & Building

Revenue	\$ 369,221	75.66 %
Expenses	\$ 692,746	48.23 %

Fees & User Charges are development approval and building approval fees which have exceeded expectations to date. Other Revenue includes plumbing surveying services provided to Northern Midlands Council, which are within budget expectations.

Development & Regulatory Services expenditure is within budget and expected to remain within budget by year end.

Recreation and Culture

Revenue	\$ 426,273	12.06 %
Expenses	\$ 1,165,459	44.89 %

Revenue is well below budget to December, primarily due to the timing of Grants not yet received. Grants received to date include \$315,000 for the ground upgrades at Prospect Vale Park. Significant grants are yet to be received for the Deloraine Squash Courts, Hadspen Bull Run and Bracknell Hall capital projects.

Overall expenditure is slightly below budget. *Infrastructure* expenditure is below budget to December, primarily due to the timing of Swimming Pool management fees and expenditure on Public Halls and Parks & Reserves being less than expected to date.

Unallocated & Unclassified

Revenue	\$ 10,807,966	85.15 %
Expenses	\$ 12,631	81.49 %

Rate Revenue is the general rates component of the rates raised for the year. Interest income is within budget expectations. The first two instalments of Financial Assistance Grants from the State Grants Commission have been received; however this is significantly below budget due to the prepayment of 50% of the 2020-21 Grants allocation in 2019-20.

Departmental expenditure is principally accounting entries to balance depreciation across the functions of Council and gravel inventory allocations. This expenditure will trend closer to budget at year end.



4. Capital Project Report

2021 Financial Year

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	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
Administration						
100 - Administration						
5043 Council Chambers - Office Expansion & Foyer Refurbishmen	\$289,033	\$171,515	\$460,548	\$450,000	\$10,548	102.34%
5101 Workstations and Peripherals	\$0	\$21,170	\$21,170	\$30,000	-\$8,830	70.57%
5102 Network Infrastructure	\$0	\$122,025	\$122,025	\$162,700	-\$40,675	75.00%
5109 Networked Copiers and Printers	\$0	\$0	\$0	\$17,000	-\$17,000	0.00%
5111 Software and Upgrades	\$0	\$0	\$0	\$35,000	-\$35,000	0.00%
5132 Key Infrastructure Project Design Allocation	\$0	\$0	\$0	\$200,000	-\$200,000	0.00%
100 - Administration Sub Total	\$289,033	\$314,710	\$603,743	\$894,700	-\$290,957	67.48%
100 - Administration Sub Total	\$289,033	\$314,710	\$603,743	\$894,700	-\$290,957	67.48%

Roads Streets and Bridges

201 - Roads and Streets

5576 Hill St, Elizabeth Town	\$0	\$0	\$0	\$25,000	-\$25,000	0.00%
5620 Whiteleys Rd - Meander 18/19	\$19,127	\$2,336	\$21,464	\$30,500	-\$9,036	70.37%
5810 Elizabeth St - Bracknell	\$0	\$0	\$0	\$9,200	-\$9,200	0.00%
5822 East St - Carrick	\$0	\$5,348	\$5,348	\$0	\$5,348	0.00%
5827 Barrack St East - Deloraine 19/20	\$821	\$50,562	\$51,382	\$75,000	-\$23,618	68.51%
5829 Morrison St - Deloraine 17/18	\$0	\$0	\$0	\$45,600	-\$45,600	0.00%
5856 Tower Hill St - Deloraine	\$0	\$123,051	\$123,051	\$120,000	\$3,051	102.54%
5863 West Goderich St - Deloraine	\$0	\$4,710	\$4,710	\$15,000	-\$10,290	31.40%
5877 Rutherglen Rd - Hadspen	\$0	\$0	\$0	\$15,000	-\$15,000	0.00%
5894 Country Club Av - Prospect Vale 18/19	\$18,157	\$172,858	\$191,014	\$195,000	-\$3,986	97.96%



2021 Financial Year

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	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
5983 Old Bass Highway, Westbury	\$0	\$22,309	\$22,309	\$30,000	-\$7,691	74.36%
5984 R2R 2021 Old Bass Highway - Carrick	\$0	\$31,210	\$31,210	\$200,000	-\$168,790	15.61%
5986 Old Bass Highway - Exton	\$0	\$0	\$0	\$90,000	-\$90,000	0.00%
6102 Blackstone Rd - Blackstone Heights 16/17	\$15,962	\$316	\$16,278	\$110,000	-\$93,722	14.80%
6110 LRCI Grant Bridgenorth Rd - Bridgenorth	\$0	\$760,376	\$760,376	\$750,000	\$10,376	101.38%
6138 Lansdowne Pl - Deloraine	\$0	\$0	\$0	\$20,000	-\$20,000	0.00%
6176 LRCI Grant Meander Main Rd - Meander	\$0	\$2,567	\$2,567	\$60,000	-\$57,433	4.28%
6198 Osmaston Rd - Osmaston	\$0	\$337,504	\$337,504	\$345,000	-\$7,496	97.83%
6213 R2R 2021 Roseburn Rd - Rosevale	\$0	\$161,395	\$161,395	\$200,000	-\$38,605	80.70%
6246 R2R 2021 Whitmore Rd Carrick To Whitmore - Whit	\$0	\$19,856	\$19,856	\$320,000	-\$300,144	6.20%
6272 East Barrack St - Deloraine	\$0	\$542	\$542	\$80,000	-\$79,458	0.68%
6276 Westbury Rd - Prospect: Transport Study Projects	\$0	\$0	\$0	\$459,500	-\$459,500	0.00%
6284 New Footpath Developments - Westbury 15/16	\$0	\$0	\$0	\$30,700	-\$30,700	0.00%
6285 New Footpath Developments - Blackstone 17/18	\$0	\$0	\$0	\$7,000	-\$7,000	0.00%
6288 Westbury Rd - PVP Entrance Roundabout 15/16	\$0	\$8,360	\$8,360	\$0	\$8,360	0.00%
6694 Footpath Renewals - Bracknell & Exton	\$0	\$0	\$0	\$120,000	-\$120,000	0.00%
201 - Roads and Streets Sub Total	\$54,067	\$1,703,300	\$1,757,367	\$3,352,500	-\$1,595,133	52.42%
210 - Bridges						
5258 LRCI Grant Coiler Creek Railton Road	\$2,625	\$81,695	\$84,319	\$550,000	-\$465,681	15.33%
5286 LRCI Grant Liffey River Liffey Falls Road	\$728	\$214,328	\$215,056	\$280,000	-\$64,944	76.81%
5359 R2R 2021 Black Sugarloaf Creek Allens Road	\$592	\$159,112	\$159,704	\$215,000	-\$55,296	74.28%
210 - Bridges Sub Total	\$3,945	\$455,134	\$459,080	\$1,045,000	-\$585,920	43.93%
200 - Roads Streets and Bridges Sub Total	\$58,012	\$2,158,434	\$2,216,446	\$4,397,500	-\$2,181,054	50.40%



2021 Financial Year

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	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>	
Health and Community Welfare							
315 - Cemeteries							
6305	Deloraine Lawn Cemetery Irrigation & Landscaping	\$0	\$12,647	\$12,647	\$22,600	-\$9,953	55.96%
6309	Mole Creek Lawn Cemetery Feature Wall	\$0	\$6,996	\$6,996	\$10,000	-\$3,004	69.96%
6310	Deloraine Lawn Cemetery Land Purchase	\$0	\$600	\$600	\$100,000	-\$99,400	0.60%
315 - Cemeteries Sub Total		\$0	\$20,242	\$20,242	\$132,600	-\$112,358	15.27%
316 - Community Amenities							
6526	Hagley Rec Ground - Replace Septic Tank & Pump 19/20	\$3,904	\$34,804	\$38,708	\$45,000	-\$6,292	86.02%
6527	Emu Bay Rd, Deloraine - Bus Shelter	\$0	\$0	\$0	\$15,000	-\$15,000	0.00%
6528	Meander Valley Rd, Westbury - Bus Shelter	\$0	\$36,683	\$36,683	\$40,000	-\$3,317	91.71%
316 - Community Amenities Sub Total		\$3,904	\$71,487	\$75,391	\$100,000	-\$24,609	75.39%
335 - Household Waste							
6602	Westbury Land fill Site - Cell Expansion	\$91,146	\$42,278	\$133,424	\$190,800	-\$57,376	69.93%
6605	Mobile Garbage Bins	\$0	\$0	\$0	\$26,000	-\$26,000	0.00%
6611	Mobile Organics Bins 19/20	\$0	\$0	\$0	\$270,000	-\$270,000	0.00%
6616	Landfill Sites Capacity Expansion	\$0	\$0	\$0	\$40,000	-\$40,000	0.00%
335 - Household Waste Sub Total		\$91,146	\$42,278	\$133,424	\$526,800	-\$393,376	25.33%
351 - Storm Water Drainage							
6400	Various Locations - Stormwater Improvement Program	\$0	\$6,410	\$6,410	\$83,500	-\$77,090	7.68%
6437	Meander Valley Rd Carrick Stormwater	\$0	\$41,284	\$41,284	\$25,000	\$16,284	165.14%
6460	Henrietta St Bracknell Stormwater	\$0	\$2,774	\$2,774	\$0	\$2,774	0.00%



2021 Financial Year

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	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
6470 William St Westbury - Stormwater 19/20	\$3,908	\$1,250	\$5,158	\$120,000	-\$114,842	4.30%
6483 Taylor St, Westbury Stormwater 18/19	\$63,320	\$67,654	\$130,974	\$130,000	\$974	100.75%
6496 Open Drain Program, Blackstone Heights 15/16	\$0	\$0	\$0	\$34,000	-\$34,000	0.00%
6498 Open Drain Program, Westbury	\$0	\$65,375	\$65,375	\$183,500	-\$118,125	35.63%
6499 Open Drain Program, Bracknell	\$0	\$0	\$0	\$80,000	-\$80,000	0.00%
6856 Mary St, Westbury - Stormwater 18/19	\$390	\$24,500	\$24,890	\$70,000	-\$45,110	35.56%
6862 Emma St, Bracknell - Stormwater 19/20	\$0	\$0	\$0	\$30,000	-\$30,000	0.00%
6864 Bishopsbourne Rd, Carrick - Stormwater	\$0	\$37,472	\$37,472	\$25,000	\$12,472	149.89%
6865 Webster St, Westbury - Stormwater	\$0	\$7,675	\$7,675	\$30,000	-\$22,325	25.58%
351 - Storm Water Drainage Sub Total	\$67,617	\$254,394	\$322,011	\$811,000	-\$488,989	39.71%
300 - Health and Community Welfare Sub Total	\$162,668	\$388,402	\$551,069	\$1,570,400	-\$1,019,331	35.09%

Recreation and Culture

505 - Public Halls

7428 Bracknell Hall - Bracing Building Structure 16/17	\$37,622	\$53,841	\$91,462	\$835,000	-\$743,538	10.95%
7446 Carrick Hall - Carpark Improvements	\$0	\$36,412	\$36,412	\$45,000	-\$8,588	80.92%
7448 Mole Creek Hall - Roof Replacement	\$0	\$501	\$501	\$50,000	-\$49,499	1.00%
7449 Birralees Hall - Floor Replacement	\$0	\$392	\$392	\$50,000	-\$49,608	0.78%
505 - Public Halls Sub Total	\$37,622	\$91,145	\$128,767	\$980,000	-\$851,233	13.14%

515 - Swimming Pools and Other

7506 Deloraine Pool - Replace Pool Cover	\$0	\$19,646	\$19,646	\$25,000	-\$5,354	78.58%
515 - Swimming Pools and Other Sub Total	\$0	\$19,646	\$19,646	\$25,000	-\$5,354	78.58%



2021 Financial Year

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	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
525 - Recreation Grounds & Sports Facilities						
7616 Deloraine Rec Ground - Drainage 19/20	\$301	\$11,933	\$12,235	\$25,000	-\$12,765	48.94%
7665 Hadspen Memorial Centre Extension	\$13	\$66	\$79	\$180,000	-\$179,921	0.04%
7670 PVP - Clubroom Toilet Upgrades	\$65	\$48,550	\$48,614	\$80,000	-\$31,386	60.77%
7671 PVP Development Plan - Future Projects	\$0	\$0	\$0	\$326,500	-\$326,500	0.00%
7688 Deloraine Community Complex - Female Changeroom Refur	\$20,541	\$47,867	\$68,408	\$103,400	-\$34,992	66.16%
7692 PVP Upgrade Grounds 2, 3 & 4	\$2,548	\$276,872	\$279,420	\$500,000	-\$220,580	55.88%
7694 DCC & Deloraine Football Club - Grease Trap Installation 19	\$1,351	\$9,864	\$11,215	\$35,000	-\$23,785	32.04%
7695 Deloraine Community Complex - Squash Courts	\$17,571	\$16,352	\$33,923	\$2,000,000	-\$1,966,077	1.70%
7696 Deloraine Pump Track 19/20	\$18,139	\$10,318	\$28,457	\$20,000	\$8,457	142.29%
525 - Recreation Grounds & Sports Facilities Sub Total	\$60,528	\$421,822	\$482,351	\$3,269,900	-\$2,787,549	14.75%
545 - Sundry Cultural Activities						
7909 MVPAC Foyer Improvements 18/19	\$152,862	\$24,346	\$177,208	\$182,500	-\$5,292	97.10%
7910 MVPAC Little Theatre Heating	\$0	\$1,095	\$1,095	\$75,000	-\$73,905	1.46%
545 - Sundry Cultural Activities Sub Total	\$152,862	\$25,441	\$178,303	\$257,500	-\$79,197	69.24%
565 - Parks and Reserves						
8018 Chudleigh Hall Reserve - BBQ Renewal	\$0	\$3,106	\$3,106	\$7,000	-\$3,894	44.38%
8044 Blackstone Park - Playground Equipment 18/19	\$0	\$8,988	\$8,988	\$8,100	\$888	110.96%
8053 Blackstone Park - Sale of Public Land 16/17	\$6,190	\$4,663	\$10,852	\$0	\$10,852	0.00%
8097 Kimberley Township Improvements 18/19	\$2,345	\$861	\$3,206	\$10,000	-\$6,795	32.06%
8099 Poets Place Reserve, Hadspen - Divest Land 18/19	\$190	\$0	\$190	\$5,000	-\$4,810	3.79%
8101 Chris St Reserve, Prospect - Divest Land 18/19	\$59	\$0	\$59	\$5,000	-\$4,941	1.18%



2021 Financial Year

06-Jan-2021 03:00:15

	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
8103 Hadspen Bull Run - Play Area & Public Toilets	\$197	\$15,148	\$15,345	\$300,000	-\$284,655	5.12%
8104 Various Locations Dog Area Improvements	\$0	\$0	\$0	\$100,000	-\$100,000	0.00%
8105 Pioneer Drive, Mole Creek - Playground Equipment	\$0	\$1,077	\$1,077	\$55,000	-\$53,923	1.96%
565 - Parks and Reserves Sub Total	\$8,980	\$33,842	\$42,822	\$490,100	-\$447,278	8.74%
500 - Recreation and Culture Sub Total	\$259,992	\$591,897	\$851,888	\$5,022,500	-\$4,170,612	16.96%

Unallocated and Unclassified

625 - Management and Indirect O/Heads

8803 Minor Plant Purchases	\$0	\$24,942	\$24,942	\$30,000	-\$5,058	83.14%
8818 Works Depot Land Purchase 19/20	\$48,400	\$458,151	\$506,551	\$750,000	-\$243,449	67.54%
8819 New Works Depot Design & Construction	\$0	\$5,000	\$5,000	\$1,300,000	-\$1,295,000	0.38%
8820 PVP Works Depot - Storage Shed	\$0	\$18,554	\$18,554	\$120,000	-\$101,446	15.46%
8821 PVP Works Depot - Shed, Wash Down Bay & Roller Door	\$0	\$1,889	\$1,889	\$50,000	-\$48,111	3.78%
625 - Management and Indirect O/Heads Sub Total	\$48,400	\$508,536	\$556,936	\$2,250,000	-\$1,693,064	24.75%

655 - Plant Working

8711 Mower 2 Replacement (Plant 605)	\$0	\$34,455	\$34,455	\$30,000	\$4,455	114.85%
8719 Medium Truck (No. 900)	\$0	\$0	\$0	\$120,000	-\$120,000	0.00%
8728 Light Truck (No.977)	\$0	\$0	\$0	\$70,000	-\$70,000	0.00%
8762 Tip Truck (No. 910) 19/20	\$0	\$113,405	\$113,405	\$115,000	-\$1,595	98.61%
8766 Mower (No. 600)	\$0	\$0	\$0	\$30,000	-\$30,000	0.00%
655 - Plant Working Sub Total	\$0	\$147,859	\$147,859	\$365,000	-\$217,141	40.51%



2021 Financial Year

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	Prior Year Expenditure	Current Year Expenditure	Total Expenditure	Total Budget	Variance Amount	Percentage of Total Budget
675 - Other Unallocated Transactions						
8707 Fleet Vehicle Purchases	\$0	-\$27,521	-\$27,521	\$167,800	-\$195,321	-16.40%
8764 6-8 Emu Bay Road, Deloraine - Divest Property	\$1,295	\$560	\$1,856	\$0	\$1,856	0.00%
675 - Other Unallocated Transactions Sub Total	\$1,295	-\$26,960	-\$25,665	\$167,800	-\$193,465	-15.29%
600 - Unallocated and Unclassified Sub Total	\$49,695	\$629,435	\$679,130	\$2,782,800	-\$2,103,670	24.40%
Total Capital Project Expenditure	\$819,400	\$4,082,877	\$4,902,277	\$14,667,900	-\$9,765,623	33.42%



5. Capital Resealing Report

2021 Financial Year

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	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
Roads Streets and Bridges				
201 - Roads and Streets				
5559 Christmas Hills - Elizabeth Town	\$953	\$0	\$953	0.00%
5626 Scotts - Mole Creek	\$14,878	\$0	\$14,878	0.00%
5757 Bonney St - Elizabeth Town	\$5,541	\$0	\$5,541	0.00%
5802 Louisa St - Bracknell	\$1,723	\$0	\$1,723	0.00%
5804 Florence St - Bracknell	\$1,554	\$0	\$1,554	0.00%
5807 Field St - Bracknell	\$571	\$0	\$571	0.00%
5809 Amelia St - Bracknell	\$502	\$0	\$502	0.00%
5811 Emma St - Bracknell	\$2,903	\$0	\$2,903	0.00%
5812 Henrietta St - Bracknell	\$2,515	\$0	\$2,515	0.00%
5813 Jane St - Bracknell	\$542	\$0	\$542	0.00%
5823 Glover Av - Blackstone Heights	\$451	\$0	\$451	0.00%
5884 Bowdens Rd - Hadspen	\$55,496	\$0	\$55,496	0.00%
5894 Country Club Av - Prospect Vale 18/19	\$290	\$0	\$290	0.00%
5901 Las Vegas Dr - Prospect Vale	\$104,258	\$0	\$104,258	0.00%
5913 Atlantic Pl - Prospect Vale	\$2,049	\$0	\$2,049	0.00%
5924 Vale St - Prospect Vale	\$129	\$0	\$129	0.00%
5929 Harley Pd - Prospect Vale	\$60,667	\$0	\$60,667	0.00%
5940 Monte Carlo Ct - Prospect Vale	\$26,653	\$0	\$26,653	0.00%
5949 Burswood Tce - Prospect Vale	\$41,035	\$0	\$41,035	0.00%
5954 Sherwood Cl - Prospect Vale	\$155	\$0	\$155	0.00%
5983 Old Bass Highway, Westbury	\$8,003	\$0	\$8,003	0.00%
6110 LRCl Grant Bridgenorth Rd - Bridgenorth	\$19,995	\$0	\$19,995	0.00%
6143 North St - Elizabeth Town	\$2,516	\$0	\$2,516	0.00%
6145 Samuel St - Elizabeth Town	\$4,475	\$0	\$4,475	0.00%
6213 R2R 2021 Roseburn Rd - Rosevale	\$13,137	\$0	\$13,137	0.00%
6246 R2R 2021 Whitmore Rd Carrick To Whiter	\$33,370	\$0	\$33,370	0.00%
6299 Reseals General Budget Allocation	\$0	\$1,340,300	-\$1,340,300	0.00%
6351 Christmas Hills - Elizabeth Town	\$2,805	\$0	\$2,805	0.00%
6352 Long Ridge Rd - Montana	\$736	\$0	\$736	0.00%
201 - Roads and Streets Sub Total	\$407,901	\$1,340,300	-\$932,399	30.43%
Capital Resealing Projects Total	\$407,901	\$1,340,300	-\$932,399	30.43%



6. Capital Graveling Report

2021 Financial Year

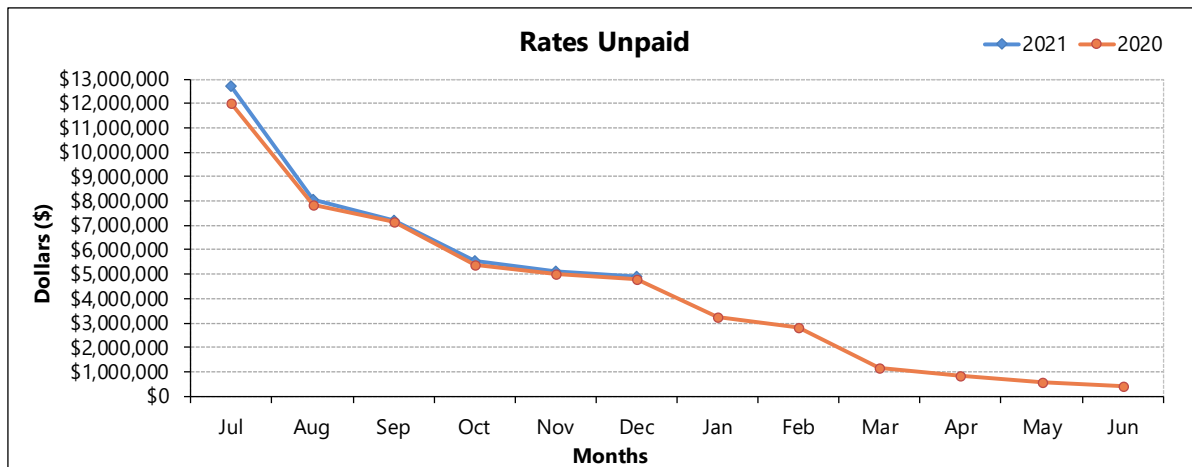
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	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
Roads Streets and Bridges				
201 - Roads and Streets				
5547 King St (Near Cemetery) - Deloraine	\$538	\$0	\$538	0.00%
5549 Pumicestone Rd - Deloraine	\$18,128	\$0	\$18,128	0.00%
5590 Hilders Rd - Kimberley	\$3,288	\$0	\$3,288	0.00%
5592 Fields - Kimberley	\$10,332	\$0	\$10,332	0.00%
5595 Taylors - Lemana	\$13,829	\$0	\$13,829	0.00%
5645 Stephens - Moltema	\$11,891	\$0	\$11,891	0.00%
5646 Harveys - Moltema	\$5,744	\$0	\$5,744	0.00%
5647 Gaffneys - Moltema	\$10,915	\$0	\$10,915	0.00%
5658 Wattle Drive - Reedy Marsh	\$4,793	\$0	\$4,793	0.00%
5668 Maloneys Rd - Parkham	\$26,556	\$0	\$26,556	0.00%
5683 Johns Rd - Reedy Marsh	\$21,564	\$0	\$21,564	0.00%
5691 Selby Rd - Selbourne	\$4,994	\$0	\$4,994	0.00%
5701 Grundys - Weegen	\$2,807	\$0	\$2,807	0.00%
5703 Kellys Cage Rd - Weegen	\$23,061	\$0	\$23,061	0.00%
5716 Arthur St - Westbury	\$3,534	\$0	\$3,534	0.00%
5718 Smith St - Westbury	\$4,452	\$0	\$4,452	0.00%
5722 Franklin St - Westbury	\$1,270	\$0	\$1,270	0.00%
5723 Five Acre Row - Westbury	\$426	\$0	\$426	0.00%
5725 Pensioners Row - Westbury	\$1,844	\$0	\$1,844	0.00%
5729 Colonisation Row - Westbury	\$8,032	\$0	\$8,032	0.00%
5731 Reid St - Westbury	\$4,679	\$0	\$4,679	0.00%
5734 Veterans Row - Westbury	\$2,818	\$0	\$2,818	0.00%
5737 Ita Mara - Western Creek	\$1,533	\$0	\$1,533	0.00%
5778 Badcocks Lane	\$7,989	\$0	\$7,989	0.00%
5799 Gravel Resheeting General Budget Alloc	\$0	\$324,500	-\$324,500	0.00%
5858 Gleadow St - Deloraine	\$382	\$0	\$382	0.00%
6699 Harts Lane - Weegen	\$2,758	\$0	\$2,758	0.00%
201 - Roads and Streets Sub Total	\$198,157	\$324,500	-\$126,343	61.07%
Capital Graveling Expenditure Total	\$198,157	\$324,500	-\$126,343	61.07%



7. Rates Revenue Reconciliation - 31 December 2020

	2021	2020
Rate Balance Carried Forward from previous Year	\$ 380,117	\$ 418,300
2020/21 Rates Raised	\$ 13,041,575	\$ 12,956,229
Interest	\$ 22,554	\$ 27,539
Plus Adjustments	\$ 11,774	\$ 18,339
Payments Received	\$ (8,528,892)	\$ (8,390,121)
Rates Control Account Balance	\$ 4,927,128	\$ 5,030,285
% of Rates Unpaid	36.65%	37.53%





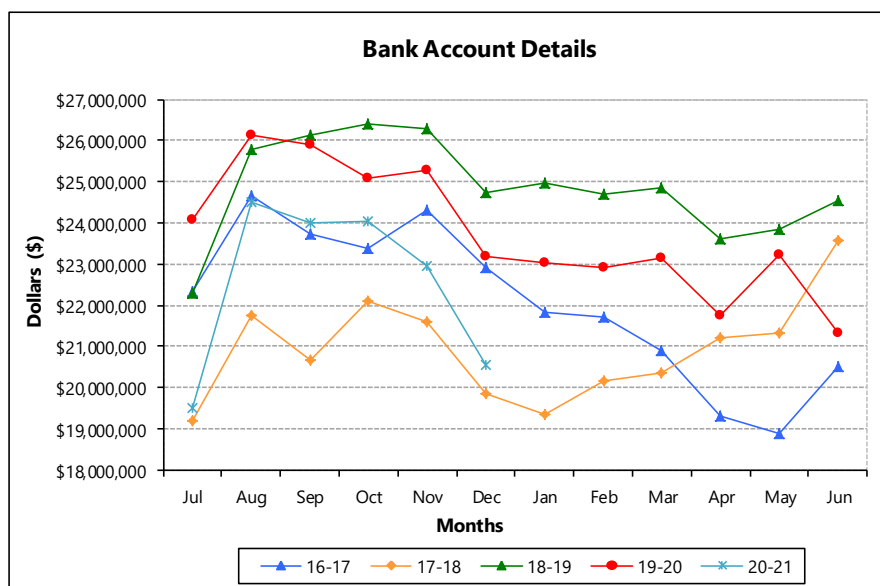
8. Cash & Investment Reconciliation - 31 December 2020

	2020-21	2019-20
Balance Carried Forward from previous Year	\$ 21,341,304	\$ 24,549,378
Add Deposits	\$ 12,517,002	\$ 13,154,122
Less Payments	-\$ 13,291,936	-\$ 14,520,752
Balance as per Bank Account	\$ 20,566,370	\$ 23,182,748

Made up of:	Amount	Interest Rate
Cash at Bank	73,628	0.00%
Westpac Bank Cash Management Account	2,106	0.05%
Commonwealth Bank at Call Account	1,000,542	0.20%
National Australia Bank	4,020,961	0.90-1.75%
Macquarie Bank	3,010,021	1.60-1.70%
MyState Financial	6,459,112	0.85-1.55%
Bendigo Bank	3,000,000	0.65-1.05%
Bank of Us	2,000,000	1.85-2.00%
Judo Bank	1,000,000	0.75%
	\$ 20,566,370	

Less expenditure commitments:	
2021 Operating expenditure outstanding	-9,591,274
2021 Capital expenditure outstanding	-10,824,365
Add assets:	
2021 Operating income outstanding	8,718,390
2021 Estimated rate debtors outstanding	4,927,128
Part 5 agreement amounts receivable	865,021
2020 Loans receivable	3,762,000
Less liabilities:	
2020 Tip rehabilitation	-4,177,766
2020 Employee leave provisions	-1,762,021
2020 Loans payable	-3,600,000

Adjusted Cash Balance \$ 8,883,482



INFRASTRUCTURE 1

Reference No. 15/2021

NEW POLICY NO. 94 – FACILITY SPONSORSHIP

AUTHOR: Patrick Bessell
Sport Facility Officer

7) Recommendation

It is recommended that Council approves Policy No. 94 Facility Sponsorship and Advertising Policy as follows:

POLICY MANUAL

Policy Number: 94

Facility Sponsorship and Advertising Policy

Purpose:

To define factors to be considered when determining a request from sporting, recreational and community groups for Council consent to enter into a naming rights sponsorship agreement for Council owned facilities.

Department:

Infrastructure Services

Author:

Patrick Bessell, Sport Facility Officer

Council Meeting Date:

19 January 2021

Minute Number:

15/2021

Next Review Date:

January 2025

POLICY

1. Definitions

Community Group: Any group that is a user of a Council Facility under the terms and conditions of an ongoing hire agreement or lease.

Council Facility: Any building, playing field, associated infrastructure or any specified part of a facility owned by Meander Valley Council.

Naming Rights: The exclusive right for a Sponsor to name or brand a Council Facility or part of a Council Facility with signage for a specified period.

Sponsor: Any form of private organisation seeking a Sponsorship arrangement.

Sponsorship: The exchange of money, goods, services or "in-kind" support from a Sponsor to a Community Group where there are specific obligations on the Community Group for a return to the Sponsor.

2. Objective

To define factors to be considered when determining a request from sporting, recreational and community groups for Council consent to enter into a Naming Rights Sponsorship agreement for Council owned facilities.

3. Scope

This Policy applies to a proposal to assign Naming Rights to a Council Facility or part of a Council Facility.

4. Policy

4.1 Council acknowledges that Sponsorship can provide significant benefits to community groups, sponsors and the wider community. In considering an application to approve a Sponsorship agreement, including naming and related advertising rights, Council will consider the following:

- 4.1.1 Facility Naming Rights may be permitted on Council owned sports grounds, pavilions or public buildings, or a specific area within a sporting precinct or reserve.
- 4.1.2 A Sponsorship proposal must be made by a Community Group operating under the terms and conditions of an ongoing hire agreement or lease arrangement unless the Sponsorship request relates to a facility directly controlled and managed by Council.
- 4.1.3 A written Sponsorship agreement must be executed between the Community Group and Sponsor. Any such agreement must be consistent with Council policy and the terms of any hire or lease agreement.
- 4.1.4 Where use of a Council Facility is shared then other users of the facility must be consulted by the applying Community Group. Any identified issues and proposed solutions must be raised in the proposal.
- 4.1.5 A Sponsorship and/or Naming Rights proposal must be consistent with community and Council values and be cognisant of history relating to the facility and its location. Without limiting its discretion, Council is to consider the reputation and brand of a proposed Sponsor, the nature of the business of the Sponsor, restrictions on the general amenity or operation of the facility, and risks to the reputation of Council or the community.

- 4.1.6 Sponsorship proposals that promote tobacco, alcohol, gambling, adult services, any activity prohibited by law, or otherwise deemed inappropriate by Council, will not be accepted.
- 4.1.7 Any Sponsorship and related promotion through Naming Rights or other activity must not imply Council endorsement of a brand, product or organisation.
- 4.2 A sponsored Council Facility with assigned Naming Rights may be referred to by its sponsored name in Community Group communications, competitions, promotions and marketing. Council will continue to use the existing building or reserve name in official or public documents.
- 4.3 Sponsor signage must be in accordance with the conditions stated in Council's hire agreement or lease documentation. Any new signage structure will be subject to relevant planning requirements and approval in advance by Council.
- 4.4 A Naming Rights proposal will be considered on a case by case basis by Council. Any proposed Sponsorship agreement which affects a Council Facility is to be provided to Council for review before execution.
- 4.5 No actions (i.e. installation of signage) will be undertaken until formal approval is provided by the General Manager or as required by Council.

5. Legislation

Local Government Act 1993

6. Responsibility

Responsibility for the operation of this policy rests with the Director Infrastructure Services.

8) Officers Report

Previous requests to Council for sponsorship arrangements at Council facilities have only been considered using basic guidelines that were prepared for sponsorship signage at buildings.

Recent applications to Council in this respect were received for Prospect Vale Park and the Deloraine Community Complex.

Policy No. 94 provides an objective and consistent approach for Council assessment of applications and requests for naming rights sponsorships of Council's indoor and outdoor sporting, recreational and community facilities.

Interest in naming rights sponsorships of Council facilities could be expected at Prospect Vale Park, Westbury Recreation Ground & Function Centre, Westbury Sports Centre, Deloraine Community Complex and Meander Valley Performing Arts Centre as some of Council's most frequently patronised facilities.

It is noted the approval of any sponsorship proposals will be by the General Manager; however, Council will still refer to existing building or reserve names in public documents.

The draft Policy was presented to the Council Workshop on 15 December. Further refinement of the draft has been undertaken by the General Manager and is now presented to Council for approval.

9) Council Strategy and Policy

Furthers the objectives of the Council's Community Strategic Plan 2014 to 2024:

- Future direction (4) – A healthy and safe community

10) Legislation

The Policy is informed by the *Local Government Act 1993*.

11) Risk Management

Not applicable

12) Government and Agency Consultation

Not applicable

13) Community Consultation

Not applicable

14) Financial Consideration

Not applicable

15) Alternative Recommendations

Council can approve the proposed new Policy with amendment.

16) Voting Requirements

Simple Majority

DECISION:

INFRASTRUCTURE 2

Reference No. 16/2021

PROPOSED ROAD NAME – IONA HOMESTEAD LANE, MEANDER

AUTHOR: Jarred Allen
Team Leader - Engineering

1) Recommendation

It is recommended that Council, pursuant to the provisions of Section 11 of the Place Names Act 2020, approve Iona Homestead Lane as the name for the existing unnamed section of road off Barbers Road, Meander.

2) Officers Report

The section of road proposed to be named Iona Homestead Lane is an existing unsealed road of approximately 390 metres in length, off Barbers Road, Meander. Refer Figure 1.

Although the road only provides access to one resident, as it is a Council maintained road there is a requirement for it to have an official name, endorsed by Council and approved by Placenames Tasmania.

Council previously approved the name Iona Lane at the Ordinary Meeting of Council in November 2020. However, due to the similarity with another street in the Northern Tasmania region, Iona Court in Ravenswood, the Department of Primary Industries, Parks, Water and Environment (DPIPWE) has rejected the name Iona Lane.

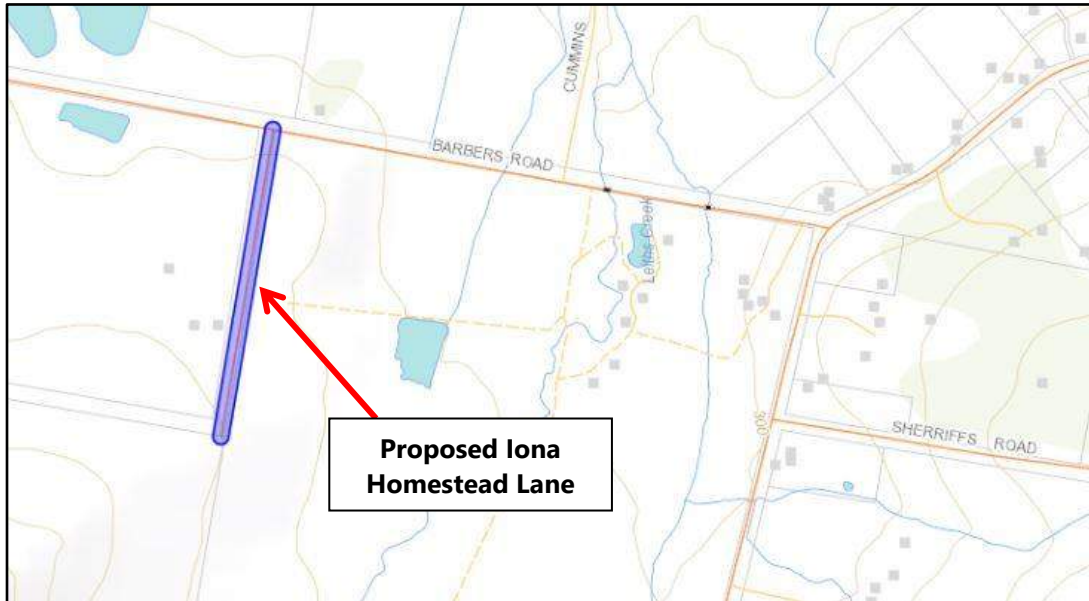


Figure 1: Map of subject road off Barbers Road, Meander.

The proposed alternate name of Iona Homestead Lane has been suggested by Mr Larry Lee, the only resident who lives on this road, and Mr Wayne Johnston.

The southern property was originally owned in the 1890's by the first landowners, George and Harry Bradford. The house they built on this property was named 'Iona Homestead'. The derivation of the name 'Iona' is unknown. The property was purchased in 1957 by the Lee family and Mr Lee lived in the house as a child, thereby having an attachment to the proposed name.

This short road section has been informally known for many years as Johnstones Road, and although this road name identification is included on Google maps and Council's own mapping system, the name has never been officially endorsed by Council. The current Tasmania road naming requirements do not allow for name duplications. Therefore, as there are existing instances of the use of Johnstones Road within the Northern Tasmania region, Council has been advised by DPIPWE that it is not a name that will be approved by the Department.

There are no instances of the use of the name Iona Homestead registered for a road name in the Placenames Tasmania database. Council Officers have discussed the use of Iona Homestead with officers from DPIPWE who have indicated support for this name.

3) Council Strategy and Policy

Not applicable

4) Legislation

Road naming is regulated under the *Place Names Act 2020*.

5) Risk Management

Risk is managed through the formal process of ratifying road names to avoid conflict with existing named roads in other municipalities within Tasmania. Non-duplication of names also ensures greater address clarity for emergency services.

6) Government and Agency Consultation

Council endorsed road names are required to be submitted to the Placenames Tasmania database which is administered by the DPIPWE.

7) Community Consultation

Not applicable

8) Financial Consideration

Not applicable

9) Alternative Recommendations

Council can choose a name other than that proposed or delegate this responsibility to Council staff.

10) Voting Requirements

Simple Majority

DECISION:

GOVERNANCE 1

Reference No. 17/2021

EMEGENCY MANAGEMENT COORDINATOR NOMINATIONS

AUTHOR: Jacqui Parker
Governance Coordinator

1) Recommendation

It is recommended that:

- 1. Council nominates its Municipal Emergency Management Coordinator and Deputy for a five-year term as follows:**
 - a) Municipal Emergency Management Coordinator: Director Infrastructure Services (Dino De Paoli); and**
 - b) Deputy Municipal Emergency Management Coordinator: Director Works (Matthew Millwood).**

- 2. Council delegates its responsibility for making the above nomination to the General Manager, pursuant to its discretion under s22 of the Local Government Act 1993.**

2) Officers Report

Under s23(7) of Tasmania's *Emergency Management Act 2006*, Council is required to renew its nomination for Municipal Emergency Management Coordinator and Deputy, for appointment by the Minister.

Council must nominate coordinators who have:

"...the authority and ability to make decisions relating to the coordination of emergency management in the municipal area during an emergency without first seeking the approval of the council."

By reason of leadership and seniority within the organisation, as well as skills, knowledge and delegations relevant to local emergency management, the Director Infrastructure Services and Director Works are identified as the most suitable nominees. Dino De Paoli and Matthew Millwood have occupied these coordinator roles for the past five (5) consecutive years.

It is further recommended that Council delegate its responsibility for this type of nomination under s22 of the *Local Government Act 1993* (Tas) to the General Manager.

A delegation is considered appropriate in this instance, in light of the routine and time-sensitive nature of the task, and need for a responsive approach in the event of any emergency.

3) Council Strategy and Policy

Furthers the objectives of Council's Community Strategic Plan 2014 to 2024:

- Future direction (4) – A healthy and safe community

4) Legislation

Emergency Management Act 2006 (Tas)
Local Government Act 1993 (Tas)

5) Risk Management

If Council fails to nominate suitable parties to this role, the Minister may make an appointment of any person deemed suitable under s23(10).

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:

GOVERNANCE 2

Reference No. 18/2021

2020-21 COMMUNITY GRANTS AND SPONSORSHIP FUND APPLICATION ASSESSMENTS ROUND 3 – DECEMBER 2020

AUTHOR: Nate Austen
Community and Lifestyle Officer

1) Recommendation

It is recommended that Council:

- 1. Notes the recommendations of the Community Grants Committee; and***
- 2. Approves Community Grants for Round 3 – October 2020, in accordance with Policy No. 82 Community Grants and Sponsorship Fund, as follows:***

Community Grants		
Organisation	Project	Grant Recommended
Carrick Community Committee	Dishwasher	\$1,254
Deloraine Agriculture and Pastoral Society	Gas Installation	\$3,000
Deloraine Creative Studio	Pottery Wheels for Classes of all Abilities	\$2,973
Haemochromatosis Australia	Overload Art Exhibition	\$500
Mole Creek Progress Association	Repair to Cenotaph	\$3,000
Mole Creek Swimming Pool Centre Association	Upgrade Pool Signs	\$2,047
Northern Tasmanian Darts Association	Dart Stand Replacement	\$3,000
Prospect Park Sports Club	Storage Equipment at Prospect Vale Park	\$2,440
Rural Alive and Well	Tool box talks	\$3,000*
Sub-total		\$21,214*
*Subject to satisfactory attendance numbers (5 at each session).		

3. Notes the following School Sponsorship amounts approved by the General Manager on 20 November 2020, following recommendation by the Grants Committee:

School Sponsorship	
School	Sponsorship
Deloraine High School	\$150
Prospect High School	\$150
Westbury Primary School	\$100
Bracknell Primary School	\$100
Hagley Primary School	\$100
Deloraine Primary School	\$100
Total	\$700

4. Notes the following Recovery Event Sponsorships approved by the General Manager between 29 October and 24 December 2020, following recommendations by the Grants Committee:

Recovery Event Sponsorship		
Organisation	Event	Sponsorship Recommended
Blackstone Heights Community News Association	Free Sausage Sizzle and Lolly Hunt	\$1,390 (Plus in-kind; waive reserve hire administration fee).
Forest Folk MBME (Music Entertainment)	Something in the Valley	\$2,250 (Plus in-kind; waive fee for extra Council bin collection)
Meander Hall Committee and Meander Progress Association	Community Cricket Match	\$600
Westbury Garden Club	Flower Show	\$700 (Plus in-kind; provide professional cleaning after event)
Hazelbrae Hazelnuts	Meander Valley Hazelnut Festival	\$3,070
Sub-total		\$8,010

2) Officers Report

This is the third of four rounds of Community Grants and Sponsorship assessments in 2020-21.

The total Grants and Sponsorship allocation for the year is \$100,900.

On 14 July 2020, Council provided a total allocation toward Round 1 of \$13,972. On 13 October 2020, Council provided a total allocation toward Round 2 of \$18,795 and in November the General Manager provided an allocation of \$700 toward School sponsorships. A balance of \$67,433 therefore remains for distribution in Rounds 3 and 4.

On 22 December 2020, the Community Grants Committee (the Committee) of Councillor Stephanie Cameron, Councillor Tanya King, Jonathan Harmey (Director Corporate Services) and Neville Scott (General Inspector) met to consider the grant applications received for Round 3 and to make recommendation to the General Manager on three Recovery Event Sponsorship Expressions of Interest. They were supported by Nate Austen (Community and Lifestyle Officer).

On 8 September 2020, Council approved the allocation of \$36,500 toward the Recovery Event Sponsorship program as part of the COVID-19 Care and Recovery Package. Under the Recovery Event Sponsorship Guidelines the General Manager has delegated authority to approve the recommendation of the Committee. To date, the General Manager has approved six events at a total allocation of \$9,710. A balance of \$26,790 remains in the Recovery Event Sponsorship program to be allocated before the end of June 2021.

Grant Applications from Organisations

Ten (10) Community Grant applications were received for Round 3 with requests totalling \$23,704.

The Community Grants Guidelines state that grants are for projects that support the community to address need, build local skills, attract participation and improve local lifestyle and for projects that support community events, community development, health and wellbeing, and sport and recreation activities. They also state that applicants must demonstrate the benefits their projects will have to residents of the Meander Valley local government area.

Details of all grant applicants, the grant amounts requested and the grant amount recommended from the Committee are indicated in the following table:

Community Grants				
Organisation	Project	Project Cost	Grant Requested	Grant Recommended
Carrick Community Committee	Dishwasher	\$1,894	\$1,394	\$1,254
Deloraine Agriculture and Pastoral Society	Gas Installation	\$3,000	\$3,000	\$3,000
Deloraine Creative Studio	Pottery Wheels for Classes of all Abilities	\$3,270	\$3,000	\$2,973
Haemochromatosis Australia	Overload Art Exhibition	\$720	\$500	\$500
Mole Creek Progress Association	Repair to Cenotaph	\$3,300	\$3,000	\$3,000
Mole Creek Swimming Pool Centre Association	Upgrade Pool Signs	\$2,251	\$2,047	\$2,047
Northern Tasmanian Darts Association	Dart Stand Replacement	\$5,600	\$3,000	\$3,000
Prospect Hawks Junior Football Club	Sports Medicine Safety Equipment at Prospect Vale	\$4,323	\$2,323	Defer decision
Prospect Park Sports Club	Storage Equipment at Prospect Vale Park	\$4,880	\$2,440	\$2,440
Rural Alive and Well (<i>payment conditional on meeting attendance numbers</i>)	Tool box talks	\$6,100	\$3,000	\$3,000
Total		\$35,338	\$23,704	\$21,214

The following additional information was considered by the Grants Committee:

- The project from the not-for-profit organisation Haemochromatosis Australia meets the eligibility criteria as the project will benefit Meander Valley residents by providing early intervention health promotion within the Meander Valley community;
- The Northern Tasmanian Darts Association project meets the eligibility criteria as the community group's project will benefit Meander Valley residents by promoting access and participation to social, recreational and competitive activities based within the Meander Valley community;
- The project from the not-for-profit organisation Rural Alive and Well (RAW) meets the eligibility criteria as Meander Valley residents will benefit by being able to access important 'soft-entry' mental health and wellbeing support within Meander Valley. The Grants Committee recommends approving the allocation of \$3,000 to the RAW project subject to RAW demonstrating acceptable community attendance at each session;
- The Grants Committee recommends deferring a decision on the Prospect Hawks Junior Football Club project to seek more information from the applicant on how the planned equipment will impact the facility's space footprint and the level of acceptance and support from other facility users.

If all recommendations are approved by Council the total grant allocation provided in Round 3 will be \$21,214.

3) Council Strategy and Policy

Furthers the objectives of the Council's Community Strategic Plan 2014 to 2024:

- Future Direction (3): Vibrant and engaged communities

The Grants assessment process was undertaken in accordance with the Community Grants and Sponsorship Fund Policy No 82.

4) Legislation

Local Government Act 1993: Section 77 Grants and Benefits

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 and Sponsorship program is communicated through community networks and the media. Guidelines and application forms are available to prospective applicants via Council's website and on request.

8) Financial Consideration

The awarding of grants is made within the limits of the annual budget allocation which is spread over four (4) rounds throughout the year.

9) Alternative Recommendations

Not applicable

10) Voting Requirements

Simple Majority

DECISION:

GOVERNANCE 3

Reference No. 19/2021

2020-21 ANNUAL PLAN – DECEMBER QUARTERLY REVIEW

AUTHOR: Jacqui Parker
Governance Coordinator

1) Recommendation

It is recommended that Council receives and notes the Annual Plan report for the September 2020 quarter, as attached.

2) Officers Report

The Annual Plan provides details of the programs to be undertaken by Council and progress against the Plan is reported each quarter.

Notwithstanding the COVID-19 Disease Emergency, Council has achieved the majority of its performance targets. In the December quarter there were 74 targets. Of these:

- 58 were achieved within the quarter;
- 7 are under review or deferred, due to capacity/scheduling constraints or changes in allocation of responsibilities between Council's directorates;
- 7 remain in progress; and
- 1 was cancelled due to COVID-19 considerations.

Note that one duplicate KPI was also identified and removed, being Future Direction 3(3). The review and renewal of Council's Community Strategic Plan is more accurately represented in Future Direction 5(3).

Specific details of the 15 measures not completed within the quarter are:

Quarterly KPI	Status
<p>Future Direction 1(1) – Community & Development Services <i>Renew NRM Strategy.</i></p> <p>KPI: NRM review scheduled.</p>	<p>Under review Responsibility for all NRM functions was reviewed in the December quarter and will now pass to Council's Works directorate during the March quarter. Further review is required to determine Council's allocation of resources for the purposes of achieving its NRM-related KPIs.</p>
<p>Future Direction 1(3) – Community & Development Services Design and implement initiatives from the NRM Strategy.</p> <p>KPI: Actions from current NRM strategy progressed and reported.</p>	
Quarterly KPI	Status
<p>Future Direction 1(12) – Infrastructure <i>Waste Management Strategy review and implementation.</i></p> <p>KPI: Strategy presented to Council.</p>	<p>In progress Officers presented an update to Councillors at the December Workshop, regarding options and feasibility for operation of its waste management facilities at Deloraine and Cluan (Westbury) and the Mole Creek transfer station.</p> <p>It is noted that Council is currently recruiting for two professionals to join its Infrastructure team with specific responsibility for coordinating Council's future waste management approach.</p>
Quarterly KPI	Status
<p>Future Direction 2(1) – Governance <i>Promote investment in Meander Valley to support the growth of identified industry sectors.</i></p> <p>KPI: Brand strategy developed and approved by Council.</p>	<p>In progress An initial Brand Development Strategy has been developed in preparation for further internal consultation, prior to proceeding to Council Workshop. This strategy overlaps many other parts of Council operations, such as the Visitor Centre.</p>
Quarterly KPI	Status
<p>Future Direction 2(3) – Governance <i>Establish economic development structure plans for each population centre.</i></p> <p>KPI: Deloraine economic and placemaking plan ready for consultation.</p>	<p>In progress Strategic concepts have been developed and have progressed through initial internal consultation and discussion.</p>

Quarterly KPI	Status
<p>Future Direction 2(4) – Governance <i>Establish a structured list of investment vehicles and investment attraction policies.</i></p> <p>KPI: Investment support package policy approved by Council.</p>	<p>In progress Investment support package (Hierarchy of Incentives) has been developed and circulated for internal consultation prior to proceeding to Council Workshop.</p>
<p>Future Direction 2(3) – Governance <i>Conduct GWTA Exhibition.</i></p> <p>KPI: Exhibition promoted.</p>	<p>Cancelled Exhibition cancelled in August 2020 due to COVID-19.</p>
<p>Future Direction 4(4) – Infrastructure <i>Develop and action a plan to promote indoor recreational facilities to current and prospective users to increase patronage and participation.</i></p> <p>KPI: Finalise plan and present to Workshop. Benchmark current usage.</p>	<p>Deferred The plan is currently in draft form pending further internal feedback. It is noted that a Council sport and recreation officer recently relocated interstate and the related vacancy is yet to be advertised. A finalised plan is anticipated for presentation at Council Workshop on 23 February or 27 March.</p> <p>In the meantime, work is underway to establish a benchmark showing patterns of usage, noting the ongoing impact of COVID-19 on Council’s ability to gather meaningful data on which to base future projections.</p>
<p>Future Direction 5(3) – Governance <i>Renew the Community Strategic Plan.</i></p> <p>KPI: Strategy to engage and renew the CSP in place.</p>	<p>Under review The two key roles with responsibility for Council’s Community Strategic Plan were vacated midway through the December quarter and subsequently reviewed. Recruitment is now underway for a Manager – Community Programs who will take ownership of the Plan and report directly to the General Manager.</p> <p>In the meantime, the office of the General Manager will progress initial stages of this process in the coming quarter, with a view to handing over the reins to the new incumbent.</p>
<p>Future Direction 5(4) – Governance <i>Develop community consultation policy.</i></p> <p>KPI: Workshop with Council.</p>	

Quarterly KPI	Status
<p>Future Direction 5(6) - Governance <i>Deliver the Internal Audit Program.</i></p> <p>KPI: Audits conducted to schedule.</p>	<p>In progress</p> <p>As reported in the September quarter, Council has reviewed its Internal Audit system and identified a need to improve and strengthen the veracity and independence of its Audit Panel processes.</p> <p>Immediate steps are underway to complete at least one external audit so as to maintain oversight of key areas of corporate risk. However, a fully reviewed and renewed schedule has yet to be finalised and presented to the Panel.</p>
Quarterly KPI	Status
<p>Future Direction 5(7) - Governance <i>Health & Safety Committee.</i></p> <p>KPI: Conduct quarterly meeting and review WH&S performance.</p> <p>Quarterly report.</p>	<p>Under review</p> <p>The quarterly WH&S meeting is coordinated by a now redundant role. While it was set to take place in mid-December, a scheduling conflict with a critical all-staff meeting forced its postponement at a late stage.</p> <p>Council is now advertising for a Health, Safety and Emergency Management Coordinator whose responsibilities (including conduct of WH&S meetings) have been transferred to the Corporate Services directorate.</p>
Quarterly KPI	Status
<p>Future Direction 5(28) – Infrastructure <i>Review Business Continuity Plan and conduct training scenario.</i></p> <p>KPI: Prepare training scenario.</p>	<p>In progress</p> <p>A reduction in internal resourcing capacity in the December quarter impacted preparation of the training scenario.</p> <p>Training scenario to be delivered in March quarter.</p>
Quarterly KPI	Status
<p>Future Direction 5(29) – Infrastructure <i>Engage with community sport and recreation organisations to ascertain future needs and venue planning.</i></p> <p>KPI: Present forum information to Council Workshop.</p>	<p>Deferred</p> <p>While work is underway to ascertain future needs and venue planning for Council’s assets, forum details have yet to be determined. Information was provided for noting in Council’s December Workshop papers.</p> <p>It is noted that a Council sport and recreation officer recently relocated interstate and the related vacancy is yet to be advertised.</p>

Quarterly KPI	Status
<p>Future Direction 6 (10) – Infrastructure <i>Development of stormwater system improvement plan and present to Council.</i></p> <p>KPI: Stormwater improvement plan presented to Council Workshop.</p>	<p>In progress Information on the Stormwater System Plan provided for noting in Council’s December Workshop papers.</p>

3) Council Strategy and Policy

Furtheres the objectives of the Council’s Community Strategic Plan 2014 to 2024:

- Future direction (5) - Innovative leadership and community governance

4) Legislation

The *Local Government Act 1993* (Tas) requires Council to prepare an Annual Plan pursuant to s.71.

Annual reporting of Council’s performance against the Annual Plan is required under s.72.

Council also provides interim reporting to Councillors on a quarterly basis in satisfaction of its Annual Plan KPIs (see Future Direction 5(1)).

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:

Strategic Plan Future Direction 1

A sustainable natural and built environment

1.1 Contemporary planning supports and guides growth and development across Meander Valley.

1.2 Liveable townships, urban and rural areas across the local government area with individual character.

1.3 The natural, cultural and built heritage of Meander Valley is protected and maintained.

1.4 Meander Valley is environmentally sustainable.

1.5 Public health and the environment is protected by the responsible management of liquid and solid waste at a local and regional level.

1.6 Participate and support programs that improve water quality in our waterways.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Renew NRM Strategy.	1.3, 1.4, 1.6	Community & Development Services	Nil.	NRM review scheduled.	NRM strategy draft.	NRM strategy endorsed by Council.	NRM strategy renewed within timeframes.
2	Monitor and assess implementation of the Westbury Town Common Management Plan.	1.3, 1.4, 1.6	Community & Development Services	No breaches of permit conditions and condition of common maintained.	No breaches of permit conditions and condition of common maintained.	No breaches of permit conditions and condition of common maintained.	DPIPWE permit renewed and management plan requirements confirmed.	Practices consistent with management plan and condition of Common is stable or improved.
3	Design and implement initiatives from the NRM Strategy.	1.3, 1.4, 1.6	Community & Development Services	Nil.	Actions from current NRM strategy progressed and reported.	2017 NRM strategy close out report finalised.	New NRM strategy initiatives planed and costed for budget.	Completed within timeframes.
4	Westbury residential rezoning.	1.1	Governance	Progress rezoning.	Progress rezoning.	Progress rezoning.	Progress rezoning and report to Council.	Complete rezoning submission to the TPC and report to Council Workshop.
5	Undertake projects to support implementation of the Prospect Vale - Blackstone Heights Structure Plan including the Regional Land Use Strategy and planning scheme amendments.	1.1	Governance	Amendments progressed and reported to Council.	Amendments progressed and reported to Council.	Amendments progressed and reported to Council.	Amendments progressed and reported to Council.	Report to Council workshop at key stages of RLUS and planning scheme amendment work.
6	Assess individual planning scheme amendment applications as they arise.	1.1	Governance	Amendments assessed and managed within statutory timeframes.	Amendments assessed and managed within statutory timeframes.	Amendments assessed and managed within statutory timeframes.	Amendments assessed and managed within statutory timeframes.	Assess individual planning scheme amendment applications within statutory timeframes.
7	Process development applications in accordance with delegated authority.	1.1, 1.2, 1.3	Community & Development Services	100% of applications completed on time.	100% of applications completed on time.	100% of applications completed on time.	100% of applications completed on time.	Completed within statutory timeframes with 100% conformance.
8	Permit Authority –issue permits for Building Works (Category 4).	1.1, 1.2, 1.3 (primary) 4.3 (secondary)	Community & Development Services	100% of applications completed within 7 days.	100% of applications completed within 7 days.	100% of applications completed within 7 days.	100% of applications completed within 7 days.	Issue building permits within 7 days from the date all other permits and documents are received as required by the Building Act.
9	Permit Authority – process Notifiable Building Works (Category 3).	1.1, 1.2, 1.3	Community & Development Services	100% of applications completed within 7 days of receipt of all required information.	100% of applications completed within 7 days of receipt of all required information.	100% of applications completed within 7 days of receipt of all required information.	100% of applications completed within 7 days of receipt of all required information.	Notifiable Building Works processed in a timely manner.

Strategic Plan Future Direction 1

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
10	Permit Authority – manage outstanding building completions and illegal works.	1.1, 1.2, 1.3	Community & Development Services	Baseline determined and reduction of numbers.	Baseline determined and reduction of numbers.	Baseline determined and reduction of numbers.	Baseline determined and reduction of numbers.	Outstanding building completions reduced by 10%.
11	Permit Authority – issue permits for Plumbing Works (Category 4).	1.4	Community & Development Services	100% of applications completed within 21 days.	100% of applications completed within 21 days.	100% of applications completed within 21 days.	100% of applications completed within 21 days.	Process plumbing permit applications within 21 days of receipt of all information.
12	Waste Management Strategy review and implementation.	1.5 (primary) 6.6 (secondary)	Infrastructure	Undertake options analysis and feasibility.	Strategy presented to Council.	Council approval of waste strategy.	Budget and implementation planning in place.	Present strategy to Council at December workshop.
13	Permit Authority – issue Notifiable Plumbing Works (Category 3).	1.4	Community & Development Services	100% of applications completed within 14 days.	100% of applications completed within 14 days.	100% of applications completed within 14 days.	100% of applications completed within 14 days.	Process Notifiable Plumbing Works within 14 days of receipt of all information.
14	Manage Land Information Certificates.	1.1,1.2,1.3	Community & Development Services	100% of applications completed within 10 working days.	100% of applications completed within 10 working days.	100% of applications completed within 10 working days.	100% of applications completed within 10 working days.	Issue certificates within 10 working days.

Strategic Plan Future Direction 2

A thriving local economy

2.1 The strengths of Meander Valley attract investment and provide opportunities for employment.

2.2 Economic development in Meander Valley is planned, maximising existing assets and investment in infrastructure.

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

2.4 A high level of recognition and demand for Great Western Tiers products and experiences.

2.5 Current and emerging technology is available to benefit both business and the community.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Promote investment in Meander Valley to support the growth of identified industry sectors.	2.2	Governance	Identify opportunities and report on progress.	Brand strategy developed and approved by Council.	Prospectus developed and marketing for specific industry sectors in place.	Brand strategy and prospectus approved and budget submitted.	Meander Valley 'Brand' and regional prospectus developed.
2	Develop economic recovery pathways and establish industry-specific priority actions.	2.1, 2.3, 2.4, 2.5	Governance	Identify opportunities and report on progress.	Industry support for at least two action plans.	Industry support for at least two action plans.	Industry support for at least two action plans.	Economic recovery action plans in place for key industries/sectors.
3	Establish economic development structure plans for each population centre.	2.1, 2.4, 2.5	Governance	Identify opportunities and report on progress.	Deloraine economic and placemaking plan ready for consultation.	Deloraine economic and placemaking plan in place.	Westbury economic and placemaking plan ready for consultation.	Plans and community consultation in place.
4	Establish a structured list of investment vehicles and investment attraction policies.	2.1, 2.2, 2.3, 2.4, 2.5	Governance	Identify opportunities and report on progress.	Investment support package policy approved by Council.	Nil	Nil	Investment vehicles assessed and policies in place.
5	Establish a business media and communications plan.	2.1, 2.3, 2.4, 2.5	Governance	Nil.	Nil.	Draft plan and costing ready.	Plan approved by Council.	Plan in place.
6	Support the progress of land developments including Valley Central and the Hadspen Urban Growth Area.	2.2	Governance	Quarterly report on progress, activity and issues.	Quarterly report on progress, activity and issues.	Quarterly report on progress, activity and issues.	Quarterly report on progress, activity and issues.	Quarterly review, actions and reports.
7	Monitor and report monthly visitation statistics.	2.4	Corporate	Provide statistics in monthly briefing report.	Provide statistics in monthly briefing report.	Provide statistics in monthly briefing report.	Provide statistics in monthly briefing report.	Reports produced.

Strategic Plan Future Direction 3 Vibrant and engaged communities

3.1 Creativity and learning are part of daily life across the communities of Meander Valley.

3.2 Successful local events enhance community life.

3.3 Education and training opportunities are available to everyone across the local government area.

3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies.

3.5 Young people have the opportunity to be engaged in community life.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Facilitate the operation of Council pop up meetings.	3.4 (primary) 4.1 (secondary)	Community & Development Services	Nil, due to COVID-19.	Council 'pop ups' scheduled and delivered. 100% of actions from pop ups resolved.	Council 'pop ups' scheduled and delivered. 100% of actions from pop ups resolved.	Council 'pop ups' scheduled and delivered. 100% of actions from pop ups resolved.	Pop up meetings held and documented.
2	Deliver the Community Grants Program.	3.1, 3.2, 3.4 (primary) 4.1 (secondary)	Community & Development Services	Grants policy updated and approved by Council. Grants round completed and funds distributed. Number of applications received.	Grants round completed and funds distributed. Number of applications received.	Grants round completed and funds distributed. Number of applications received.	Grants round completed and funds distributed. Number of applications received.	Number and range of grant applications.
3	Renew the Community Strategic Plan.	3.4 (primary) 4.1 (secondary)	Community & Development Services	Nil, due to COVID-19.	Strategy to engage and renew the CSP in place.	Progress report to Council complete.	Progress report to Council complete.	Complete within timeframes.
4	Renew the events program responsive to COVID-19.	3.1, 3.2	Community & Development Services	Nil, due to COVID-19.	Events sponsorship opportunity promoted.	Events strategy developed. Events scheduled for quarter delivered.	Events scheduled for quarter delivered.	Events program approved and implemented.
5	Conduct GWTA Exhibition.	3.1, 3.2	Community & Development Services	Nil.	Exhibition promoted.	Exhibition delivered.	Nil.	Number of artists participating.
6	Conduct a Festival of Small Halls concert.	3.1, 3.2	Community & Development Services	Nil.	Nil.	Nil.	Festival of Small Halls delivered within budget.	Audience number and event finances.
7	Produce a user-friendly Event Management Guide.	3.2 (primary) 4.1, 4.3 (secondary)	Community & Development Services	Nil.	Nil.	Nil.	Guide drafted.	Guide approved.

Strategic Plan Future Direction 3

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
8	Coordinate major event applications.	3.2	Community & Development Services	100% of event applications responded to in 10 days.	100% of events applications responded to in 10 days.	100% of events applications responded to in 10 days.	100% of events applications responded to in 10 days.	Respond to applications within 10 days.
9	Conduct youth liaison workshop with Council.	3.4, 3.5	Community & Development Services	Nil.	Nil	Nil	Youth liaison workshop conducted.	Workshop conducted and evaluated.
10	Prepare Volunteer Management Policy and Procedures.	3.1, 3.2, 3.3, 3.4 & 3.5 (primary) 4.1, 4.2 (secondary)	Community & Development Services	Nil.	Nil	Policy and procedures approved.	Percentage of volunteer groups provided with training on policy and procedures.	Policy and procedures adopted. Number of volunteers trained.

Strategic Plan Future Direction 4

A healthy and safe community

4.1 The health and wellbeing needs of all sectors in the community are planned, met and managed.

4.2 Infrastructure, facilities and programs encourage increased participation in all forms of active and passive recreation.

4.3 Public health and safety standards are regulated, managed and maintained.

4.4 Prepare and maintain emergency management plans and documents and work with our communities to educate and plan for emergencies.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Coordinate the Municipal Emergency Management & Recovery Committee (MEMRC).	4.4	Infrastructure	Nil.	Chair six-monthly meeting.	Nil.	Chair six-monthly meeting.	Meetings held.
2	Support the operation of the Meander Valley SES unit through ongoing management of the Memorandum of Understanding (MOU).	4.4	Infrastructure	Annual report received from SES.	Six month report on activities reported in briefing report.	Nil.	Six month report on activities reported in briefing report.	Obtain activities report from Deloraine SES and provide information to Council on a six monthly basis in briefing report.
3	Conduct emergency management training exercise for Council staff, facilitated by Red Cross.	4.4	Infrastructure	Conduct training.	Nil.	Nil.	Nil.	Training for Council staff completed.
4	Develop and action a plan to promote indoor recreational facilities to current and prospective users to increase patronage and participation.	4.2	Infrastructure	Draft the plan.	Finalise plan and present to Workshop. Benchmark current usage.	Promote facilities. Report on usage trends.	Promote facilities. Report on usage trends.	Present plan to Council Workshop. Review promotion outcomes and report to management team.
5	Manage public health risk through monitoring and sampling of recreational water.	4.1 (primary) 1.5 (secondary)	Community & Development Services	Record results. 100% of public safety notification achieved in 48 hours.	Record results. 100% of public safety notification achieved in 48 hours.	Record results. 100% of public safety notification achieved in 48 hours.	Record results. 100% of public safety notification achieved in 48 hours.	Quarterly monitoring and testing completed for all sample sites. Non-conformances responded to within 48 hours.
6	Undertake annual/periodic inspections of food premises consistent with Food Act Requirements.	4.1, 4.3	Community & Development Services	Issue annual registration for all premises. Outcomes reported.	Inspections as per annual program. Outcomes reported.	Inspections as per annual program. Outcomes reported.	Inspections as per annual program. Outcomes reported.	Conduct inspections as per program and report on results each quarter.
7	Coordinate immunisation clinics for Meander Valley Schools.	4.1, 4.3	Community & Development Services	Nil.	Complete annual immunisation program.	Nil.	Nil.	Provide school based immunisations as per program (usually March and September) and provide quarterly report.
8	Audit microchipping of registered dogs.	4.3	Community & Development Services	Undertake audit and close out actions arising.	Undertake audit and close out actions arising.	Undertake audit and close out actions arising.	Undertake audit and close out actions arising.	Audit conducted and reported each quarter.
9	Prepare and implement annual Fire Abatement Management Program.	4.3	Community & Development Services	Nil.	Inspect and issue notices and arrange work as required.	Inspect and issue notices and arrange work as required.	Inspect and issue notices and arrange work as required.	Program in place by December. All previous properties inspected. All additional identified properties inspected. Notices issued as required and relevant follow up work arranged.

Strategic Plan Future Direction 4

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
10	Investigate incidents and complaints regarding animal control.	4.3	Community & Development Services	100% of cases responded to within 10 days. Prepare monthly summary report.	100% of cases responded to within 10 days. Prepare monthly summary report.	100% of cases responded to within 10 days. Prepare monthly summary report.	100% of cases responded to within 10 days. Prepare monthly summary report.	Investigate all cases and complaints within 10 days and provide quarterly reports.

Strategic Plan Future Direction 5

Innovative leadership and community governance

5.1 Meander Valley Council programs are regularly reviewed to support the achievement of the Community Strategic Plan.

5.2 Long term financial planning and asset management underpins the ongoing viability of Meander Valley.

5.3 Evidence based decision-making engages the community and is honest, open and transparent.

5.4 Meander Valley councillors and employees have the knowledge, skills and attitude to responsibly undertake community governance and operational responsibilities.

5.5 Councils in the region collaborate and share resources for the collective good of their communities.

5.6 Meander Valley Council is recognised as a responsibly managed organisation.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Deliver Annual Plan.	5.1	Governance	Prepare quarterly review.	Prepare quarterly review.	Prepare quarterly review.	Prepare quarterly review. Prepare 2021-22 Annual Plan.	Plan adopted by Council, compliant with statutory requirements.
2	Prepare Annual Report and conduct Annual General Meeting (AGM).	5.6	Governance	Complete draft for printing.	Complete report and present at AGM. Advertise and conduct AGM	Nil.	Nil.	AGM held and Annual Report adopted by Council.
3	Review the Community Strategic Plan 2014-2024.	5.1	Community & Development Services	Nil.	Project established.	Consultation with stakeholders.	Community Strategic Plan drafted.	Community Strategic Plan reviewed and updated.
4	Develop community consultation policy.	5.1	Governance	Nil.	Workshop with Council.	Nil.	Adopted by Council.	Council decision on development of policy.
5	Update risk management framework.	5.6	Governance	Risks register reviewed and required mitigations in place. Audit Panel report.	Risks register reviewed and required mitigations in place. Audit Panel report.	Risks register reviewed and required mitigations in place. Audit Panel report.	Risks register reviewed and required mitigations in place. Audit Panel report.	Risk review completed, updated and endorsed by Audit Panel. Actions progressed and reported on quarterly.
6	Deliver the Internal Audit Program.	5.4	Governance	100% of Audit actions addressed. Audits conducted to schedule.	100% of Audit actions addressed. Audits conducted to schedule.	100% of Audit actions addressed. Audits conducted to schedule.	100% of Audit actions addressed. Audits conducted to schedule.	Audit recommendations implemented and audits conducted.
7	Health & Safety Committee.	5.6	Governance	Conduct quarterly meeting and review WH&S performance. Quarterly report.	Conduct quarterly meeting and review WH&S performance. Quarterly report.	Conduct quarterly meeting and review WH&S performance. Quarterly report.	Conduct quarterly meeting and review WH&S performance. Quarterly report.	Conduct meetings, implement improvement initiatives and produce quarterly reports.
8	Raise rates and sundry debtor (other Council debts) accounts.	5.2	Corporate	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Reconcile rates debtor, sundry debtor and creditors control accounts within 10 days of the working month.
9	Reconcile financial control accounts.	5.2	Corporate	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Reconcile payroll clearing account within 5 days of processing fortnightly pay.

Strategic Plan Future Direction 5

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
10	Complete State Government Authority returns.	5.6	Corporate	Submit initial State Fire and Treasury pensioner claims, and Annual State Fire Levy data return.	Nil.	Nil.	Submit final State Fire and Treasury pensioner claims.	Submit State Fire and Treasury pensioner claims.
11	Complete Section 132 Certificates (property rates).	5.6	Corporate	Issue 98% of s132 Certificates within 3 working days of request.	Issue 98% of s132 Certificates within 3 working days of request.	Issue 98% of s132 Certificates within 3 working days of request.	Issue 98% of s132 Certificates within 3 working days of request.	Issue 98% of certificates within 3 working days.
12	Complete annual insurance renewals.	5.6	Corporate	Nil.	Complete crime insurance renewal.	Nil.	Insurance policies completed.	Insurance policies completed.
13	Update Long Term Financial Plan (LTFP).	5.2	Corporate	Nil.	Nil.	Nil.	Nil.	Review and adopt LTFP.
14	Develop budget estimates and rating recommendations in accordance with statutory timeframes.	5.2	Corporate	Nil.	Determine budget estimates preparation plan.	Nil.	Review and adopt annual budget estimates.	Review and adopt annual budget estimates.
15	Annual external financial reporting.	5.6	Corporate	Submit financial statements to Tasmanian Audit Office.	Submit key performance indicator (KPI) consolidated data sheets.	Present budget estimates, fees and charges to Council Workshop.	Prepare financial statements and State government financial reporting.	Prepare financial statements and State Government financial reporting.
16	Submit Business Activity Statement (BAS), Fringe Benefits Tax (FBT) and payroll tax returns.	5.6	Corporate	Submit BAS and payroll tax returns.	Submit BAS and payroll tax returns.	Submit BAS and payroll tax returns.	Submit BAS and payroll tax returns.	Complete statutory reporting.
17	Review and submit internal financial management reports.	5.3	Corporate	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Produce and distribute monthly management reports. Produce and distribute monthly project expenditure reports. Provide financial reports for September, December and March quarters to Council in October, January and April respectively.
18	Review structure of internal financial management reports.	5.3	Corporate	Nil.	Provide recommended revised format.	Implement changes to financial management reports.	Complete review of report structure.	Complete review of report structure.
19	Monitor Council's short-term expenditure commitments and invest funds in accordance with Council's Investment Policy.	5.2	Corporate	Review cash flow at least weekly.	Review cash flow at least weekly.	Review cash flow at least weekly.	Review cash flow at least weekly.	Weekly monitoring of cash flow.
20	Facilitate Council Audit Panel meetings.	5.6	Governance	Meetings conducted as per work plan.	Conduct meeting as per work Plan.	Conduct meeting as per work plan.	Conduct meeting as per work plan.	Meetings conducted as per work plan.
21	Maintain efficient desktop IT equipment.	5.6	Corporate	Commence rolling replacement of computers.	Complete rolling replacement of computers.	Nil.	Nil.	Rolling replacement of computer equipment.

Strategic Plan Future Direction 5

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
22	Review server structure and system requirements to ensure a stable IT architecture.	5.6	Corporate	Nil.	Nil.	Nil.	Review server structure and associated software replacement.	Review server structure and associated software replacement.
23	Maintain cemetery records in accordance with the Cemeteries Act.	5.6	Corporate	Record new burial information and implement any required changes to existing records.	Record new burial information and implement any required changes to existing records.	Record new burial information and implement any required changes to existing records.	Record new burial information and implement any required changes to existing records.	Maintain new and existing burial information.
24	Maintain records management processes in line with requirements of the Archives Act.	5.6	Corporate	Induct new system users Arrange for removal of documents due for disposal.	Induct new system users. Conduct audit of user security rights.	Induct new system users.	Induct new system users.	Induct new users and maintain information management system.
25	Comply with requirements of 2019 Enterprise Agreement.	5.6	Corporate	Apply required salary increase changes to pay and allowance rates.	Nil.	Nil.	Review required salary increase and advise employees.	Maintain salary, allowances and clause application.
26	Employee performance reviews.	5.4	Corporate	Coordinate office employee performance review completion.	Nil.	Coordinate office employee mini review & salary review completion.	Performance reviews completed for works staff.	Performance and salary reviews completed for all employees.
27	Review employee information manual.	5.6	Corporate	Nil.	Nil.	Review and update draft employee information manual.	Adopt revised employee information manual.	Review and update manual.
28	Review Business Continuity Plan and conduct training scenario.	5.6	Infrastructure	Review and update plan.	Prepare training scenario.	Conduct training.	Report on improvement opportunities.	Review and update plan for management team approval. Complete training for MVC officers and report on improvement opportunities.
29	Engage with community sport and recreation organisations to ascertain future needs and venue planning.	5.3	Infrastructure	Nil.	Present forum information to Council Workshop.	Conduct forums and report on participation and feedback from clubs.	Conduct forums and report on participation and feedback from clubs.	Quarterly report presented to Council Workshop.

Strategic Plan Future Direction 6 Planned Infrastructure Services

6.1 The future of Meander Valley's infrastructure assets is assured through affordable, planned maintenance and renewal strategies.

6.2 Regional infrastructure and transport is collaboratively planned and managed by all levels of government.

6.3 The Meander Valley transport network meets the present and future needs of the community and business.

6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilised and maintained.

6.5 Stormwater and flooding cause no adverse impacts.

6.6 Infrastructure services are affordable and meet the community's needs into the future.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Undertake maintenance works to ensure safe and fit for purpose assets.	6.1, 6.3, 6.6	Works	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan review	Report to Annual Plan review	Provide Customer Service Request statistics and budget updates in briefing reports.
2	Plan and deliver capital work projects.	6.3, 6.6	Works	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan review.	Provide program, project and budget updates in briefing report.
3	Manage plant to achieve effective and efficient use that minimises ownership costs.	6.1, 6.6	Works	Nil.	Nil.	Complete major plant review	Nil.	Review plant utilisation and hire rates and update 10 year Plant Replacement Program.
4	Undertake plant purchases in accordance with approved budget.	6.1, 6.6	Works	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan Review	Report to Annual Plan Review	Provide program, project and budget updates in briefing report.
5	Co-ordinate Asset Management Group and Strategic Asset Management Plan Improvement Plan actions. Review Strategic Asset Management Plan and Review Asset Management Plans.	6.1 (primary) 5.2 (secondary)	Infrastructure	Chair meeting and report on action improvement program.	Chair meeting and report on action improvement program.	Chair meeting and report on action improvement program.	Chair meeting and report on action improvement program.	Meetings held. Strategic Asset Management Plan and Asset Management Plans updated.
6	Prepare 2021-22 Capital Works Program and Forward Works Program.	6.1, 6.6	Infrastructure	Nil.	Update Proposed Projects list.	Prioritise and undertake further design and cost estimation.	Annual program prepared for approval by Council.	Prepare annual Capital Works Program for approval in June quarter.
7	Design, procurement and contract management for projects listed in the 2020-21 Capital Works Program.	6.1	Infrastructure	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan review.	Undertake projects in line with project plan requirements and completion of all non-provisional projects.
8	Update asset information including capitalisation of assets in Conquest and undertake bridge asset revaluation.	6.1	Infrastructure	Capitalisation of assets and recording in Conquest and GIS, prior to finalisation of 2019-20 statutory reporting.	Capitalisation of assets and recording in Conquest and GIS for 2020-21 financial year.	Capitalisation of assets and recording in Conquest and GIS for 2020-21 financial year.	Capitalisation of assets and recording in Conquest and GIS for 2020-21 financial year.	Capitalisation of assets prior to finalisation of 2019-20 statutory reporting.
9	Undertake required proactive footpath defect inspections, parks and recreation asset inspections and condition assessments.	6.1	Infrastructure	Undertake required inspections.	Undertake required inspections and comprehensive inspection of playgrounds.	Undertake required inspections.	Undertake required inspections and comprehensive inspection of playgrounds for 2021-22 maintenance schedule.	Meet timeframes set out by Conquest. Annual comprehensive inspection of playgrounds completed by December 31.

Strategic Plan Future Direction 6

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
10	Development of stormwater system improvement plan and present to Council.	6.1	Infrastructure	Review Flood and Risk Study documents.	Stormwater improvement plan presented to Council Workshop.	Stormwater improvement plan endorsed by Council. Prepare project budget items for 2021-22 Capital Works Program.	Nil	Workshop presentation to Council in December quarter.
11	Coordinate reactive and programmed maintenance of building assets.	6.1	Infrastructure	Undertake required maintenance.	Undertake required maintenance and fire equipment testing.	Undertake required maintenance.	Undertake required maintenance, fire equipment testing and annual testing and tagging.	Meet timeframes set out by Conquest.
12	Deliver the bridge inspection and maintenance program.	6.1, 6.3	Infrastructure	Nil.	Quarterly performance review outcomes reported. Contractors engaged for maintenance works, and for inspection program.	Quarterly performance review outcomes reported and prepare maintenance budget items for 2021-22.	Quarterly performance review outcomes reported Maintenance works completed.	Review and document contractor compliance with the contract.
13	Operate Deloraine Swimming Pool and provide support to community swimming pool at Caveside.	6.4, 6.6	Infrastructure	Commence review and extension of existing contract.	Contract executed. Undertake pre-opening inspection and required maintenance. Open pool 1 December.	Operate pool to 1 March.	Report on contract performance.	Document contract extension and contractor performance.
14	Provision of kerbside collection contracts to existing urban areas for waste, recyclables and organics.	6.6	Infrastructure	Manage contract.	Manage contract.	Manage contract.	Manage contract.	Supervise and review contract.
15	Provision of landfill, waste transfer stations and resource recovery operations contract.	6.6	Infrastructure	Quarterly performance review outcomes reported.	Quarterly performance review outcomes reported.	Quarterly performance review outcomes reported.	Quarterly performance review outcomes reported.	Supervise and review contract.
16	Provision of hard waste collection.	6.6	Infrastructure	Nil.	Undertake collection.	Report to Council in Annual Plan review.	Nil.	Report to Council by March 31 on collection results.
17	Operational compliance with Environment Protection Notice for Westbury and Deloraine landfill sites.	6.6	Infrastructure	Undertake ground and surface water monitoring. Annual Report submission to EPA.	Nil.	Undertake ground and surface water monitoring.	Nil.	Complete reporting requirements for EPA in line with license requirements.
18	Review and update User Guides for indoor facilities.	6.4	Infrastructure	Nil.	Review and update guides.			Complete review and distribute guides to user groups.

ITEMS FOR CLOSED SECTION OF THE MEETING:

Councillor xx moved and Councillor xx seconded ***“that pursuant to Regulation 15(2) 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 4 CONFIRMATION OF MINUTES

(Reference Part 2 Regulation 34(2) Local Government (Meeting Procedures) Regulations 2015)

GOVERNANCE 5 LEAVE OF ABSENCE

(Reference Part 2 Regulation 15(2)(h) Local Government (Meeting Procedures) Regulations 2015)

GOVERNANCE 6 PURCHASE OF LAND

(Reference Part 2 Regulation 15(2)(f) 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