

Meander Valley Council

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

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 14 February 2017

COUNCIL MEETING VISITORS

Visitors are most welcome to attend Council meetings.

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

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

SECURITY PROCEDURES

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



PO Box 102, Westbury,
Tasmania, 7303

Dear Councillors

I wish to advise that an ordinary meeting of the Meander Valley Council will be held at the Westbury Council Chambers, 26 Lyall Street, Westbury, on **Tuesday 14 February 2017 at 1.30pm.**

A handwritten signature in black ink, appearing to read 'M Gill', with a long, sweeping horizontal line extending to the right.

Martin Gill
GENERAL MANAGER

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Evacuation and Safety:

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

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

Agenda for an ordinary meeting of the Meander Valley Council to be held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 14 February 2017 at 1.30pm.

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

Councillor xx moved and Councillor xx seconded, ***"that the minutes of the Ordinary meeting of Council held on Tuesday 17 January, 2017, be received and confirmed."***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Date :	Items discussed:
24 January 2017	<ul style="list-style-type: none">• Long Table Lunch 2018• Proposed Renaming of Prospect Vale Park• Blackstone Park Pontoon• Council Community Forums• Initial Learnings from Introduction of the new Building Act 2016• Carrick Rural Living Zone – Specific Area Plan and New Road• Policy Review No 56 – Recreation Facilities Pricing Policy• Update from General Manager

ANNOUNCEMENTS BY THE MAYOR:

Friday 20 January 2017

Announcement of Ridley Development, Westbury

Tuesday 24 January 2017

Launch of Northern Lights LED project

Council Workshop

Wednesday 25 January 2017

Formal Council Australia Day event

Wednesday 1 February 2017

Newstead College Presentation of 2016 Awards

Saturday 4 February 2017

Veteran Car Rally, Westbury

Tuesday 14 February 2017

Citizenship Ceremony, Westbury

DECLARATIONS OF INTEREST:

TABLING OF PETITIONS:

PUBLIC QUESTION TIME

General Rules for Question Time:

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

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

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

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

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

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

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

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

There will be no debate on any questions or answers.

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

Questions on notice and their responses will be minuted.

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

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

Notes

- Council officers may be called upon to provide assistance to those wishing to register a question, particularly those with a disability or from non-English speaking cultures, by typing their questions.
- The Chairperson may allocate a maximum time for each question, depending on the complexity of the issue, and on how many questions are asked at the meeting. The Chairperson may also indicate when sufficient response to a question has been provided.

- Limited Privilege: Members of the public should be reminded that the protection of parliamentary privilege does not apply to local government, and any statements or discussion in the Council Chamber or any document, produced are subject to the laws of defamation.

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

PUBLIC QUESTION TIME

1. QUESTIONS TAKEN ON NOTICE – JANUARY 2017

Nil

1. QUESTIONS WITH NOTICE – FEBRUARY 2017

1.1 Mole Creek Progress Association

I would like to bring to Council's attention the ongoing delays in the completion of the Black Spot program and in particular, completion of the Telstra tower that will service the Mole Creek area. The importance of mobile communications was highlighted last year during the fires. The difficult thing for the community to understand is the ease in which communication was enabled during the fires. A truck/mobile tel. communication, arrived as part of the effort and suddenly the Mole Creek region had mobile communication. This just proved that it is not all that difficult.

Can Council please advocate on behalf of the Mole Creek community and pursue a timely outcome?

***Response by Martin Gill, General Manager
Council will investigate and provide a response.***

2. QUESTIONS WITHOUT NOTICE – FEBRUARY 2017

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – JANUARY 2017

1.1 Cr Bob Richardson

Meeting with Environmental Protection Agency

It is noted that a meeting was held in Hobart on Wednesday 9 January with the (Tasmanian) Environmental Protection Agency.

Responses by Martin Gill, General Manager

1. To whom (ie, which Minister) is the EPA responsible?

The EPA reports to Matthew Groom MP Minister for Environment, Parks and Heritage.

Minister Groom's Statement of Expectation for the EPA includes the following statement about the relationship with Government:

The EPA is established as an independent statutory body, responsible for performing its functions and exercising its statutory powers at arm's length from Government. However, the EPA remains an instrumentality of the Crown and must work within the established administrative framework of the State of Tasmania.

2. For what purpose was the meeting called and specifically, was it in relation to apparent delay tactics by the EPA in relation to development applications in the Meander Valley?

The meeting with the EPA was called to discuss development at Valley Central Industrial Estate, in particular:

- ***Progressing the development of an MOU between Council and the EPA board which would recognise the strategic planning work already undertaken as part of the planning scheme amendment process to rezone the land. The purpose of the MOU is to avoid duplication and minimise technical reporting costs for developers***
- ***Determining if Council could support potential development by developing a precinct wide air emissions dispersion model that EPA would accept as a baseline***

3. At whose request was the meeting arranged?

The EPA suggested the meeting in response to correspondence from Meander Valley Council which raised concerns about advice from the EPA regarding the application process, reporting requirements and air emission dispersion modelling.

The meeting followed two previous meetings with the EPA during 2016 regarding development at Valley Central Industrial Estate.

4. Is it the perception of the Meander Valley Council representatives that the EPA has seemed unreasonable in its demands of would-be developers, particularly in relation to D/A's at Valley Central?

Council Officers believe there are some areas in the EPA assessment process that could be reviewed which would create efficiencies, reduce duplication and refine the reporting requirements for potential developers.

5. Is it the belief that EPA involvement has led to the "loss" of developments at Valley Central? Specifically, involving a tyre recycling development seemed too hard to the Tasmanian EPA, but is now up-and-running satisfying another State's environmental provisions.

The developer behind the proposed Tyre Pyrolysis plant has put the project in Tasmania on hold and has moved their focus to South Australia where the same processing method and facility has been approved by the South Australian EPA.

6. Is it a fact that the Tasmanian Planning Commission approved the Valley Central Industrial Park after lengthy consideration of such things as environmental impact provisions of potential industrial developers, traffic management and social impacts – all based upon best practice?

Yes

2. COUNCILLOR QUESTIONS WITH NOTICE – FEBRUARY 2017

2.1 Cr Bob Richardson

Commercial vs Residential Rates

1. A separate rate is struck each year for residential property as opposed to commercial industrial properties.
Could Council confirm that residential rates are less than for other properties? What was the differential in 2016-17?

Response by Jon Harmey, Director Corporate Services

The 2016-17 General Rate was approved at the June 2016 Council meeting. One general rate was made for all rateable land being 6.0078 cents in the dollar of assessed annual value of the property, with a minimum amount payable of \$135. The rate in the dollar was the same for all land use classes which include Residential, Commercial, Industrial and Primary Production.

2. There is a trend towards establishment of businesses which operate from residential properties. In particular I refer to "air bnb's" and uber "taxies".

Given that these are commercial activities, generally operating from residential properties,

- (a) How are these properties identified by Council?;

Response by Martin Gill, General Manager

There is no reason for Council to identify these properties under current legislation. Council generally only becomes aware of these properties if we are notified by a third party.

Properties that fall into the category of Home Occupation under the Meander Valley Planning Scheme, (where no other person is employed, no more than 40m2 is used for non-residential activities, and the person conducting the home occupation uses the dwelling as their principle place of residence) are categorised as residential properties. Uber drivers would generally fit into this description.

There are currently no planning or building permit requirements for AirBnB establishments.

- (b) Are the rates levied on these properties based upon commercial property rates? If not, why not?

(This latter point is an ethical consideration; currently many Meander Valley businesses, classified as "commercial" have owner-occupied residences attached).

Response by Jon Harmey, Director Corporate Services

The General Rate charged by Council is based on the valuation details provided from the State Government's Office of the Valuer General. The property value and land use class for each property is determined and advised by the State Government. Under Council's Rating resolution for 2016-17 if the property was classed as Residential, Commercial or Industrial they would have been levied the same General Rate, assuming the assessed annual value of the property was the same.

3. There is an increasing trend towards home-based businesses, many using the internet as an important tool. The variety of types of businesses is large. They operate as businesses/commercial activity based in residences. Should these businesses also be seen as commercial/industrial for rating purposes, rather than "residential"?

Response by Jon Harmey, Director Corporate Services

The land use class of each property is established by the State Government's Office of the Valuer General. The land use class is determined by the

predominant existing use of the property. A predominant use of home occupation is expected to result in the property receiving a Residential land use class. Where there is an intensification of use and the predominant use changes from a Residential property to a Commercial or Industrial property, the Office of the Valuer General has the ability to change the land use class and/or the value of the property.

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – FEBRUARY 2017

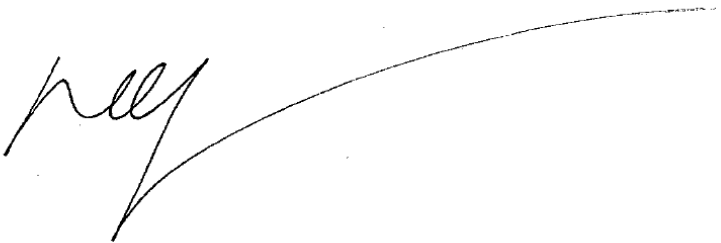
DEPUTATIONS BY MEMBERS OF THE PUBLIC

NOTICE OF MOTIONS BY COUNCILLORS

CERTIFICATION

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

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

A handwritten signature in black ink, appearing to read 'M Gill', with a long, sweeping horizontal line extending to the right.

Martin Gill
GENERAL MANAGER

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

COUNCIL MEETING AS A PLANNING AUTHORITY

The Mayor advises that for items C&D 1 and C&D2 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

C&D 1 50 EYNENS ROAD, WEETAH - LAND OFF FARRELLS ROAD, REEDY MARSH AND A ROAD RESERVE OFF FARRELLS ROAD, REEDY MARSH – SUBDIVISION (2 LOTS)

1) Introduction

This report considers application PA\16\0141 for Subdivision (2 lots) on land located at 50 Eynens Road, Weetah (CT 160576/1); land off Farrells Road, Reedy Marsh (CT 171873/1) and a Road Reserve off Farrells Road, Reedy Marsh.

2) Background

Applicant

Fisher Survey & Design

Planning Controls

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

Use & Development

The proposal is to subdivide an internal property into 2 lots. Lot 1 being 152ha in size. Lot 2 is 107ha in size. It is proposed that both lots will have road access off Eynens Road and off Farrell's Road.

The application included a Fauna and Flora Report dated 4 August 2016. The report addresses vegetation clearance for:

- (1) ROW 1 - The Right-of-Way to Eynens Road over Lot 1 to service Lot 2 (approximately 1038m long and 6m wide).
- (2) ROW 2 - The Right-of-Way to Farrell's Road over Lot 2 to service Lot 1 (approximately 955m long and 10m wide), and the Road Reserve (approximately 855m long and 20m wide).

The report concludes that the Rights of Way and track within the Road Reserve could be constructed, if undertaken with minimum disturbance to the surrounding vegetation and watercourses.

A Bushfire Report, dated 22 August 2016, was submitted. The report concludes that there is insufficient increase in risk from the development to warrant the provision of bushfire hazard management measures.

An access licence from Crown Land Services, issued to the current land owner, was submitted. An Access licence allows the holder to use the specified Road Reserve for access purposes. NOTE: An access licence is issued to a landowner (not the land). A change in ownership would require the next land owner to apply for an access licence.

The application also included a Traffic Impact Assessment.

The *Local Government (Building and Miscellaneous Provisions) Act 1993* sets the standards for minimum lots for subdivision, including requirements for frontage and vehicle access to a road. A 6m wide Right of Way from each lot to Eynens Road complies with these standards.

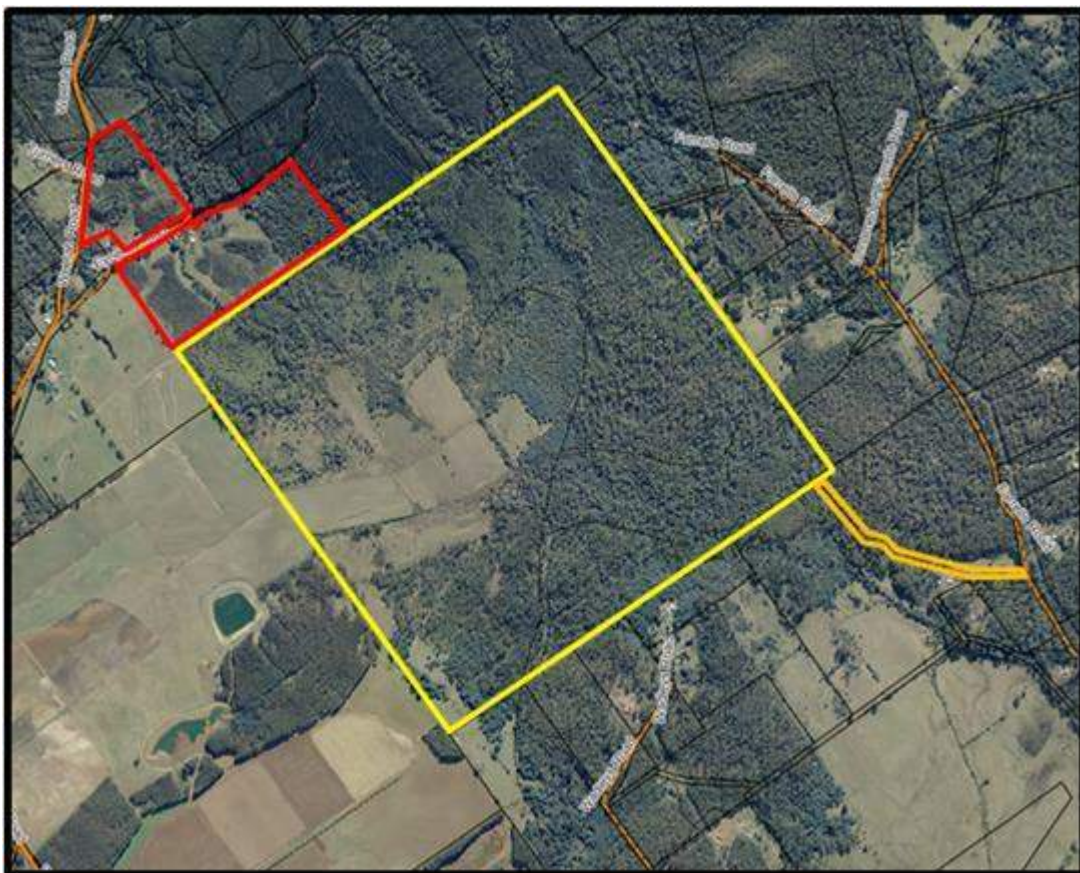


Photo 1: aerial photo of the subject land – 50 Eynens Road CT 160576/1 is red outline, CT 171873/1 is yellow outline, Road Reserve is orange outline

Site & Surrounds

The property to be subdivided is an internal lot (CT171873/1). Previous access to the lot was via an adjoining property in the same ownership off Wadleys Road. This adjoining property is now in different ownership. Recently, two Rights of Way have been created over 50 Eynens Road giving legal access from the internal lot to

Eynens Road. There is also a Road Reserve that links the property to Farrells Road. The current landowner of CT171873/1 has An access licence over this road reserve.

The subject lot contains a Private Timber Reserve. The majority of this Private Timber Reserve forms Lot 2. The remainder of the land contains bushland and farm land.



Photo 2: location of the proposed accesses onto Eynens Road - The Macrocarpa tree will need to be removed to accommodate the proposed driveways



Photo 3: facing north along the western side boundary of CT 171873/1



Photo 4: approximate location of access onto Farrell's Road from the Road Reserve



Photo 5: view along the Road Reserve

Statutory Timeframes

Date Received:	14 December 2016
Request for further information:	Not applicable.
Information received:	Not applicable.
Advertised:	17 December 2016
Closing date for representations:	12 January 2017
Extension of time granted:	18 January 2017
Extension of time expires:	15 February 2017
Decision due:	14 February 2017

3) Strategic/Annual Plan Conformance

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

4) Policy Implications

Not applicable

5) Statutory Requirements

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

6) Risk Management

Not applicable

7) Consultation with State Government and other Authorities

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2016/01901-MVC) was received on 16 December 2016 (attached document).

8) Community Consultation

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

Six (6) representations were received (attached document). The representations are discussed in the assessment below.

9) Financial Impact

Not applicable

10) Alternative Options

Council can approve the application with, or without conditions.

11) Officers Comments

Zone

The subject properties and surrounding land are located in the Rural Resource and Rural Living zones.

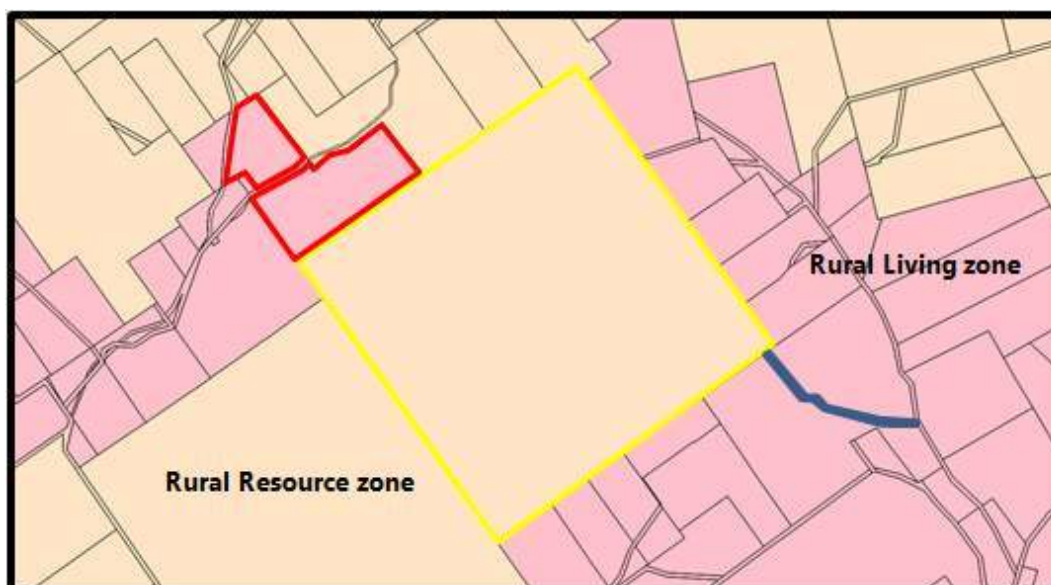


Figure 1: zoning map – 50 Eynens Road CT 160576/1 is in red outline, CT 171873/1 is in yellow outline, Road Reserve is in blue outline



Figure 2: overlay map – green hatching represents Priority Habitat, blue lines represent watercourses

Use Class

Table 8.2 of the Scheme, categorises the proposed use class as:

- Resource Development

In the Rural Living Zone, this use (Resource Development – if not for grazing and forestry) is listed as a discretionary use under section 13.2 - Use Table. As such, the proposed use is assessed against the Zone Purpose including the Local Area Objectives and Desired Future Character Statements. The use standards in the zone and applicable codes are also considered relative to each applicable issue.

NOTE: The Discretionary use component is limited only to:

- the proposed accesses over 50 Eynens Road (2 x Rights of Way) and the Road Reserve, and
- for the vehicle movements associated with crop production.

The application has stated that both lots are suitable for the growing of crops. The vehicle movement associated with grazing stock is a permitted (with permit) use class in the Rural Living Zone. In the Rural Resource Zone use for Resource Development is a permitted use.

13. Rural Living Zone

13.1 Zone Purpose

13.1.1 Zone Purpose Statements

13.1.1.1 To provide for residential use or development on large lots in a rural setting where services are limited.

13.1.1.2 To provide for compatible use and development that does not adversely impact on residential amenity.

13.1.1.3 To provide for rural lifestyle opportunities in strategic locations to maximise efficiencies for services and infrastructure.

13.1.1.4 To provide for a mix of residential and low impact rural uses.

Comment: The Rights of Way and the road reserve are not proposed to be used for actual crop production. However, the land may be used for the vehicle movements associated with crop production. A range of vehicles could be used.

Rights of Way

The Rights of Way over 50 Eynens Road are located at the edge of a forestry plantation and adjacent to farm land. Eynens Road is currently used for log cartage. The potential impact on residential amenity is considered minor.

Road Reserve

The road Reserve is located in close proximity to a house at 81 Farrell's Road. The road reserve is currently unmade, and as such any traffic through the road reserve would create an impact on the existing residential amenity of that house. It is noted that vehicles associated with stock movement would be permitted. It is considered that the impact of vehicles associated with crop production would be similar to that of vehicles associated with stock movement.

13.1.2 Local Area Objectives

Reedy Marsh

a) To retain lower densities and a low level of visibility of development through unobtrusive siting and design, including materials and finishes.

b) Where development is visible, ensure that materials are non-reflective and the design integrates with the landscape.

c) The retention or planting of vegetation is the preferred means to integrate and screen development throughout the zone.

Comment: The majority of the vegetation within the road reserve is setback from Farrell's Road. Some vegetation clearance has already occurred. Any additional vegetation clearance would not be overly visible from Farrell's Road.

To create the access onto Farrell's Road would require further vegetation clearance for sight-distance purposes. This vegetation clearance would be restricted to the Farrell's Road reserve only, and not on private land. The amount of vegetation clearance would be restricted to that required for sight distance purposes only.

13.1.3 Desired Future Character Statements

Reedy Marsh

a) Reedy Marsh is characterized by predominantly forested hills with some cleared areas of pasture and a dispersed pattern of residential uses.

b) There is limited visibility of development with most being obscured by vegetation.

Comment: The construction and use of a vehicle track is considered in keeping with the surrounding landscape.

Applicable Standards

This assessment considers all applicable planning scheme standards.

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

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

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

Compliance Assessment

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

Rural Living Zone			
Scheme Standard		Comment	Assessment
13.3.1 Amenity			
A1	If for permitted or no permit required uses.	Resource Development is a Discretionary	Relies on Performance Criteria

		use.	
A2	Commercial vehicles for discretionary uses must only operate between 6.00am and 10.00pm.	Hours of vehicle use were not stated. Commercial vehicles for farming may operate outside of these times.	Relies on Performance Criteria
13.4.1 Building Design and Siting			
A6	Development must not require the removal of standing vegetation.	Some vegetation removal is required for access purposes.	Relies on Performance Criteria

Rural Resource Zone			
Scheme Standard		Comment	Assessment
23.6.1 Uses if not a single dwelling			
A1	If for permitted or no permit required uses.	Resource Development is a No Permit Required use class.	Complies
A2	If for permitted or no permit required uses.	Resource Development is a No Permit Required use class.	Complies
A3	If for permitted or no permit required uses.	Resource Development is a No Permit Required use class.	Complies
A4	If for permitted or no permit required uses.	Resource Development is a No Permit Required use class.	Complies
A5	The use must: a) be permitted or no permit required; or	Resource Development is a No Permit Required use	Complies

	b) be located in an existing building.	class.	
26.4.2 Subdivision			
A1	No acceptable solution		Relies on Performance Criteria

Road and Railway Assets Code			
Scheme Standard		Comment	Assessment
E4.6.1 Use and road or rail infrastructure			
A1	Sensitive use within 50m of a category 1 or 2 road with a speed limit of more than 60km/h, a railway or future road or railway, does not increase the annual average daily traffic movements by more than 10%.	Not applicable	
A2	For roads with a speed limit of 60km/h or less the use must not generate more than 40 movements per day.	Not applicable	
A3	For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	<p>There are no existing accesses.</p> <p>Eynens Road services a number of forestry properties. The potential amount of traffic generated by the subdivision is not expected to exceed 10% at the junction of Eynens Road with Weetah Road.</p> <p>Farrells Road and</p>	Complies

		an un-named road off Farrell's Road services a number of lifestyle lots. The amount of traffic generated from any future agricultural use (excluding forestry) is not expected to exceed 10% at the junction of Farrell's Road and River Road.	
E4.7.2 Management of Road Accesses and Junctions			
A1	For roads with a speed limit of 60km/h or less the development must include one access providing both entry and exit, or two accesses providing separate entry and exit.	Not applicable	
A2	For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	The proposal includes new accesses off both Eynens and Farrell's Roads.	Relies on Performance Criteria
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings			
A1	<p>Sight distances at</p> <ul style="list-style-type: none"> a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with AS1742.7; or c) If the access is a 	The sight distances for Farrell's Road and Eynens Road are considered achievable with associated vegetation clearance.	Complies

	temporary access, the written consent of the relevant authority has been obtained.		
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E8 Biodiversity Code			
Scheme Standard		Comment	Assessment
E8.6.1 Habitat and Vegetation Management			
A1	A2 Clearance or disturbance of native vegetation is in accordance with a certified Forest Practices Plan.	A certified Forest practices plan was not submitted.	Relies on Performance Criteria

Performance Criteria

Rural Living Zone
13.3.1 Amenity
<p>Objective</p> <p><i>To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby residential uses.</i></p>
<p>Performance Criteria P1</p> <p><i>The use must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour, dust and illumination.</i></p>
<p>Comment:</p> <p>The road reserve and the Rights of Way over 50 Eynens Road are all located within the Rural Living Zone. The zone allows for the consideration of access for agricultural uses; however not forestry, unless the use has been already established.</p> <p><u>Forestry Use</u></p> <p>The road reserve is unmade, and has never been used for forestry purposes. As such, vehicles for forestry operations cannot use this Road reserve (regardless if an Access licence is granted). However, the current land use at 50 Eynens Road is Forestry. Access for forestry purposes has existing use rights and as such, the use of the Rights of Way for forestry access is considered acceptable.</p>

Agricultural Use

There is no existing use right for traffic associated with agriculture over the proposed accesses. Traffic associated with that use is expected to be minor, except during harvesting periods. Harvest times and duration will depend on crops grown and are expected to be of relatively short duration.

Road reserves are owned and managed by The Crown. The main purpose of road reserves is for access. Unmade road reserves are not public roads, and any landowner wanting to use the road reserve for access (or any other purpose) must first apply to Crown Land Services. The current land owner of CT 171873/1 has an Access licence to use the Road reserve.

It is noted that a house at 81 Farrell's Road is in close proximity to this road reserve. The title document states that the house was built in 1950. Discussions with Crown Land Services revealed that the TheList mapping is not accurate. Unless an establishment survey has been undertaken, the exact separation distance between the house and the Road reserve is unknown.



Photo 6: aerial photo showing the buildings of 81 Farrell's Road and the road reserve (source: thelist.tas.gov.au)

<p>Performance Criteria P2</p> <p><i>Commercial vehicle movements for non-residential uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.</i></p>
<p>Comment:</p> <p>The Acceptable Solution for commercial vehicle movement is between 6.00am to 10.00pm. The time frames for potential traffic movements have not been provided. There are a number of houses located along Farrell's and Eynens Road. Heavy vehicles could be a potential noise nuisance at night. If approved, it is recommended that a restricted time frame for traffic movements be considered, to comply with the Acceptable Solution.</p>

Rural Living Zone
13.4.1 Building Design and Siting
<p>Objective</p> <p><i>To ensure that siting and design:</i></p> <ul style="list-style-type: none"> <i>a) protects the amenity of adjoining lots; and</i> <i>b) is consistent with the local area objectives and desired future character statements for the area, if any.</i>
<p>Performance Criteria P6</p> <p><i>The removal of standing vegetation does not result in obtrusive development having regard to:</i></p> <ul style="list-style-type: none"> <i>a) The degree of vegetation clearance;</i> <i>b) landscaping;</i> <i>c) building form and materials;</i> <i>d) setbacks to roads and adjoining lots.</i>
<p>Comment:</p> <p>Within the Rural Living zone, the only development is the construction of an access track. Within the Road reserve, some native vegetation will need to be removed to accommodate the track. Vegetation within the Rights of Way comprises of plantation and a Macrocarpa pine.</p>

Rural Resource Zone
26.4.2 Subdivision
Objective

To ensure that subdivision is only to:

- a) improve the productive capacity of land for resource development and extractive industries; or*
- b) enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; or*
- c) facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development.*

Performance Criteria P1

The subdivision:

- a) must demonstrate that the productive capacity of the land will be improved as a result of the subdivision; or*
- b) is for the purpose of creating a lot for an approved non-agricultural use, other than a residential use, and the productivity of the land will not be materially diminished; or*
- c) is for the provision of utilities and is required for public use by the Crown, public authority or a municipality; or*
- d) is for the consolidation of a lot with another lot and no additional titles created; or*
- e) is to align existing titles with zone boundaries and no additional lots are created; or*
- f) is to facilitate protection of a place of Aboriginal, natural or cultural heritage.*

Comment:

The proposal is to subdivide an internal 259ha property into 2 lots – Lot 1 being 152ha and Lot 2 is 107ha in size. A portion of the land is covered by a Private Timber Reserve and Priority Habitat (see Photo 7 below). Lot 2 contains the majority of the Private Timber Reserve, while Lot 1 contains the majority of the Priority Habitat (approximately 33ha), bushland and farmland.

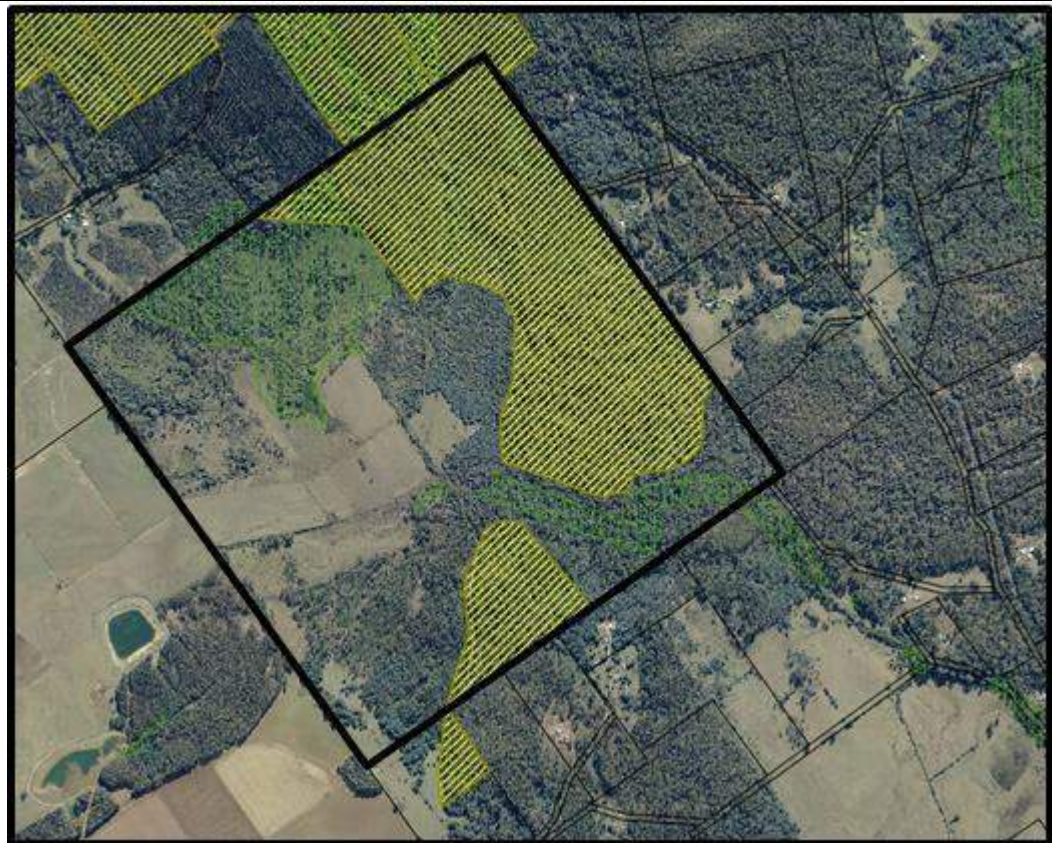


Photo 7: aerial photo of CT 171873/1 (black outline) showing areas of Private Timber Reserve (yellow hatching) and Priority Habitat (green hatching)

The Land Capability classification of the subject land is Class 4 and 5+6 (see figure 4 below). Prime Agricultural land is classified as Class 1-3. The Private Timber Reserve is located on the Class 5+6 land. Generally, the Class 4 land is within Lot 1 and the Class 5+6 land is within Lot 2.

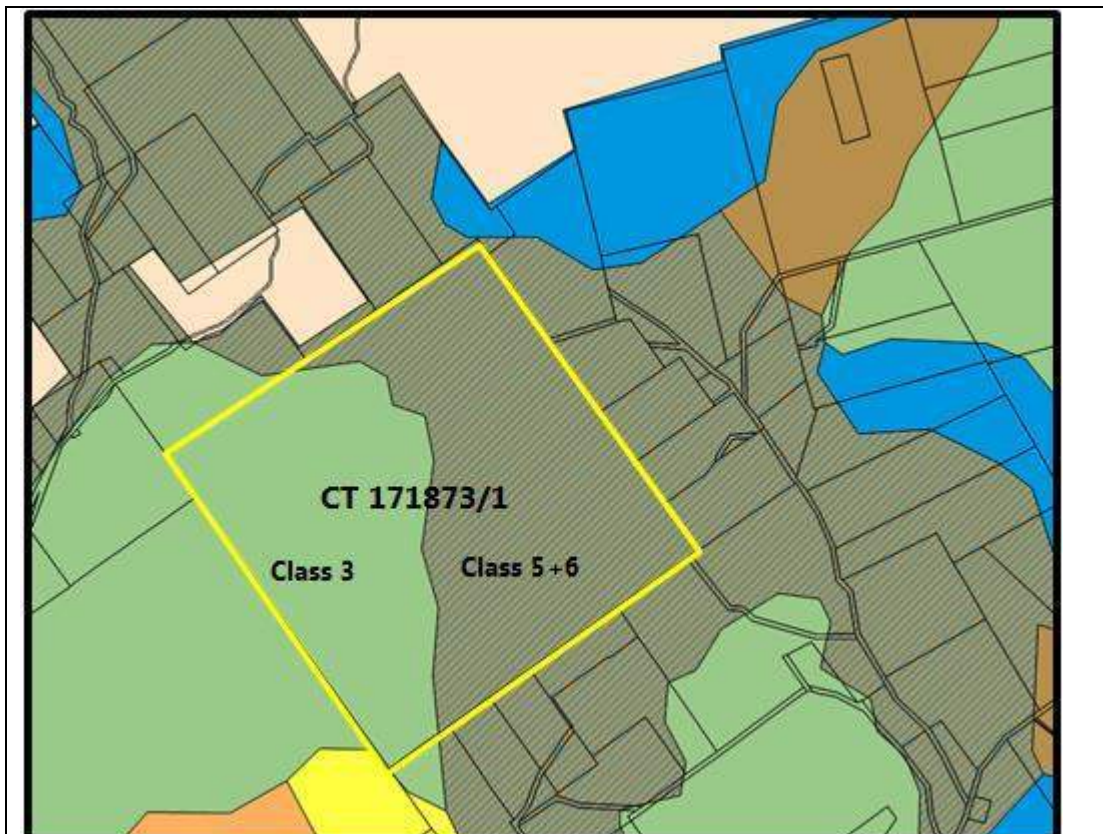


Figure 3: Land capability mapping

Previously the internal lot had been used for forestry and farmland. Recently, the Private Timber Reserve was logged; with truck movements onto Wadleys Road via an adjoining property (in separate ownership).

The Performance Criteria states that *the subdivision must demonstrate that the productive capacity of the land will be improved as a result of the subdivision*. The application states that following the subdivision, Lot 1 will be farmed in conjunction with a neighbouring title. Forestry activities will continue on Lot 2 and that there is the potential for vegetable growing along Dungiven Rivulet.

The improvements to productive capacity of the lots must be dependent on the subdivision occurring. If the improvements can occur without the subdivision occurring, then the criteria has not been met. In this instance, the proposed uses of the land are either currently occurring or could occur without the need for a subdivision that creates an additional lot.

To assist Council in assessing the productive capacity of the land as a result of the subdivision, Council engaged a private agricultural consultant to review the application (attached document). The review concluded that: *"...it is my opinion that it is likely not possible to justify that the subdivision will enhance the overall productive capacity of the entire subject land due to*

fragmentation of the land through the creation of an additional title...".

The application documents refer to the possibility of a future house on each lot. The application does not contain any dwelling details or justification for a dwelling in regard to the subdivision. Future speculation regarding dwellings cannot be considered.

The application describes current and potential future uses of the land, however these uses can occur on the title, without the need to create an additional title. The purpose of the zone is to provide for the sustainable use or development of resources for primary industry. Reorganisation of farm titles often provides efficiencies for those enterprises, whereas the creation of additional lots can further fragment those resources.

Based on the above, the application does not provide sufficient justification that the proposed subdivision will improve the productive capacity of the land for resource development and/or extractive industries and does not support the zone purpose.

Road and Railway Assets Code

E4.7.2 Management of Road Accesses and Junctions

Objective

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

Performance Criteria P2

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

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

Comment:

The title documents show two 6m wide Rights of Way over 50 Eynens Road to provide access and frontage to Eynens Road. In addition, there is an unconstructed road reserve that connects this internal lot with Farrell's Road. It is noted that a road reserve does not provide legal frontage for lots.

Farrell's Road is an unsealed rural road with a traffic width of approximately 4 metres in keeping with the LGAT standard cross section for rural roads for traffic volumes up to 100 vehicles per day. The local access category for Farrell's Road would allow for low levels of logging traffic and other heavy vehicles, which is consistent with other similar roads in the municipality. Council does not have any traffic volume data for Farrell's Road, but it would be reasonable to expect volumes in the order of 100 vehicles per day.

The Traffic Impact Assessment for the proposed subdivision indicates that there is potential for an additional 20 heavy vehicle movements per day associated with cropping activities that may be undertaken on Lot 2. The localised seasonal increases in traffic due to agricultural activities are not uncommon across the municipality. Any increase in noise or dust nuisance as a result of seasonal traffic could be proportional to the increase in traffic volume.

On inspection, it would appear that satisfactory sight distances could be achieved to the north and south of a new access at the reserved road intersection with Farrell's Road, for a vehicle speed of 80km/hr in the 80km/hr zone, however, an assessment of vegetation removal in the public road corridor would be required depending on the exact location of the new access point. Sight distances at the intersection of Farrell's Road and River Road, and the speed of vehicles entering or exiting Farrell's Road, are not considered to be detrimental to the safety of children at the bus shelter on River Road.

It is noted that there are no current plans in place by Council for Farrell's Road to be made a through road into the future.

Eynans Road comprises a sealed width of approximately 3 metres with grass verges and is not consistent with the rural cross section for a minor access road with less than 30 vehicles per day. Council's forward capital works program does not currently include the upgrade of Eynens Road. With the removal of roadside vegetation to the west and east of the proposed access to the subdivision, adequate sight distance could be achieved for vehicle

speeds of 60km/hr, noting that the current road alignment is not conducive to speeds in excess of this.

Biodiversity Code

E8.6.1 Habitat and Vegetation Management

Objective

To ensure that:

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

Performance Criteria P2

P2.1

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

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

Comment:

Road Reserve

The proposal to utilise the road reserve requires some vegetation clearance (see Photos 5 & 8). Some trees have already been removed; others may still need to be removed to accommodate the driveway. The road reserve is approximately 20m wide and is not mapped as Priority Habitat.

Right of Way (through Lot 1)

The Right of Way through Lot 1 has been partially cleared of vegetation. Portions of this Right of Way are adjacent to land mapped as Priority Habitat. The Right of Way is 6m wide.

As stated above, the application included a Fauna and Flora Report. The report addressed vegetation clearance within the Rights of Way and the road reserve. This report concludes that the Rights of Way and the road reserve track could be constructed, if undertaken with minimum disturbance to the surrounding vegetation and watercourses.

It is not anticipated that the quantity of tree removal within the road reserve would unduly compromise the representation of species or vegetation communities.

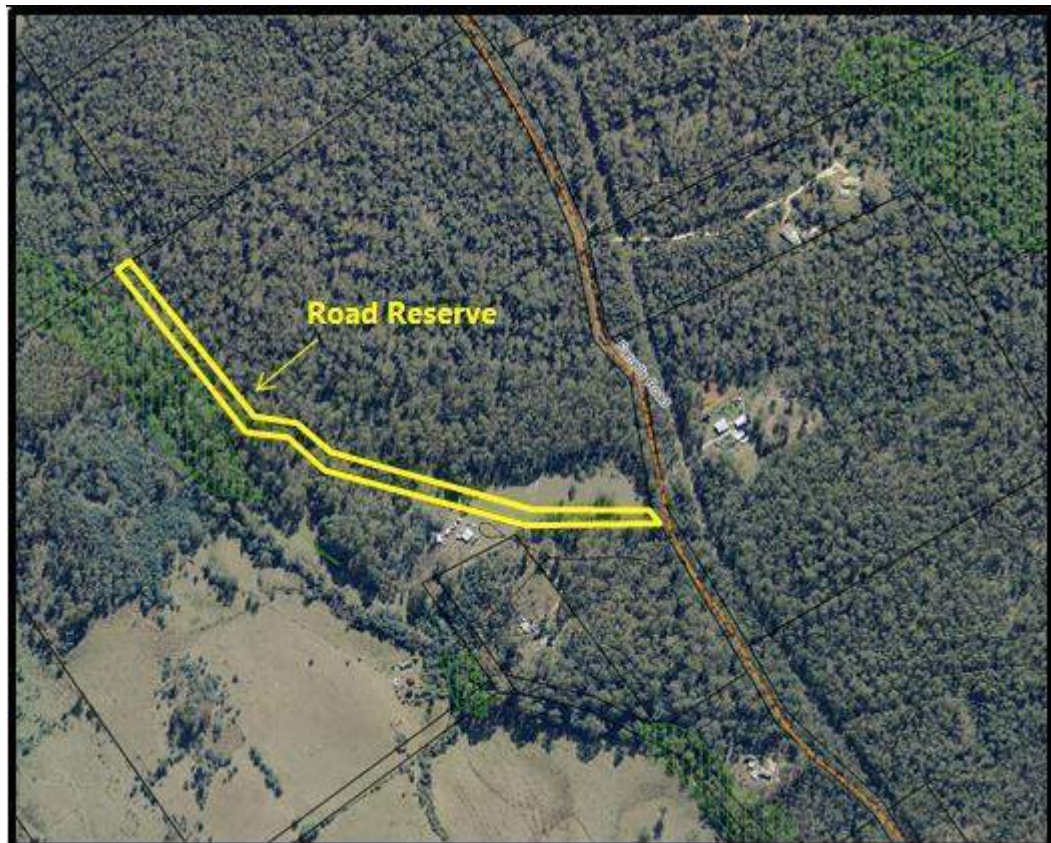


Photo 8: aerial photo showing the location of the road reserve

Representations

Six representations were received (see attached documents). The issues raised in the representations have been grouped under the following headings:

1. Use of the Road reserve

The Road reserve is Crown Land. The use of the road reserve for access is administered by Crown Land Services, with the issuing of Access licences. The current land owner of the internal lot has an Access licence.

As stated above, 81 Farrell's Road contains a house (built circa 1950) and a number of outbuildings. The road reserve bisects 81 Farrell's Road. It is unknown if the road reserve has been recently surveyed. As such the exact distance from the road reserve to any building within 81 Farrell's Road is unknown. An establishment survey would need to be undertaken prior to any works commencing.

The use of the road reserve for vehicle movement has been discussed above.

2. Farrell's Road and traffic/safety issues

The key issues raised in respect to Farrell's Road concern the potential for large truck movements on the road, increase in noise and dust affecting amenity, increased wear and tear to the unsealed surface, safety for school children at the intersection of River Road, the location of the proposed access at the reserved road, and the potential for Farrell's Road to be a connecting road into the future.

Refer to Comments in E4.7.2 Performance Criteria P2.

3. Potential impacts to Dungiven Rivulet

The track over Dungiven Rivulet is existing. The application did not include any proposed works over this watercourse. Farm tracks are exempt from the Water Quality Code.

4. Subdivision of agricultural land

The merits of subdividing agricultural land have been discussed above.

5. Application details

The application documents included photos of Farrell Road. These photos are general in nature, and do not represent all land that is subject to the application. The subject land does not include 79 and 81 Farrell's Road.

6. Adjoining forestry land

Forico submitted their standard response letter (attached). The applicant is aware of Forico's correspondence.

Conclusion

In conclusion, it is considered that the application for a 2 lot subdivision does not demonstrate that the productive capacity of the land will be improved as a result of the subdivision.

AUTHOR: Leanne Rabjohns
TOWN PLANNER

12) Recommendation

That the application for Use and Development for Subdivision - 2 lots on land located at 50 Eynens Road, Weetah (CT 160576/1); land off Farrell's Road, Reedy Marsh (CT 171873/1) and Road reserve off Farrell's Road, Reedy Marsh by Fisher Survey & Design, requiring the following discretions:

13.3.1 Amenity

13.4.1 Building Design and Siting

26.4.2 Subdivision

E4.7.2 Management of Road Accesses and Junctions

E8.6.1 Habitat and Vegetation Management

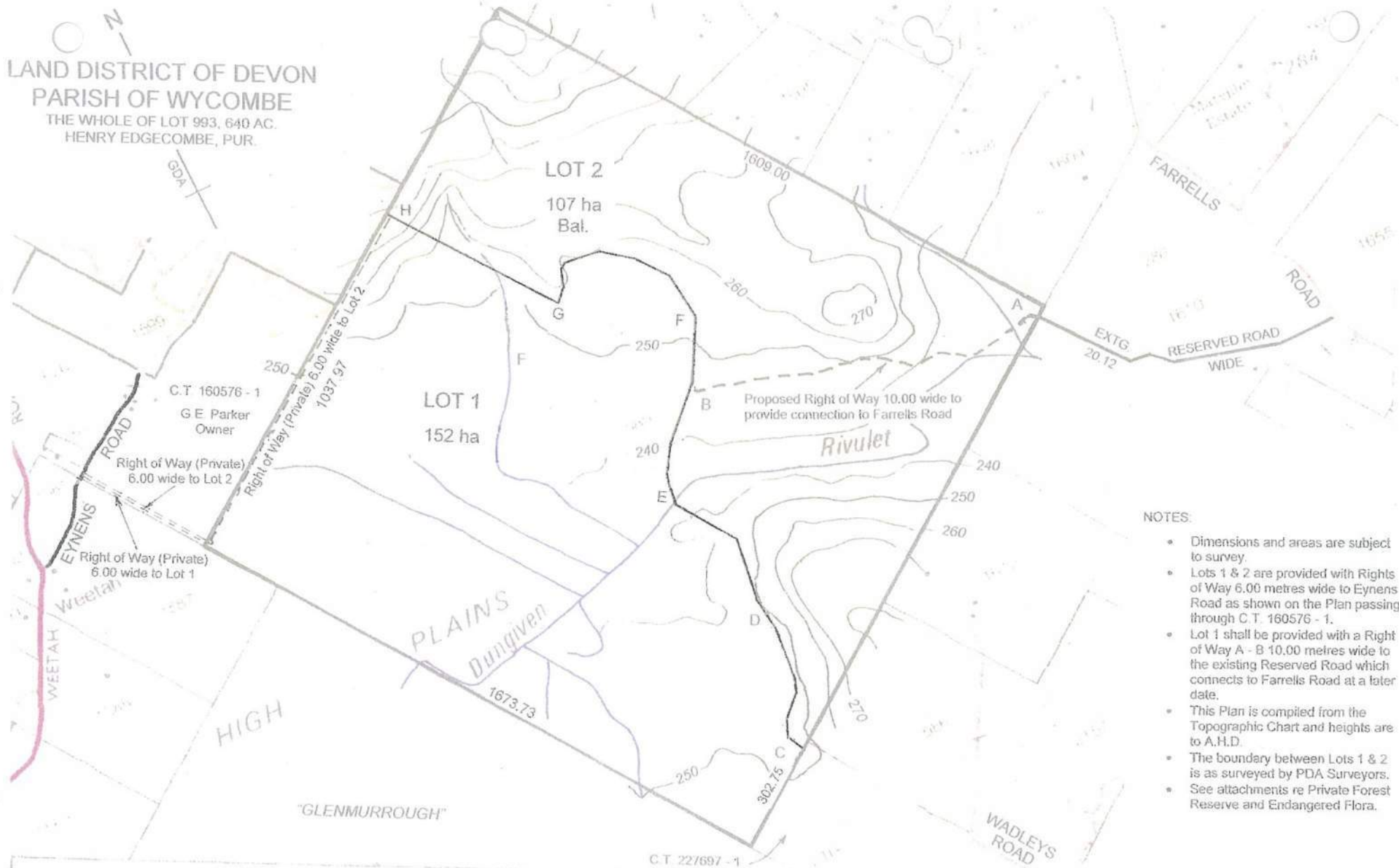
be REFUSED, for the following reasons:

a) The subdivision is not consistent with the zone purpose statement 26.1.1.1; and

b) In accordance with Section 26.4.2 Subdivision P1a), the proposed subdivision does not improve the productive capacity of the land for resource development and/or extractive industries.

DECISION:

LAND DISTRICT OF DEVON
PARISH OF WYCOMBE
THE WHOLE OF LOT 993, 640 AC.
HENRY EDGEcombe, PUR.



NOTES:

- Dimensions and areas are subject to survey.
- Lots 1 & 2 are provided with Rights of Way 6.00 metres wide to Eynens Road as shown on the Plan passing through C.T. 160576 - 1.
- Lot 1 shall be provided with a Right of Way A - B 10.00 metres wide to the existing Reserved Road which connects to Farrells Road at a later date.
- This Plan is compiled from the Topographic Chart and heights are to A.H.D.
- The boundary between Lots 1 & 2 is as surveyed by PDA Surveyors.
- See attachments re Private Forest Reserve and Endangered Flora.

FISHER SURVEY & DESIGN

LAND SURVEYORS

LAND & MINING ENGINEERING - ISO 9001

YOUNG & CO. PTY. LTD.

YOUNG & CO. PTY. LTD.

FIGURE

FIGURE

10.5.344.1.17

10.5.344.1.17

PROPOSED SUBDIVISION
STANSHIELD PTY. LTD., OWNER
C.T. 109567 - 1

PLAN AMENDED 22/06/2016

[Signature]

MHF

17/02/2016

2445

1:10,000 @ A3

DEV 1

TRAFFIC IMPACT ASSESSMENT

PROPOSED SUBDIVISION PA 16 - 0141

STANSHIELD PTY. LTD. TO
THE K.W. HUETT CORPORATION PTY. LTD.

EYNENS ROAD, WEETAH

AUGUST 2016

Prepared by:
Fisher Survey & Design
87 Waroona Street
Youngtown 7249

Phone (03) 6344 1277
Email:
gary@fishersurvey.com.au

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1. Introduction
 - 1.1 Preamble
 - 1.2 Basis of Report
2. Site description
 - 2.1 Location
 - 2.2 The site
3. Development proposal
 - 3.1 Number of Lots
 - 3.2 Access
4. Existing traffic environment
 - 4.1 Characteristics Eynens Road
 - 4.2 Traffic activity
5. Traffic generated by development
 - 5.1 Normal traffic
 - 5.2 Traffic generated by farm activity
6. Traffic assessment and impact
 - 6.1 Operation and amenity impacts
 - 6.2 Subdivision road and access
 - 6.3 Heavy vehicles
 - 6.4 Pedestrians
7. Conclusion

Fig. 1 Amended Proposal Plan

Fig. 2 Original Grants

Fig. 3 Taschord Extract

Photographs

1. INTRODUCTION

1.1 Preamble

A Development Application PA 16 - 0141 has been lodged with Meander Valley Council comprising 2 Rural Lots. The Developer, Stansfield Pty. Ltd., wishes to subdivide the original Grant and has arranged to sell Lot 1 to The K.W. Huett Corporation Pty. Ltd.

Lot 1 is intended primarily for vegetable growing and stock grazing as an extension of the current activities of The K.W. Huett Corporation Pty. Ltd. and Lot 2 is intended for forest practices. Lot 2 also has potential for vegetable growing along Dungiven Rivulet.

The site currently gains access via a Licenced Access from Wadleys Road which originates from River Road just North of the Town of Deloraine. It also has a Licenced Access via a Reserved Road from Farrells Road.

It is intended that Lots 1 and 2 gain Legal Access from Eynens Road via the Rights of Way which have been transferred by Geraldine Parker to Stansfield Pty. Ltd.

Council has requested a Traffic Impact Assessment which will address:

- Road loading and access matters
- Identification of potential traffic impacts
- Anticipated vehicular movements
- Vehicle types
- Access from different directions for emergency vehicles

It is not anticipated that there would be any need for pedestrian traffic at this time, but if a house is built on either of the Lots there would be need to take into account the possibility of access by school children. No street lighting will be required by this development.

1.2 Basis of Report

This Report is based on *Traffic Impact Assessment Guidelines* provided by State Growth (formerly DIER) Road and Traffic Division.

2. SITE DESCRIPTION

2.1 Location

The subdivision is located at Weetah with access from Eynens Road (see Fig. 1).

Eynens Road serves about 3 Titles at the present time, of which only 2 have been built upon, and is a minor access lane which extends from Weetah Road. This road is Council maintained to well past the proposed access to Lots 1 and 2.

2.2. The site

The land under survey is currently zoned *Rural Resource* by the Interim Meander Valley Planning Scheme.

3. DEVELOPMENT PROPOSAL

3.1 Number of Lots

This subdivision provides for 2 Lots to be created from the original Grant. There is no current intention for houses to be built on either of those Lots.

3.2 Access

Legal access to these Lots will be by separate Rights of Way 6.00 wide from Eynens Road as required by the Local Government Act and Council.

For about 2 years, both Lots 1 and 2 will have a Licenced Access from Wadleys Road through the Heathcote property, but this Licenced Access will disappear at that time.

Both Lots 1 and 2 will have access to Farrells Road by way of a Licenced Access over the Reserved Road shown on Fig. 1, and a Right of Way from that road to Lot 1 is to be created as a Supplementary Access over Lot 2.

4. EXISTING TRAFFIC ENVIRONMENT

4.1 Characteristics of Eynens Road

The Proposed Subdivision will impact on the Category 5 Eynens Road which has a present length of about 550 metres from Weetah Road. The Rights of Way to Lots 1 and 2 will commence at a point about 250 metres from Weetah Road.

Eynens Road is sealed with a current pavement width of at least 4.0 metres and is in good trafficable condition. It has a design speed of 60 kph, and presently serves 2 houses and a forestry block. Taking the new Lots into account, Eynens Road will service about 5 Titles and an increase of 2 Titles would only be a minor increase from the present situation.

4.2 Traffic activity

Taschord predicts that there are between 6 and 8 traffic movements per day from each house, and therefore the traffic activity in Eynens Road is currently about 16 movements per day, and the traffic movements from the vacant Lots 1 and 2 and the Forestry Lot at the end of Eynens Road will clearly be less than those required by houses. We could predict that the total movements in Eynens Road would be less than 30 per day for the foreseeable future.

5. TRAFFIC GENERATED BY DEVELOPMENT

5.1 Normal traffic

Normal traffic generated by this development is estimated at an additional 8 movements per day as a maximum, and therefore this subdivision can be considered to be a minor traffic generator as described by *A Framework for Undertaking Traffic Impact Assessments*.

5.2 Traffic generated by farm activity

We will look at the anticipated maximum and minimum traffic generating activities for two agricultural activities for which the Lots can be used.

5.2a Vegetable growing

While The K.W. Huett Corporation Pty. Ltd. is the owner of Lot 1, the equipment needed to cultivate, sow and harvest crops would be moved from their adjoining property, Glenmurrough.

Should Lot 1 change hands, the equipment required for vegetable growing would be established on site and would remain on site.

In consequence, the only movements required from Lot 1 along Eynens Road would be the transportation of the annual crop. Discussions with Mr. Huett have indicated that this crop is likely to be moved via the Farrells Road Right of Way and Reserved Road alternative access, however it could be moved via the Eynens Road access.

Should vegetable growing take place on Lot 2, the equipment required for vegetable growing and harvesting would need to be established on that Lot. This would be a once only occurrence, however the crop would need to be transported from that Lot via the Reserved Road to Farrells Road. This is likely to be 2 - 3,000 tonnes of produce each year, which will require 200 movements by a semi-trailer over a 10 day period (100 loaded, 100 unloaded). 20 movements per day over a 2 week period would be a substantial burden on the Licenced Access to Farrells Road, but Farrells Road is capable of handling that traffic. Maintenance will be required and this maintenance would be a burden on Lot 2, should they decide to grow vegetables and transport the produce in this way. There are no plans for vegetable growing on Lot 2 at the present time.

5.2b Tree harvesting

Lot 2 is intended to produce a forest crop from the major part thereof and a Forest Management Plan will need to be provided by the owner of that Lot which is likely to be the present owner, Stansfield Pty. Ltd. They are currently harvesting the timber from that Lot and this harvesting is expected to finish shortly.

Hardwood plantations reach maturity in between 40 and 60 years, and the re-growth of the current forest will therefore be removed at that time, and so there will only be

spasmodic tree harvesting from now until 2056.

4.

The Right of Way to Farrells Road and Farrells Road are capable of handling the removal of those trees, but close liaison will be required with Council and the existing users of those roads before future tree removal takes place. This information will be provided by the owner of Lot 2 as part of their Forest Management Plan, and is outside the scope of this Report.

6. TRAFFIC ASSESSMENT AND IMPACT

6.1 Operation and amenity impacts

The increased traffic activity generated by the subdivision is estimated at 4 - 8 vehicles per day for normal traffic from the subdivision at the Council maintained section of Eynens Road in the short term. Should a house be built on either of the Lots, normal activity will increase to 8 movements per day for each Lot.

Any harvesting activities for vegetables or trees will increase traffic flow as predicted in 5.2 a & b, but the impact of 2 additional Lots on Eynens Road is minimal.

No improvements in the standard of Eynens Road will be required by this subdivision, since it will remain as an Access Lane in the Taschord hierarchy.

No crash record for Eynens Road has been sought or in our opinion is required.

6.2 Subdivision road and access

As stated, this will present no issue in Eynens Road. The Rights of Way access to Lots 1 and 2 will be constructed to a standard sufficient for use by 2 wheel drive vehicles. These Rights of Way will need to be maintained on an annual basis by the owners of those Lots.

6.3 Heavy vehicles

Vehicles of this type will be confined to the harvesting period when the produce from either Lots 1 or 2 will need to be moved for processing.

Eynens Road, Weetah Road and Farrells Road are capable of handling heavy vehicles for that purpose.

6.4 Pedestrians

The only pedestrian traffic envisaged as a result of this subdivision will be for the collection of school children should a house be built on either of Lots 1 or 2.

CONCLUSION

In consideration of the current road and traffic conditions affecting Eynens Road and the size of the subdivision, it is concluded that no safety or operational issues will arise as a

result of this development.

5.

The resultant traffic increase for normal traffic at the intersection of Weetah Road is anticipated at 8 vehicles per day until any houses are built on Lots 1 and 2, when the traffic movements are likely to increase to 16 movements per day.

This Traffic Impact Assessment has therefore concluded that this subdivision, while increasing traffic volumes in Eynens Road, would have a minimal impact on that road and would not give rise to any adverse safety or operational issues.

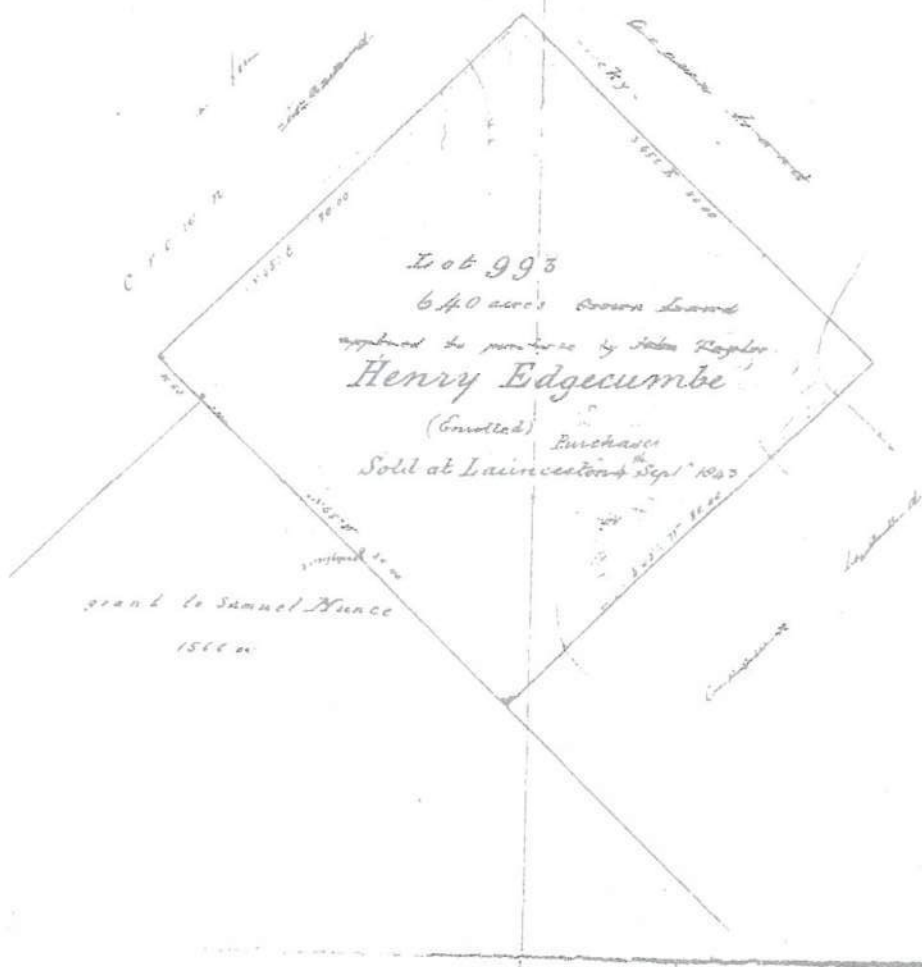
Traffic will operate safely and efficiently in the locality into the future when Lots 1 and 2 reach their full development potential for vegetable growing, tree harvesting, stock grazing and residential occupancy.

GARY I. FISHER
Registered Land Surveyor

DEVON

County of Devon
Parish of Mullis }

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ORIGINAL GRANT BEING SUBDIVIDED

Date of Survey }
13² March 1963. }

Signature of }
Surveyor }

[Survey P. 2
on Atlas
April

۲۵۳۰



DEV 1

TABLE 6.1: TASCHORD Characteristics of Street Types (Extract)

Street type	Indicative maximum traffic volume range (vph)	Target speed and design speed (km/h)	Street reserve width minimum (m)	Carriage way width (m)	Verge width minimum (m) Each side	Parking provision within street reserve	Street longitudinal gradient max %	Footpath
ACCESS STREET								
Access lane	100	15	Varies		Not specified	No	NA	No
Access place	0-300	15	10.0	Single lane 3.5-3.7	See note	1 hard standing verge space per 2dw with scope for extra space	17	No
Access street	0-300	40	12.0	5.0 only	3.5	Carriageway	15	No
Access street	300-1000	40	13.0	5.0-5.5 only	4.0	Carriageway	15	No
Access street	1000-2000	40	13.5	5.5 or 7.0	4.0	Carriageway one side	10	1.2m wide
COLLECTOR STREET								
Minor collector	1000-3000	50 (20 at design noted ped/cycle crossing)	16.5	7.0-7.5 or 6.0-6.5 plus indented parking	4.5	Carriageway or indented both sides	8	1.2m wide located away from the kerb



Licence

(CLS Ref: 246725)

Dated

**The Honourable Matthew Guy Groom MP
(Licensor)**

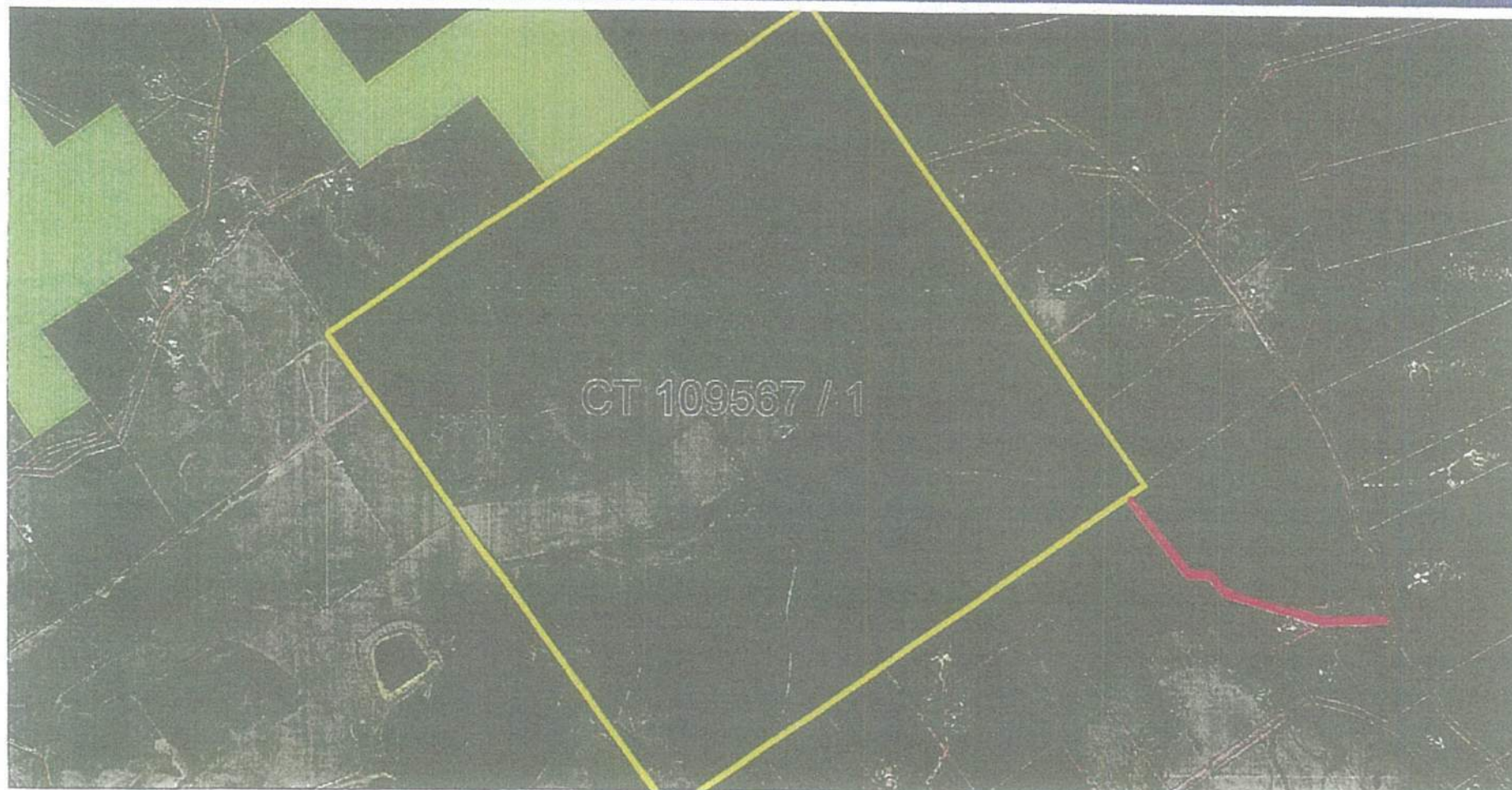
and

**Stanshield Pty Ltd (ABN 43 091 424 216)
(Licensee)**

The Crown Solicitor of Tasmania

Executive Building
15 Murray Street Hobart Tasmania 7000
GPO Box 825 Hobart Tasmania 7001
Telephone: (03) 6165 3650
Facsimile: (03) 6233 2874
File Ref: 47986
Doc Ref: mg037196

DEV 1



www.thelist.tas.gov.au

FREEHOLD PROPERTY

CROWN LICENCE
AREA ± 1.71 ha

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DEV 1



DEV 1



DEV 1



DEV 1



DEV 1

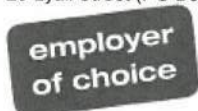
Leanne Rabjohns

From: Dino De Paoli
Sent: Thursday, 15 December 2016 4:30 PM
To: Leanne Rabjohns
Subject: PA/16/0141 - Fisher Survey and Design - 50 Eynans Road

The traffic assessment provided to Council as part of the application documentation for the proposed subdivision at 50 Eynans Road and adjoining land, Reedy Marsh, is considered to be acceptable.

Dino De Paoli | Director, Infrastructure Services
Meander Valley Council
working together

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



Please consider the environment before printing this email.



Fauna and Flora Report for
Fisher Survey & Design:
Subdivision access Property ID 3427632
August 2016



Survey Report

Client: Fisher Survey & Design, Waroona St, Youngtown

Consultant: Joanna Lyall, Natural Environment Services Tasmania, Mob: 0400 866 934 **Date:** 4 August 2016

Location: Property Id 3427632, Lot 1 Wadleys Rd, Reedy Marsh 7304

Grid Ref: (GDA94): Centred at 55 G E4720231, N5408538
1:25,000 Mapsheet Deloraine 4640

Client Contact Gary Fisher: Fisher Survey & Design, Waroona St, Youngtown

Scope and findings of report:

This block is being subdivided and fauna and flora surveys are required for two Rights of Way (ROW). The first ROW (ROW1) runs along the boundary of this block and the adjoining property C.T. 160576-1 from the western corner and runs along the northwest boundary to provide a 6m wide ROW. The second ROW (ROW2) runs through Lot 2 from the existing road delineating Lot 1 from Lot 2, and along the Reserved Road traversing the adjoining property on the eastern corner (Title Ref 107327/1) to Farrells Rd (Figure 1).

Much of the line for ROW1 has already been cleared as part of harvesting undertaken in the forested area downslope of the boundary line. Few large habitat trees remain alongside this line and except for a possible devil scat no sign was found of threatened fauna. The ROW1 runs along the edge of an area shown in the Natural Values report as the threatened vegetation community *Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits*.

Several *Senecio* seedlings were found on disturbed ground on the surveyed boundary between the logged plantation on Lot 2 and Lot 1. These were too small to be identified to species but could potentially include *Senecio squarrosus* leafy fireweed.

Near the corner of the boundary between Lot 1 and Lot 2 (E047688, N5409269) a slender curved rice flower *Pimelea curviflora* var. *gracilis* (listed as rare) was located. This plant is within the 6m road reserve for the Right of Way.

Eastern barred bandicoot sign was seen along ROW2.

Blackberry and one Spanish heath plant were located on ROW1, periwinkle on ROW2.

Introduction

This property is in the process of being subdivided and requires access points to be formalised. Natural Environment Services Tasmania has been requested to undertake fauna and flora assessments on the two proposed Rights of Way which have been surveyed.

Two areas have been identified as potential habitat for endangered flora (Fisher Survey & Design). An area of approximately 41ha on northwest side of the block is shown in the Natural Values Atlas report generated for this property, as being the threatened vegetation community *Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits* (mapping unit DAZ). A second area highlighted south of the proposed right of way (ROW2), is the riparian zone excluded from the Private Timber Reserve covering most of Lot 2.

The fauna and flora assessment of ROW2 was confined to the surveyed road as the proposed ROW2 does not enter the riparian zone, except where a minor tributary enters the main creek near the NE corner of Lot 2, where extra distance within the riparian zone was surveyed at this point.

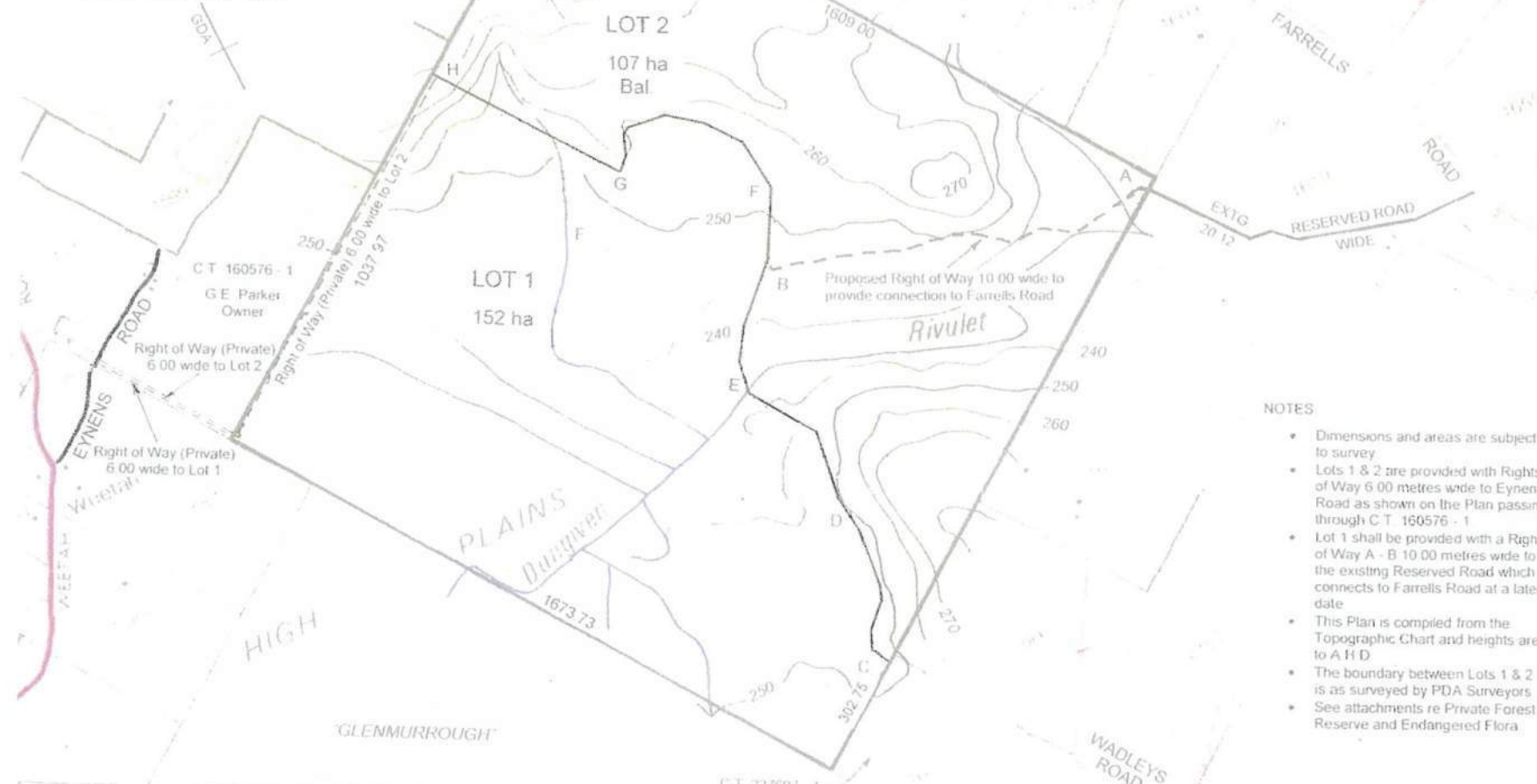
Several flora and fauna species recorded within 5km of the property are listed as threatened under the *State Threatened Species Protection Act 1995* and the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

The plants listed as threatened include: slender curved rice flower *Pimelea curviflora* var. *gracilis*; *Senecio squarrosus* leafy fireweed; *Glycine microphylla* small-leaf glycine; *Euphrasia scabra* yellow eyebright and; *Epilobium pallidiflorum* showy willow herb.

Fauna listed as threatened recorded within 5km of the property include: *Accipiter novaehollandiae* grey goshawk; *Aquila audax subsp. fleayi* Tasmanian wedge-tailed eagle; *Botaurus poiciloptilus* Australasian bittern; *Dasyurus maculatus subsp. maculatus* spotted-tailed quoll; *Dasyurus viverrinus* eastern quoll; *Litoria raniformis* green and gold frog; *Perameles gunnii* eastern barred bandicoot; *Sarcophilus harrisii* tasmanian devil and; *Tyto novaehollandiae* masked owl. The masked owl has been recorded within 500m of the property.

Several weed species are present on both Rights of Way.

LAND DISTRICT OF DEVON
PARISH OF WYCOMBE
THE WHOLE OF LOT 993, 640 AC.
HENRY EDGEcombe, PUR.



NOTES

- Dimensions and areas are subject to survey
- Lots 1 & 2 are provided with Rights of Way 6.00 metres wide to Eynens Road as shown on the Plan passing through C.T. 160576 - 1
- Lot 1 shall be provided with a Right of Way A - B 10.00 metres wide to the existing Reserved Road which connects to Farrells Road at a later date
- This Plan is compiled from the Topographic Chart and heights are to A.H.D.
- The boundary between Lots 1 & 2 is as surveyed by PDA Surveyors
- See attachments re Private Forest Reserve and Endangered Flora

FISHER SURVEY & DESIGN

PROPOSED SUBDIVISION
STANSHIELD PTY. LTD., OWNER
C.T. 109567 - 1

PLAN AMENDED 22/06/2016

MHF
17/02/2016

2445

1:10,000 @ A3

Figure 1. Property showing Lot 1 and Lot 2 with proposed Rights of Way in the west and eastern corners of the property (Source Fisher Survey and Design).

DEV 1

Areas identified as potentially having threatened flora



Figure 2. Aerial map of potential areas of endangered flora (Source Fisher Survey & Design)

Methods

A Natural Values Atlas Report was generated prior to the site visit to determine threatened species of fauna, flora and threatened vegetation communities recorded within 500m and 5km of the property.

ROW1 was walked, following the survey tapes and markers to determine if there were any listed fauna and flora within the 6m Right of Way width. A search of potential denning sites for Tasmanian devils and spotted tailed quolls was undertaken off the sides of the proposed Right of Way where large logs or areas of rock were found. Photos were taken and a Garmin GPS unit was used to provide waypoints of the route taken and points of interest.

This Right of Way runs 1037.97m along the western boundary. A distance of approximately 250m near a swampy stream area was not surveyed as it was too dense to access.

The distance of the ROW2 was covered from the formed road between Lots 1 & 2, to the edge of the private dwelling on Farrells Rd. Large hollow bearing trees were checked for sign of use from masked owls and wedge-tailed eagles, vegetation species seen were recorded and the route was tracked with GPS waypoints. In the riparian area along the Right of Way special note was made for any activity to indicate presence of grey goshawk.

A limitation of the flora surveys was that there are few plants flowering at this time of year which makes them both more difficult to locate and once found to identify without a flower.

The extremely wet winter meant much of the country traversed at the base of the slopes was inundated, making it difficult to traverse and potentially reducing the opportunity for regeneration of some herbaceous plants

Vegetation communities are classified under the system used in Tasveg mapping as per Kitchener and Harris (2013). Taxonomic nomenclature follows the Census of Vascular Plants of Tasmania (de Salas & Baker 2016).

Results

On ROW1, the top corner of the property adjoining Lot 2 has recently been selectively logged as part of the Private Timber Reserve of Lot 2. This logging, as well as some clearing for the Right of Way, has made it difficult to assess the fauna and flora potentially on site and overall vegetation condition. Most of this area from this top corner is classed as *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ), while partway along the ROW is a small isolated area of (DSC) *Eucalyptus amygdalina* - *Eucalyptus obliqua* damp sclerophyll forest. A narrow strip of the DAZ has been put aside as a reserved area and the species here are consistent with this vegetation type. The tree species included *Eucalyptus pauciflora*, *E. viminalis*, *E. ovata* and *E. amygdalina* with an understorey of *Acacia dealbata*, *Exocarpos cupressiformis*, *Bursaria spinosa*, *Lomatia tinctoria*, *Epacris impressa* and bracken *Pteridium esculentum*.



Figure 3. Google map of the Right of Way 1 surveyed (red dashed line), and showing the area mapped on the LIST as DAZ and DSC with points for *Pimelea curviflora*, the weed *Erica lusitanica* and possible devil or quoll scat

Orchids were found scattered through the area but as they were not flowering, could not be identified beyond being a *Pterostylis* sp. A specimen of *Pimelea curvifolia* was identified on the cleared area along the northern boundary between Lots 1 & 2 and a specimen of the invasive weed Spanish heath *Erica lusitanica* was found beside the surveyed ROW1 as shown in Figure 3 at E471688, N5409269.

Several seedlings of a *Senecio* sp. were found on the northern edge of Lot 1 on the western side, but were too young to be identified to species. There are many species of *Senecio* in Tasmania but *Senecio squarrosus* has been identified within 5km of this site and could be germinating on this disturbed ground.

Undergrowth species in the wetter areas, which are consistent with the DSC *Eucalyptus amygdalina* - *Eucalyptus obliqua* damp sclerophyll forest included a canopy of *E. obliqua*, *E. viminalis* and *E. ovata* with an understorey dominated by *Gahnia grandis*, *Lomandra australis*, *Lepidosperma ensiforme*, *Blechnum nudum* and *Polystichum proliferum*.

The southwestern end of the Right of Way, where fencing has begun has been cleared for approximately 300 m x 20m (Figure 4). The vegetation on the neighbouring property on the other side of the old fence was a mixture of sedges such as *Carex appressa* and *Gahnia grandis* beneath a hardwood plantation.



Figure 4. Cleared fenceline along Right of Way (ROW1) on southern end of western boundary

The Right of Way 2 (ROW2) linking the existing road, which forms the boundary between Lot 1 and Lot 2, with Farrells Rd to the east roughly follows an existing track through *Eucalyptus amygdalina* - *Eucalyptus obliqua* damp sclerophyll forest, a distance of approximately 1400m. The first 750m has recently been selectively logged so there is a lot of soil disturbance alongside the proposed ROW2. The route of the ROW has been surveyed and a machine has cleared the line through to the private property adjoining Farrells Rd.

Canopy trees noted were stringybark *E. obliqua* and white gum *E. viminalis*. Sub canopy and shrub layer included silver wattle *Acacia dealbata*, blackwood *A. melanoxylon*, prickly moses *A. verticillata*, silver banksia *Banksia marginata*, common dogwood *Pomaderris apetala*, native currant *Coprosma quadrifida*, common heath *Epacris impressa*, guitarplant *Lomatia tinctoria*, prickly beauty *Pultenaea juniperina*. The understorey species included forest flaxlily *Dianella tasmanica*, white flag-iris *Diplarrena moraea*, cutting grass *Gahnia grandis*, arching sword sedge *Lepidosperma ensiforme* and bracken *Pteridium esculentum*. In the wetter area near the creek crossing and swampy area more ferns are present including mothershield fern *Polystichum proliferum*, fishbone waterfern *Blechnum nudum* and manfern *Dicksonia antarctica*.

No threatened fauna species were seen but sign of diggings consistent with the eastern barred bandicoot were found at E472604, N5408334 and E473329, N5408027 (Figure 5) and there are habitat trees along this route.

Old growth trees are present with habitat hollows available. There are two of these trees very close to the proposed ROW which are likely to be removed (Figure 6).

Small sections of fence have been constructed delineating the boundary with adjoining properties at the Farrells Rd end of the ROW2 (Figure 7).

No threatened flora species were identified but there is germination of plants on the open ground including seedlings of *Asteraceae*.



Figure 5. Probable eastern barred bandicoot diggings



Figure 6. Habitat tree alongside the right of way, probably to be removed.



Figure 7. Farrells Rd end of ROW2 showing sections of new fencing delineating boundaries alongside the marked ROW

An area of approximately 40m x 25m of the invasive weed blue periwinkle *Vinca major* was found on both sides of the track near the river from E473064, N5408291 to E473097, N5408274. This plant, although not a declared weed in Tasmania, vigorously smothers other vegetation and is toxic to livestock. Development of the ROW2 is likely to spread this weed further within the bush as it is spread by stem and root fragments, in water, soil and on machinery, to the detriment of the natural values. This area in addition to other points mentioned are shown on the aerial map in Figure 8.

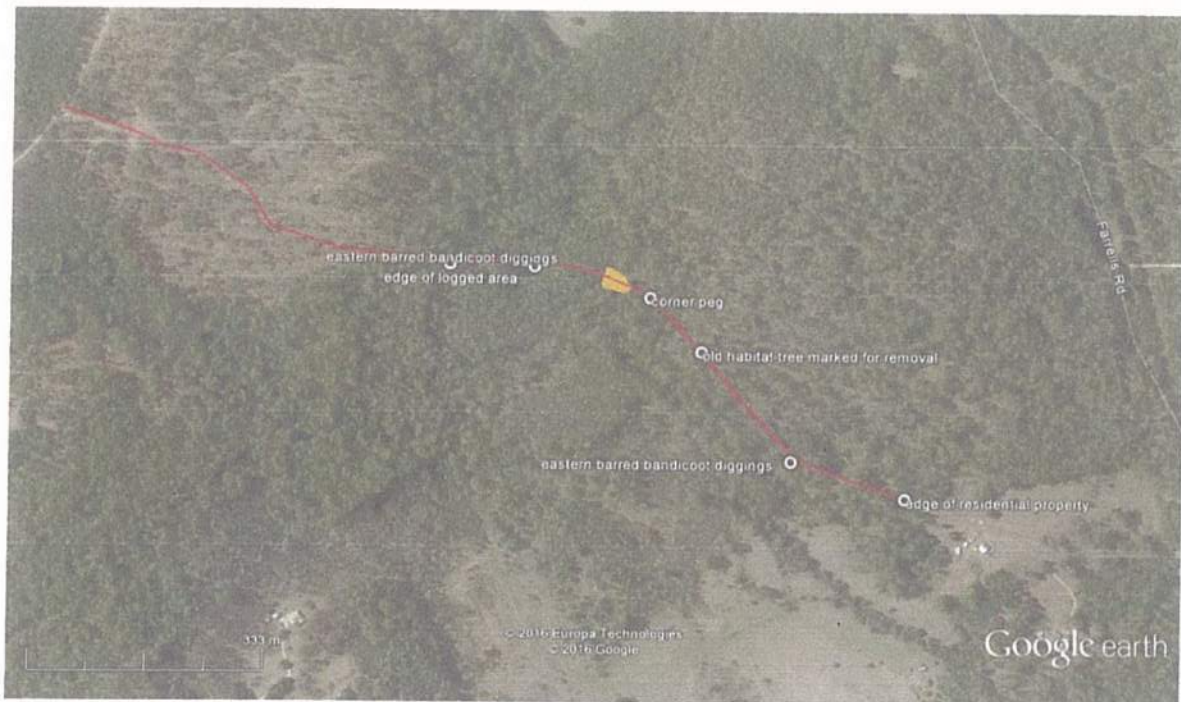


Figure 8. Aerial view of ROW2 from road between Lot 1 and 2 in west to residential property off Farrells Rd in east. Also showing position of bandicoot diggings and periwinkle infestation (indicated in orange)

Threatened Species (fauna & flora)

Several species of threatened fauna and flora have been recorded within 5km of this property and are listed in the tables below. Those confirmed on the property or highly likely are shown in bold. One threatened vegetation community had been recorded as present along the ROW1 and this was confirmed during the site visit. In addition, a second small area of threatened vegetation community, *Eucalyptus ovata* forest and woodland (DOV), was identified south of ROW1. With the clearing along the fenceline I am unable to determine whether the community came close to fenceline and ROW1 or not.

Pimelea curviflora var. *gracilis* was found at the northern extent of ROW1 and there is a strong possibility that *Senecio squarrosus* may be found following soil disturbance associated with the logging and trackwork.

A small scat containing bone, consistent with a devil scat, was found close to ROW1.

On ROW2 eastern barred bandicoot sign was found at two locations in the more open areas.

Table 1. Threatened fauna species recorded within 5km of property (r=rare, v=vulnerable, e=endangered) with those confirmed or highly likely shown in bold

Species name	Common name	Tas Status	National Status
<i>Botaurus poiciloptilus</i>	australasian bittern		EN
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tailed quoll	r	VU
<i>Perameles gunnii</i>	eastern barred bandicoot		VU
<i>Litoria raniformis</i>	green and gold frog	v	VU
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN
<i>Tyto novaehollandiae</i>	masked owl	e	VU
<i>Accipiter novaehollandiae</i>	grey goshawk	e	

Threatened vegetation communities recorded on the property (LISTmap & on-site)

Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits (DAZ)

Eucalyptus ovata forest and woodland (DOV)

Table 2. Threatened flora species recorded within 5km of property (confirmed on property in bold)

Species name	Common name	Status
<i>Epilobium pallidiflorum</i>	showy willowherb	rare
<i>Euphrasia scabra</i>	yellow eyebright	endangered
<i>Pimelea curviflora</i> var. <i>gracilis</i>	slender curved riceflower	rare
<i>Senecio squarrosus</i>	leafy fireweed	rare

Discussion and Recommendations

There are two Rights of Way proposed for Lots 1 and 2 on this property. Right of Way1 (ROW1) on the western side of the block has been completely cleared for approximately 300m from the southern end of this boundary. The northern end too has had some machinery activity associated with the selective logging. The area of *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ), has been substantially modified along the line of ROW1 however there is potential habitat available for spotted tailed quolls or Tasmanian devil which may still be present on the block as evidenced by the scat located.

Eastern barred bandicoot is likely to be found in this woodland and the masked owl has been recorded within 500m of this Right of Way. A few habitat trees were noted, however most of the larger trees have been logged within the existing Private Forest Reserve.

Pimelea curviflora var. *gracilis* was found at the northern extent of ROW1 and is likely to be present in low numbers through the drier areas of the Lots. There is a strong possibility that *Senecio squarrosus* may be present following the soil disturbance associated with the logging and trackwork.

On ROW2 eastern barred bandicoot diggings were found at two locations.

I could not determine whether other threatened plant species were present at either site due to the soil disturbance and being too early in the season to be able to identify specimens by their flowers.

Weed species included blackberry and Spanish heath on Lot 1 and periwinkle on Lot 2.

Recommended Actions:

The works should be undertaken with a minimum of disturbance to the surrounding vegetation along the Rights of Way and where they cross wet areas. Work should be undertaken when the soils have dried out during summer to minimise sedimentation in streams and damage to soil structure and aquatic life.

Weed infestation is currently minor in general and control works should be undertaken to prevent spread. Spanish heath can be controlled through cut and paint methods with the flowering top bagged and removed from the site to prevent seed spread. The blackberries can be controlled through herbicide spraying when in leaf.

The periwinkle is difficult to control as it can reshoot from the nodes but spraying off with an herbicide registered for use near waterways is probably the most effective option. This will have to be repeated several times to control regrowth.

Machinery should be cleaned between moving from one area to another to minimise further weed spread. Any weed control work must have follow-up work scheduled as part of the works plan.

Contractors should check for the weed sheets on <http://dpi.pwe.tas.gov.au/invasive-species/weeds>

Data Sources:

Natural values atlas report generated 03 August 2016

Kirkpatrick, J. 1991 *Tasmanian Native Bush: A Management Handbook*

Bryant & Jackson, 1999 *Tasmania's Threatened Fauna Handbook*

Google Earth Pro, 2016

Curtis, W.M. 1993 *The Student's Flora of Tasmania*

De Salas, M. & Baker, M 2016. *Census of Vascular Plants of Tasmania*

Harris, S. and Kitchener, A. 2005. *From Forest to Fjeldmark*

Bushfire Report

Report for: Stanshield Pty Ltd

Property Location: 239 Wadleys Road,
Reedy Marsh, TAS, 7304

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

Date: 22/08/2016



INTRODUCTION

The proponent is applying for a subdivision of the title CT 109567/1 at 239 Wadleys Road, Reedy Marsh creating two lots from one existing titles. The subject title and immediately surrounding land to the north west and south west is zoned as Rural Resource, with land to the north east and south east zoned as Rural Living. The majority of the subject title and surrounding titles to the north, east and south are forest with some small areas of pasture, with land to the east being a mixture of pasture and cropping land.

RISK ASSESSMENT

The title is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation greater than 1 ha. Grassland and forest vegetation types exist within the subject titles and on immediately adjacent titles.

The proposal divides the 259ha title into Lot 1 of 131ha to the south west and Lot 2, 128ha to the north east. Lot 2 will remain as forest, while Lot 1 (partially pasture) will be farmed in conjunction with the title to the south west.

There are no additional dwellings proposed as part of the development and both lots are large enough to maintain hazard management areas surrounding any future dwellings for at least BAL 12.5 Rating, within the lot boundaries. I consider that there is insufficient increase in risk from this proposal to warrant any specific bushfire hazard management measures.

FIREFIGHTING WATER SUPPLY

No water supply is required as the development is exempt.

ACCESS

There are no access requirements as the development is exempt.

CONCLUSIONS

The area is bushfire prone, being less than 100m from vegetation greater than 1 ha in size. However there is insufficient increase in risk from the development to warrant the provision of bushfire hazard management measures for the development.

The proposal is considered exempt under clause E1.4a of Bushfire Prone Areas Code. Construction of any future habitable buildings on the lots will require assessment against the Bushfire Prone Areas Code.

LAND DISTRICT OF DEVON
PARISH OF WYCOMBE
THE WHOLE OF LOT 993, 640 AC.
HENRY EDGEcombe, PUR

NOTES

- Dimensions and areas are subject to survey
- Lots 1 & 2 are provided with Rights of Way 6.00 metres wide to Eynens Road as shown on the Plan passing through C.T. 160576 - 1
- Lot 1 shall be provided with a Right of Way A. 10.00 metres wide to the existing Reserved Road which connects to Farrells Road at a later date
- This Plan is compiled from the Topographic Chart and heights are to A.H.D.
- The boundary between Lots 1 & 2 is as surveyed by PDA Surveyors.
- See attachments re Private Forest Reserve and Endangered Flora

3

AK Consultants

PROPOSED SUBDIVISION
STANSHIELD PTY. LTD., OWNER
C.T. 109567 - 1

PLAN AMENDED 22/06/2016

MHI

110212016

1 10,000 @ A3

2445

DEV 1

Figure 1: Site Plan

Bushfire Report

CODE E1 – BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies²

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

Name of planning scheme or instrument:

Interim Meander Valley Planning Scheme 2013

Street address:

239 Wadleys Road, Reedy Marsh

Certificate of Title / PID:

CT 109567/1

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

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

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

Subdivision into two lots

Code Clauses³:

☒ E1.4 Exempt Development

☐ E1.5.1 Vulnerable Use

☐ E1.5.2 Hazardous Use

☐ E1.6.1 Subdivision

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

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

³ Indicate by placing X in the corresponding ☐ for the relevant clauses of E1.0 Bushfire-prone Areas Code.

3. Documents relied upon⁴

Documents, Plans and/or Specifications

Title: Proposed Subdivision

Author: Fisher Survey & Design

Date: 17/2/16 **Version:** 1

Bushfire Report

Title: Bushfire Report _Huett Wadleys Rd

Author: Scott Livingston

Date: 22/8/16 **Version:** 3

Bushfire Hazard Management Plan

Title:

Author:

Date: **Version:**

Other Documents

Title:

Author:

Date: **Version:**

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

4. Nature of Certificate⁵

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

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

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

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

⁵ The certificate must indicate by placing X in the corresponding ☐ for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

<input type="checkbox"/>	E1.6.1.1 A1. (b)	Provides BAL 19 for all lots	
--------------------------	------------------	------------------------------	--

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

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

5. Bushfire Hazard Practitioner⁶

Name:	Scott Livingston	Phone No:	0363 341033
Address:	40 Tamar St	Fax No:	
	Launceston	Email Address:	scott@akconsultants.com.au
	Tasmania		7250
Accreditation No:	BFP – 105	Scope:	1,2,3a,3b,3c

6. Certification⁷

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

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.</i>	<input checked="" type="checkbox"/>
---	-------------------------------------


or

<i>There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
--	--------------------------

and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 4 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
--	--------------------------

Signed:
certifier



Date: 22/8/2016 Certificate No: SRL 15/17S2

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

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

SEARCH OF TORRENS TITLE

VOLUME 160576	FOLIO 1
EDITION 2	DATE OF ISSUE 02-Aug-2016

SEARCH DATE : 01-Sep-2016

SEARCH TIME : 04.15 PM

DESCRIPTION OF LAND

Parish of MALLING Land District of DEVON

Lot 1 on Plan 160576

Derivation : Part of Lot 9118 Gtd. to J. McNamara

Prior CT 110438/2

SCHEDULE 1

C305949 TRANSFER to GERALDINE ELIZABETH PARKER Registered
13-Jun-2001 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP110438 EASEMENTS in Schedule of Easements

SP110438 WATER SUPPLY RESTRICTION

SP110438 SEWERAGE AND/OR DRAINAGE RESTRICTION

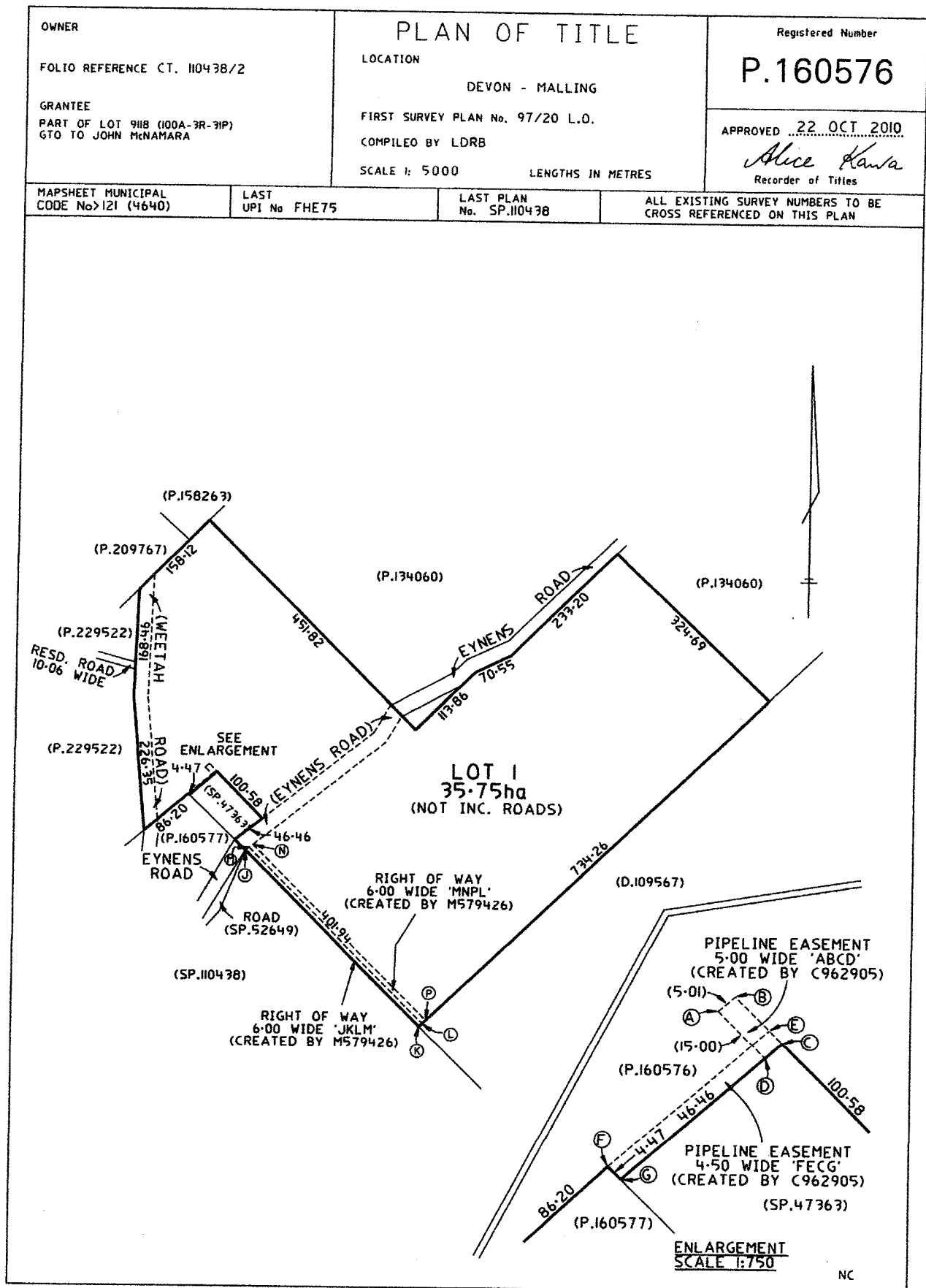
C962905 BURDENING EASEMENT: Pipeline rights (appurtenant to
Lot 1 on P160577) over the Pipeline Easements 5.00
wide marked ABCD and 4.50 wide marked FECG on P160576
Registered 25-Oct-2010 at noon

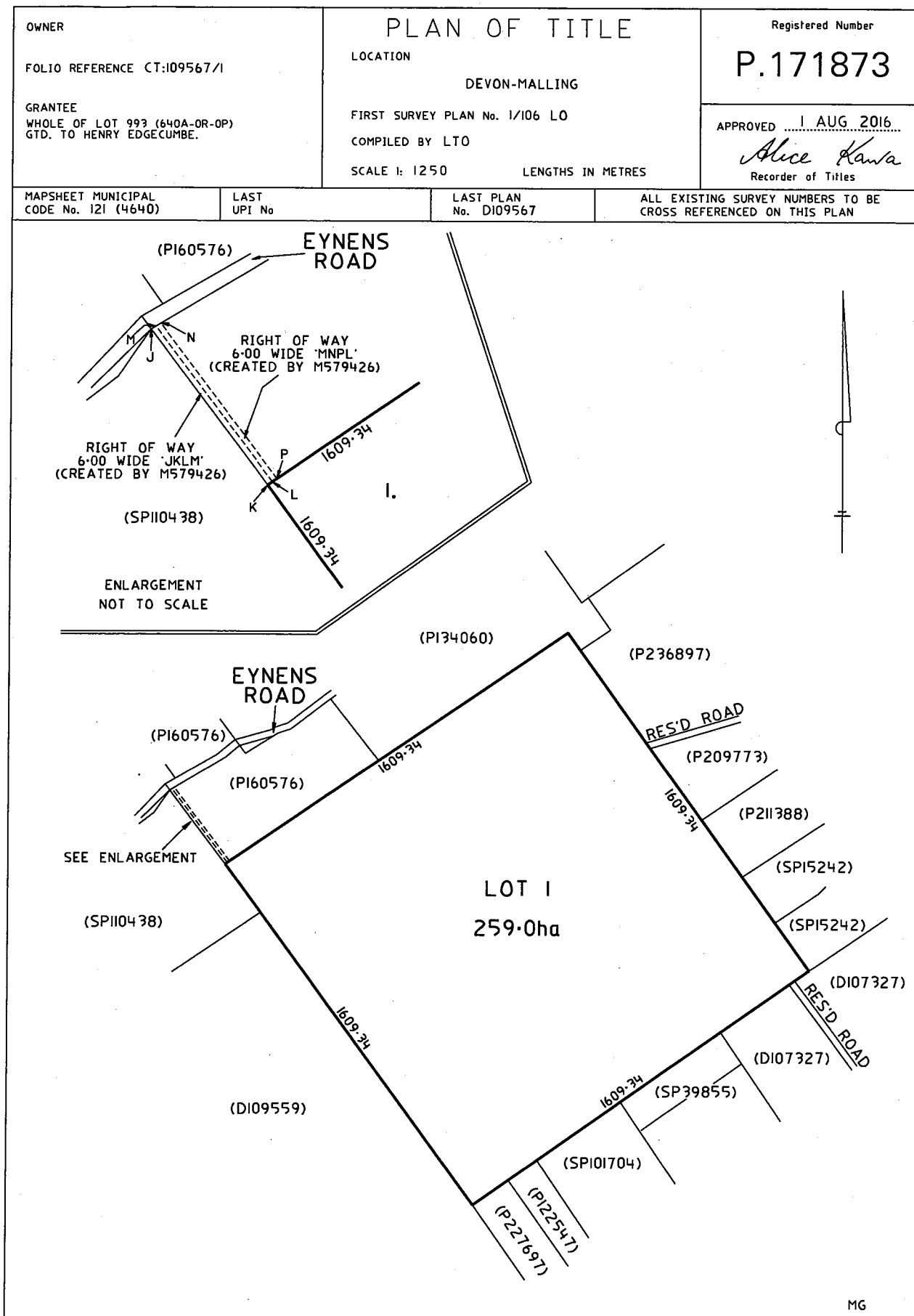
M579426 BURDENING EASEMENT: a right of carriageway
(appurtenant to Lot 1 on Plan 171873) over the land
marked Right of Way 6.00 Wide 'JKLM' and Right of Way
6.00 Wide 'MNPL' on Plan 160576 Registered
02-Aug-2016 at noon

SP 52649 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





SEARCH OF TORRENS TITLE

VOLUME 171873	FOLIO 1
EDITION 1	DATE OF ISSUE 02-Aug-2016

SEARCH DATE : 13-Dec-2016

SEARCH TIME : 03.54 PM

DESCRIPTION OF LAND

Parish of MALLING Land District of DEVON

Lot 1 on Plan 171873

Derivation : Whole of Lot 993 640 acres Granted to Henry
Edgecumbe

Derived from A12660

Prior CT 109567/1


SCHEDULE 1C879615 TRANSFER to STANSHIELD PTY LTD Registered
07-Aug-2015 at 12.02 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

M579426 BENEFITING EASEMENT: a right of carriageway over the
land marked Right of Way 6.00 Wide 'JKLM' and Right
of Way 6.00 Wide 'MNPL' on Plan 171873 Registered
02-Aug-2016 at noon192990 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of
the Forest Practices Act 1985 (burdening part of the
said land within described as defined therein)
Registered 04-Sep-2001 at noonM531493 MORTGAGE to Bendigo and Adelaide Bank Limited
Registered 07-Aug-2015 at 12.03 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Submission to Planning Authority Notice

Council Planning Permit No.	PA/16/0141	Council notice date	14/12/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01901-MVC		Date of response
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	50 EYNENS RD, WEETAH	Property ID (PID)	7796718
Description of development	Subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Fisher Survey & Design	2445		22/06/2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
<p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p> <p>The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.</p>			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by  Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

20th December 2016

General Manager
Meander Valley Council
PO Box 102
Westbury Tas 7303

Index No.		18935	
Doc No.		19053	
Batch No.			
RCVD	21 DEC 2016		MVC
Action Officer		Dept.	
EO	OD	BOX	

To the General Manager

Re - Proposed Planning Permit Application for PA \16\0141

I refer to your notice of application dated 16th December 2016 regarding the above planning permit application.

Forico Pty Limited would like to make sure the proponents of this planning permit are aware that the adjoining land to the North of their property is managed by us and supports eucalypt plantations used for the purpose of fibre production on a sustainable basis. It is our intention to progressively thin and eventually harvest these plantations on a 10-15 year rotation and replant the trees again.

The operations the proponents can expect are industrial in nature and include, but may not be limited to:

- Felling, processing and forwarding of logs using mechanical equipment and chainsaws;
- Road construction using bulldozers and excavators;
- Transport of processed logs using log trucks;
- Burning of logging slash;
- Site preparation using excavator type equipment;
- Weed control (aerial and ground application);
- Tree planting;
- Fertiliser application;
- Pest control;
- Tree pruning;
- Tree measuring;

Forico Pty Limited has no objection to the proposed planning permit. It must be pointed out however that this is a traditional agricultural and forestry area where these practices have been part of the landscape at Reedy Marsh for a long time. We therefore ask that the proponents are made aware of our activities that will occur on a periodic basis adjoining their property and they accept Forico Pty Limited pre-existing right to manage our land for timber production purposes.

Yours sincerely



Mark Chopping
Land Manager

Forico Pty Limited | ABN: 33 169 204 059

T +61 3 6335 5201 F +61 3 6335 5497 E forico@forico.com.au

10 Techno Park Drive Kings Meadows TAS 7249 (PO Box 5316 Launceston TAS 7250) Australia

DEV 1

Index No. 18935			
Doc No. 1090645			
Batch No.			
RCVD	6 JAN 2017		MVC
Action Officer	LR	Dept.	DS
EO	OD	✓	BOX

6th January 2017
A, K & P Connor
81 Farrells Road,
Reedy Marsh,
TAS 7304

PA\16\0141

To the General Manager,

We Alan, Karen and Patrick Connor are writing to you with our representation regarding a potential new subdivision with reference number PA/16/0141 CT:160576/1 and CT:171873/1. We believe that the agricultural zone that this property is in should not be split into smaller lots, as in the future this could potentially be done again.

Although this property used to be landlocked, this is no longer the case. This proposed subdivision of two lots each now have their own permanent access routes via right-of-ways over 50 Eynens Road, so we feel they should not be given a new access through the Reserved road off Farrells Road. As we live in this Reserved Road coming through our property, and only 30 metres from our house, we feel that this would be a severe disruption and major impact on our lives.

This Reserved Road has not been formed properly and in our opinion would need a major undertaking to make it driveable. In order to do that, many trees would need to be taken out, there would be a great number of trucks to bring in road gravel etc, to make this almost 1km stretch into a useable road. The disturbance to form this road properly would be detrimental to all of the people who live along Farrells Road. We ask the council to please consider the severe impact this would have on us as well.

We also have concerns about the maintenance of this Reserved Road and also Farrells Road because we believe the maintenance would be very high and we also worry about the noise, dust and speed of these large machines and vehicles and are concerned with the potential for more in the future. Another concern of ours is the entry/exit for the Reserved Road off Farrells Road. We believe that the bend in the road, right where the potential logging trucks and other vehicles would be entering and exiting could pose a great danger to the residents and visitors of Farrells Road and feel that any large vehicles entering or exiting the road would need to cross the road in order to make the turn. There is also a school bus stop at the corner of Farrells and River Road. This bus stop is the last bus stop on River road for the surrounding children who travel from further down River Road, Saddlers Run Road and Larcombes Road to catch this bus. We believe potential log trucks would travel from the reserved road out to George Town to deliver logs and would turn left at the corner of Farrells Road and River Road, crossing right in front of the school bus turning circle.

We also ask the Council to please consider the Dungiven Rivulet. This rivulet has a Grade 1 protection over it and we believe if this subdivision was to go ahead and a new access be given through the Reserved Road, vehicles would need to travel over the rivulet in order to use the Reserved Road.

Also some photos were given to the council by the owners of the property requesting the subdivision, supposedly of the Reserved Road. These photos were actually of our driveway exterior. This is our private property and has nothing to do with the Reserved Road.

So we oppose this new subdivision and the new access through the Reserved Road and ask the Council to reject it, as we believe this would be an unfair and unnecessary disturbance to the Dungiven Rivulet, the wildlife that surrounds it, the people who live along Farrells Road and to ourselves who live within 30 metres of it.

Kind regards,



Karen Connor



Alan Connor



Patrick Connor

Contact Phone No's.

0429363308 or 63623599

5th January 2017

Index No. 18935			
Doc No. 1090644			
Batch No.			
RCVD	6 JAN 2017		MVC
Action Officer	LR	Dept.	DS
EO	OD	✓	BOX

Peter Hooper
79 Farrells Road,
Reedy Marsh,
TAS, 7304

PA\16\0141

To the General Manager,

I Peter Hooper of 79 Farrells Road Reedy Marsh oppose the new subdivision and new access of the Reserved Road off Farrells road, reference number being PA/16/0141, CT:160576/1 and CT:171873/1. This potential new subdivision would be a negative impact on my quality of life because of the additional traffic that would be coming through this reserved road. I will be able to see this traffic clearly from my house. So therefore will have the impact of noise and dust coming over my house. from these potential logging trucks, produce trucks and other heavy vehicles at all times of the day and night. Not to mention the potential of more traffic in the years to come. This potential new subdivision already has two permanent access routes through 50 Eynens Road, Weetah and I feel that it should not be given a third and new access route through the reserved road because of all the disruption it would cause, cutting down existing trees through this road, and forming it, which would be a very large project. Disruption also to the Dungiven Rivulet and the existing wildlife that lives around it. I wonder who will be maintaining this new access road and all the additional maintenance of Farrells Road. At the moment Farrells Road is a peaceful and safe road to travel along and I feel this will be jeopardised with potential logging trucks and large vehicles using this road.

I also am concerned about additional traffic near our school bus stop at the end of Farrells Road, where all of the parents and children meet to catch the bus. I also did not appreciate a photo of my driveway being submitted by the applicant as part of application to the council depicting this to be part of the Reserved Road. This is private property and NOT part of the Reserved Road.

In conclusion I ask the council to not approve this application.

Yours sincerely,

Peter Hooper



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Index No.		18935	
Doc No.		1091630	
RCV'D	11 JAN 2017	MVC	
Action Officer	HR	Dept.	DS
EO			✓

We the undersigned property owners and residents of Farrell's Rd hereby object to P.A. 16-0141 as it is proposed. We do so as individuals, families and as a community. We object for many reasons but in particular to the many detrimental impacts of any new and unnecessary access to Farrell's Rd as set out in the Application.

Name	Address	Signature
GARY WALLACE	216 FARRELLS RD.	G. Wallace
PETER ELKIN	160 FARRELLS RD	P. Elkin
PETER BENDALL	289 FARRELLS RD.	P. Bendall
AMY VETESI	211 FARRELLS RD	A. Vetesi
BUTCH SIBLEY	269 FARRELLS RD	B. Sibley
Ken Bragg	234 FARRELLS RD	K. Bragg
ELISE MORENO	184 FARRELLS RD	E. Moreno
MATT & TANYA WILSON	126 FARRELLS RD	M. Wilson
ALAN & KAREN CONNOR	81 FARRELLS RD	K. Connor
JOHN SHEEHY	212 FARRELLS RD	J. Sheehy
STEVE LOWE	90 FARRELLS RD	S. Lowe
LYSIANE AUZOU	49 Farrells Rd	L. Auzou
Lysange PILET	49 FARRELLS RD	L. Pilet
RALPH YOUNG	LOT 2 FARRELLS Rd.	R. Young
PETER HOOKER	79 FARRELLS RD.	P. Hooker
CHRIS BROWN	209 FARRELL RD	C. Brown
Cherie Cornish	209 Farrells Rd	C. Cornish
Robin Foster & Pam Johnson	585 River Rd / 40 Farrells Rd.	R. Foster

Contract.

Chris Brown

Cjbrown.green @ 209 Farrells Rd
 Gmail.com Reedy Marsh DEV 1 63623403

Stephen A Lowe
90 Farrells Road
Reedy March TAS 7304

Ph: 03 6362 3390
Mob: 0447 410 660

Index No. 18935 90 6550 0180			
Doc No. 1091952			
RCV'D	12 JAN 2017		MVC
Action Officer	LR	Dept.	DS
EO		OD	✓

Meander Valley Council
ATTN: The General Manager
PO BOX 102
Westbury TAS 7303

Date: 11th January 2017

PA/16/D/41

RE: Objection to Planning Application CT:171873/1 REEDY MARSH, Road Reserve off Farrells Road

To The General Manager:

I write to register my formal objection to the Planning Application reference CT:171873/1, the Subdivision of 2 lots with access via right-of-ways over 50 Eynens Road and via a Road Reserve off Farrells Road, which is a new access across 81 Farrells Road which is opposite my property.

I am deeply concerned by the prospect of increased traffic along Farrells Road that this Subdivision would most likely create. I've owned this property for over 30 years and have chosen to live here due to the peace and quiet afforded by the dead-end road and the minimal local traffic. The Reserved Road would I fear invariably lead to a dramatic increase in traffic, particularly log trucks and other heavy vehicles, which would negatively impact noise and dust across my frontage – the latter already being quite an issue – as well as increased wear to the unsealed road.

I am also concerned that if the Reserved Road were go in as proposed, the alignment with Farrells Road across from my property would create an awkward and potentially dangerous intersection. The increase in vehicular traffic would also be a safety risk to the school bus stop at the intersection of Farrells Road and River Road, which is utilised by a significant number of children and parents in the area daily.

In addition to the impacts upon my own property and home, I also have serious concerns regarding the legality of the Subdivision and the fairness of the Reserved Road.

- It is my understanding that the property to be subdivided is classified Rural Resource and thus could not be subdivided without rezoning to the new Rural Living classification.
- It is also my understanding that the proposed Reserved Road would need to cross Dungiven Rivulet, which has Grade 1 environmental protection and thus would be put at substantial risk by the construction of a new road.
- I feel the construction of an access road within such close proximity to a long-existing dwelling is entirely inappropriate and unfair to the current property owner, and could only have a negative impact on both their quality of lifestyle as well as the property's value. My other concerns notwithstanding, I would question the logic of not running an access road

along an existing property boundary, rather than right through the middle of it.

- Finally, I am quite concerned by the potential in the future for the Reserved Road to become a connecting road – official or otherwise – from Weetah through to River Road, which would further exacerbate problems with increased traffic, noise, dust and safety issues.

It is my opinion that the proposed Subdivision and in particular the Reserved Road access onto Farrells Road is illogical, unfair and has been poorly considered in terms of impact to local residents. Based on the information that has been provided to me, it would appear access to the internal block should be routed alongside property boundaries wherever possible and most certainly away from existing houses and other dwellings.

Given that access to the internal property in question could be made from either Eynens Road or Wadleys Road over a much shorter distance than would be required from Farrells Road, with far less impact over existing water courses and private property, I would implore you to seek a more logical, sensible and fair solution for this development.

Kindest Regards,



Stephen A. Lowe

9th January 2017

General Manager
Meander Valley Council
PO Box 102
Westbury 7303

I am writing to voice my objection to the subdivision:

Applicant: Fisher Survey & Design – PA\16\0141

Location: 50 Eynens Road, Weetah (CT: 160576/1): land off Farrells Road, Reedy Marsh (CT: 171873/1):

and road reserve off Farrells Road

Development: Subdivision – 2 lots with access via right-of-ways over 50 Eynens Road and via a Road

Reserve off Farrells Road – new access

My objections are as follows:

Farrells Road is a quiet family orientated road with no commercial agricultural activity, the proposed subdivision will change this with large truck movements via Farrells Road. I chose to buy property & live in this community because of its lack of commerce & with its family focus.

Historically this parcel of land in question has been native forest & a private timber reserve. In the last 18 months the private timber reserve has been logged with logs delivered to market with no need for Farrells Road access. And now with the newly acquired right of way for Lot 1 & Lot 2 via Eynens Road being added to access capabilities makes Farrells Road proposed access even more unnecessary, in other words there has been no historical need for Farrells Road access for past agriculture proving that it is not required for future ongoing agricultural activities.

Eynens Road with only two residential dwellings provides access to Weetah Road and Bass Highway on thoroughfares already used for agriculture without the need for improvements. Farrells Road is a small gravel road with approximately twenty dwellings housing families with children walking along the road to the bus stop morning & afternoons.

With Lot 2 having access to Eynens Road via private right of way I feel access for lot 2 via proposed right of way to provide connection to Farrells Road as an unnecessary burden on the residents of Farrells Road who share my concerns for our small community.

Yours sincerely

Chris Brown 209 Farrells rd Reedy Mash

Leanne Rabjohns
Meander Valley Council
26 Lyall Street
Westbury, 7303



Via email; Leanne.Rabjohns@mvc.tas.gov.au

30 January 2017

Dear Leanne,

Review of and comments on
Proposed Subdivision of CT 171873/1, Reedy Marsh (PA\0141)

As requested I have undertaken a review of Planning Application (Fisher Survey and Design, PA\16\0141) for a proposed subdivision of CT 171873/1 (259ha) Wadleys Rd, Reedy Marsh (Rural Resource Zone) into two Lots of 152ha and 107ha respectively, in relation to the proposals impact on agriculture. An Agricultural Report has been previously completed by Tas Agronomy Plus (19.04.16) for this site which I have also reviewed. I have the following comments:

According to the *Meander Valley Interim Planning Scheme 2013* in Section 26.4.2, subdivision in the Rural Resource Zone must comply with one of the following objectives:

- a) Improve the productive capacity of land for resource development and extractive industries; or
- b) Enable subdivision for environmental and cultural protection or resource processing compatible with the zone; or
- c) Facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development.

The Agronomy Plus Ag Report (19.04.16) is still relevant for the revised proposal as only the access has altered since the previous proposal and this change has no bearing on the agricultural aspects of the proposal. It appears the Ag Report sets out to demonstrate the proposal complies with objective a), although it does not actually state this.

The Ag report makes a case for the proposed subdivision enhancing the productive capacity by describing remediation works currently being undertaken on Lot 1 by the leasing tenant (and prospective buyer) to address drainage issues, control weeds and improve pasture composition. These factors are considered to substantially increase carrying capacity. The report suggests Lot 2 has similar scope for productivity improvements.

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Launceston Tas 7250
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E: office@akconsultants.com.au
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DEV 1

Land Capability

The Ag report describes Lot 1 as Class 3 and 4 Land Capability based on the guidelines for the Classification of Agricultural Land in Tasmania, although there is no substantiating information on methodology or results to verify this. The published Land Capability information on LIST shows Lot 1 as Class 4 with a section of Class 5+6 along the boundary with Lot 2 . It can only be assumed that the author of the Ag Report performed a Land Capability assessment on site.

The Ag report, does not provide a Land Capability Class for Lot 2. Published Land Capability shows Lot 2 to be Class 5+6. Class 5+6 is described on the LIST as; *“at least 60% land unsuited to cropping and with slight to moderate limitations to pastoral use, up to 40% land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops”*.

Without undertaking an onsite Land Capability assessment I cannot confirm or otherwise the published information or the Ag Report information, however, the concluding paragraph:

“The same opportunities in regards to increased production are also possible with Lot 2. Both Lots have the potential as intensive high value agricultural enterprises which might include vegetable production, horticultural enterprises or dairy conversions”

has no substantiating evidence in the report and does not correlate with the published information.

While the drainage works will undoubtedly improve the capacity of that portion of the property where drainage is poor, regardless of the Land Capability, the Ag Report fails to address a number of other issues which need to be considered when assessing whether a proposal *improves the productive capacity*.

Description of the current productive capacity of the whole lot

There is no background information on the current productive capacity of the 259ha title. A portion appears poorly drained, but the extent of this is not described. Dungiven Rivulet flows through the title, however, there is no information on the current water resources or potential for irrigation water resources and potential for dam sites. There are areas of threatened vegetation mapped by Tasveg3 as *Eucalyptus amygdalina* on Cainozoic deposits (DAZ), and there are areas of priority habitat under the *Meander Valley Interim Planning Scheme 2013*, however, there is no mention of the limitations to agriculture in relation to threatened vegetation and priority habitat.

There is no descriptive baseline to determine how the proposal will *improve* the productive capacity.

The production benefits of the proposal

The Ag report describes remediation works that are currently in progress; if this improvement is occurring already then why is the subdivision necessary? It is self-evident that the proposal does not need to proceed for the production benefits on the poorly drained areas to be incurred.

My interpretation of improvements in productive capacity is that it transcends ownership and short term improvements. Production benefits need to take in to consideration development limitations on water resources and Land Capability as well as other matters such as planning overlays and threatened vegetation.

For example the contours suggest there is a dam site on Lot 2 and the current proposed boundary limits the capacity of the dam site if it is to be contained on Lot 2.

Fragmentation of land

The proposal seeks to subdivide a large parcel in to two; one with mainly Class 4 (and possibly Class 3 Land Capability) and the other with mainly Class 5+6 Land Capability. This effectively fragments the land resource and reduces potential for economies of scale. While appropriate management of the two areas may align with the proposed title boundaries, reducing the land area associated with any holding will inevitably reduce the productive capacity unless there is a significant long term production benefit which is not directly related to current ownership. Significant investment in infrastructure which supports a long-term production improvement may warrant subdivision but this would need to be supported by evidence that the production benefits apply to both lots.

According to the PA (PA 16-0141), Lot 1 will be sold to K.W. Huett Corporation and will be farmed in conjunction with the large title (CT 109559/1), to the south west, allowing further extension of the current activities. This title appears to be utilised for irrigated cropping and has irrigation water resources. According to the DPIPW Water Information System there is around 200ML of dam storage capacity on this title and annual winter allocations of 82ML (28ML Surety 5 & 54ML surety 6) from the Dungiven Rivulet. There is also a proposed 589ML dam application. There are obvious production benefits to be gained from this, however, this is not discussed in the Ag Report.

Conclusion

In summary, in my opinion the Agricultural Report to support the subdivision of CT 171873/1 does not does not provide sufficient evidence on how the subdivision would increase the overall productive capacity of the land. In fact it is my opinion that it is likely not possible to justify that the subdivision will enhance the overall productive capacity of the entire subject land due to fragmentation of the land through the creation of an additional title.

If Lot 1 were to be adhered to the title to the south west, then no additional titles are created. The productive capacity is improved by providing access to irrigation water resources and the balance remains as a single management unit with sufficient area to be attractive to a potential primary industry activity commensurate with Class 5+6 Land Capability (native forestry harvesting and regeneration, plantation or dryland grazing).

Alternatively, Lot 2 could also be adhered to a neighbouring title, again resulting in no additional titles being created.

I recommend further assessment work to determine the most appropriate boundary for improving the productive capacity of all the land involved. It is likely that productivity gains could be demonstrated through subdivision with no additional titles being created. Determining whether a dam site is feasible (including preliminary yield assessment, impacts on natural values and Consequence Category assessment) should be considered as part of any proposal as the current proposal has potential to limit possible future irrigation water development.

Your Sincerely



Astrid Ketelaar

Business Partner and Natural Resource Management Consultant
Ag Institute of Aust (Member and State Secretary)

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Mbl: 0407 872 743

Web: www.akconsultants.com.au

References

- DPIPWE. (2009, August). Cadastral Parcels Dataset. TASMAP Department of Primary Industries, Parks, Water and Environment.
- DPIPWE. (2007, November). Land Capability of Tasmania Dataset. Department of Primary Industries, Parks, Water and Environment.
- DPIPWE. (2017). *Tasmanian Register of Water Licences and Dam Permits*. Retrieved from Water Information Management System: <http://wims.dpiwe.tas.gov.au>.
- DPIPWE. (2013). Tasmanian Vegetation Monitoring and Mapping Program TASVEG 3.0. Department of Primary Industries, Parks, Water and Environment.
- Grose, C. J. (1999). *Land Capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania*. (Second Edition ed.). Tasmania, Australia: Department of Primary Industries, Water and Environment.

C & D 2 ROAD RESERVE ADJACENT 260 DYNANS BRIDGE ROAD, WEEGENA - CONSTRUCTION OF DRIVEWAY

1) Introduction

This report considers application PA\17\0091 for construction of a driveway and associated vegetation removal on land located within the Road Reserve adjacent to 260 Dynans Bridge Road, Weegen a (CT: 238211/1) .

2) Background

Applicant

Rebecca Green and Associates

Planning Controls

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

Use & Development

The application proposes to construct a new driveway, within an existing road reserve, to service the existing residence at 262 Dynans Bridge Road, Weegen a. The road reserve is approximately 9000m² in area and is licensed to the owners of 262 Dynans Bridge Road. The driveway will be constructed in gravel to the appropriate bushfire standard for all weather access. A V-drain will provide drainage on the right hand side. Cut and fill will be required to counteract the slope of the land and create a level driveway surface. The development requires the removal of native vegetation and the installation of a culvert over an un-named seasonal watercourse.

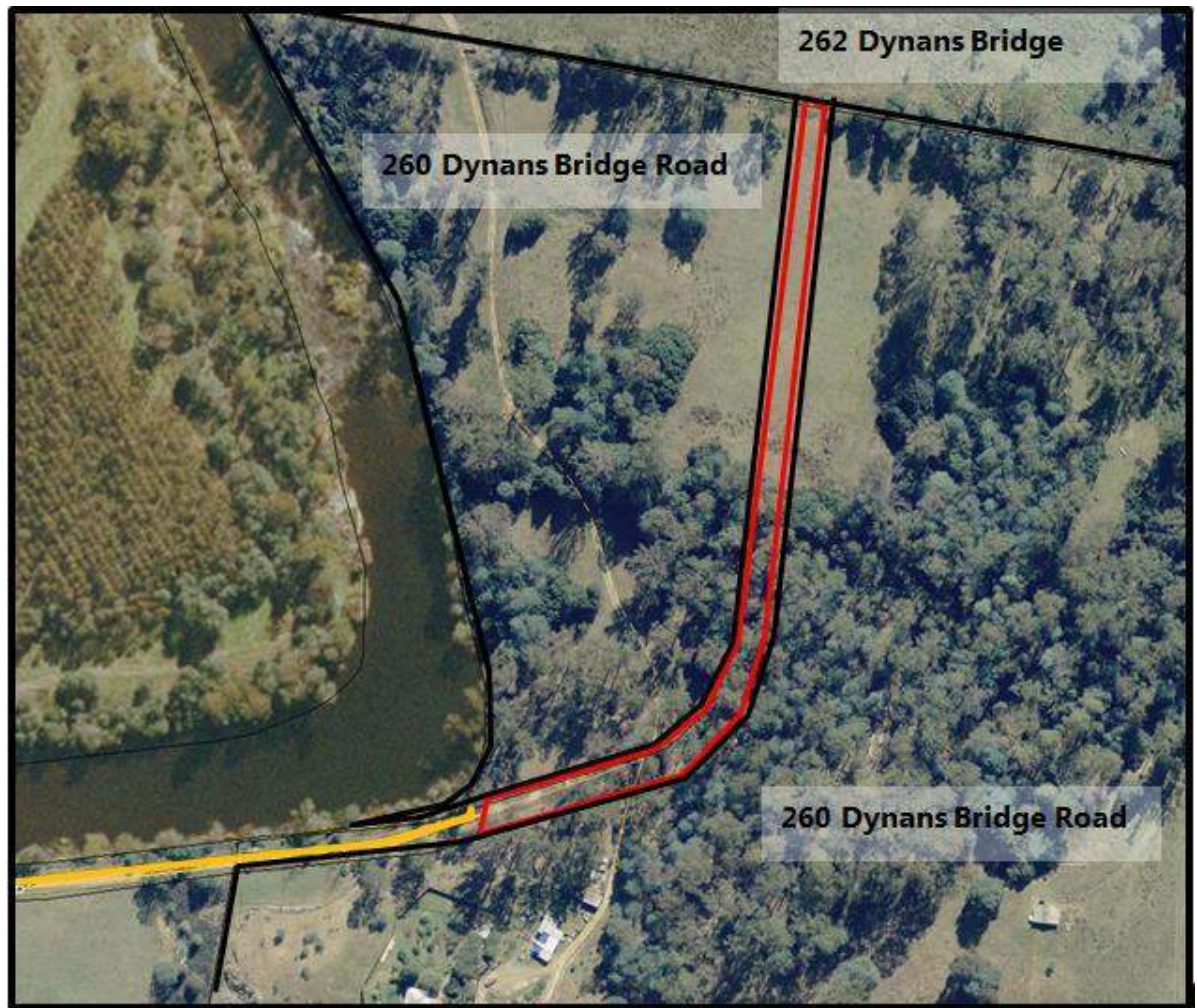


Figure 1: aerial photo, showing the subject road reserve and site of the proposed driveway (red), neighbouring title boundaries (black) and the extent of Council's road (orange).

Site & Surrounds

The subject land is an existing road reserve, with a width of 12.19m, located to the east of Dynans Bridge Road. Approximately 304m of the reserve has been developed and gazetted as a public road, Dynans Lane. The gazetted road extends 93.5m past the west title boundary of 260 Dynans Bridge Road. The remainder of the road reserve, to the boundary of 262 Dynans Bridge Road, has not been developed and is owned and managed by the Crown. The surrounding titles are used for a mix of residential and resource development activities, including forestry, grazing and cropping. The Mersey River is situated to the west of the road reserve. Many of the surrounding titles include areas of remnant native vegetation.

The road reserve passes through 260 Dynans Bridge Road, effectively dividing the property into two parcels. Approximately 200m of the length of

the road reserve is covered in native vegetation and it is traversed by an unnamed watercourse.

Currently the only legal means of access to the property and dwelling at 262 Dynans Bridge Road is via Crown Access Licence over the subject length of road reserve. Other informal accesses do exist, however they do not have any established legal permanency.



Photo 1: aerial photo of the subject road reserve and surrounding land.



Photo 2: Dynans Lane



Photo 3: Approximate location of road reserve, showing typical vegetation

Statutory Timeframes

Date Received:	21 December 2016
Request for further information:	Not applicable
Information received:	Not applicable
Advertised:	24 December 2016
Closing date for representations:	16 January 2017
Extension of time granted:	20 January 2017
Extension of time expires:	14 February 2017
Decision due:	14 February 2017

3) Strategic/Annual Plan Conformance

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

4) Policy Implications

Not applicable

5) Statutory Requirements

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

6) Risk Management

Management of risk is inherent in the conditioning of the permit.

7) Consultation with State Government and other Authorities

Not applicable

8) Community Consultation

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

One (1) representation was received (attached document). The representation is discussed in the assessment below.

9) Financial Impact

Not applicable

10) Alternative Options

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

11) Officers Comments

Zone

The subject property is located in the Rural Resource Zone. The land surrounding the road reserve is also located in the Rural Resource Zone.

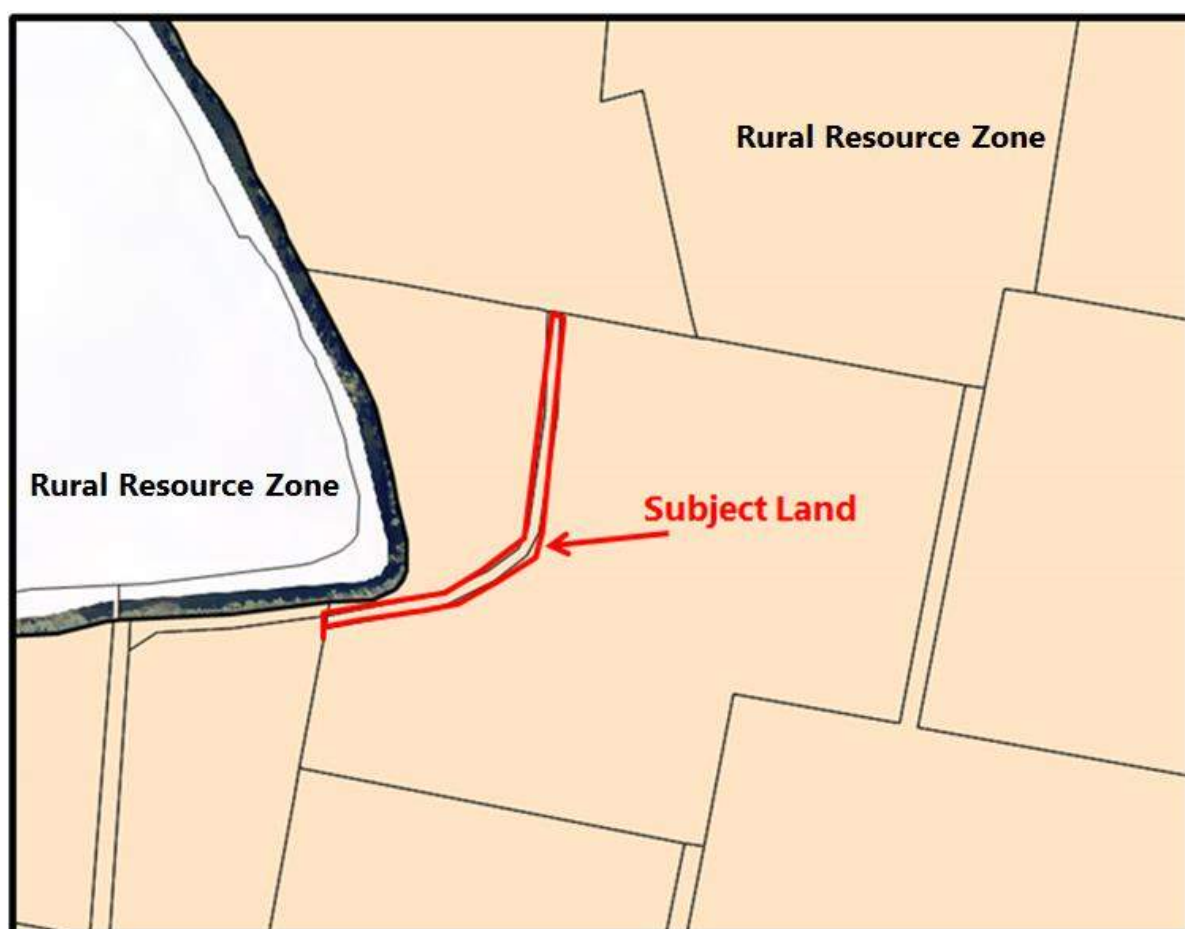


Figure 3: Zoning of subject road reserve and surrounding land. White denotes land located in the Kentish Local Government Area; this land is also in the Rural Resource Zone.

Use Class

Table 8.2 of the Scheme, categorises the proposed use class as:

- Residential

In the Rural Resource Zone, this use is listed as a discretionary use under section 26.2 - Use Table. As such, the proposed use is assessed against the Zone Purpose including the Local Area Objectives and Desired Future Character Statements. The use standards in the zone and applicable codes are also considered relative to each applicable issue.

26.1.1 Zone Purpose Statements

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

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

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

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

26.1.2 Local Area Objectives

a) Primary Industries:

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

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

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

b) Tourism

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

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

c) Rural Communities

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

26.1.3 Desired Future Character Statements

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

Comment:

The proposed use will not compromise the ability to use any of the adjoining titles for resource development activities, however it is noted that the principle use of 260 Dynans Bridge Road is residential and does not comprise productive agricultural land. Although the driveway is associated with a residential use, the development does not include any buildings or habitable rooms and will be used for access purposes only. The land comprises a road reserve which has specifically been set aside for the development of a road.

The visual impacts of the proposed development are considered to be acceptable. While vegetation clearance is required for the driveway, standing vegetation will be maintained to either side, creating a visual buffer that will largely obscure the driveway from view. The driveway will be visible from 260 Dynans Bridge Road due to proximity, however it will be generally obscured by vegetation when viewed from the dwelling. The visual impact of the proposal is in keeping with the character of the area with a mix of pasture, cropping and native forest interspersed by farm tracks, access roads and dwellings.

Applicable Standards

This assessment considers all applicable planning scheme standards.

In accordance with the statutory function of the State Template for Planning Schemes (Planning Directive 1), where use or development meets the Acceptable Solutions it complies with the planning scheme, however it may

be conditioned if considered necessary to better meet the objective of the applicable standard.

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

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

Compliance Assessment

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

Rural Resource Zone			
Scheme Standard		Comment	Assessment
23.6.1 Uses if not a single dwelling			
A1	If for permitted or no permit required uses.	The application is for the development of a driveway which is subservient to an existing dwelling on a 21.5 Ha lot. As such use of the land is residential. This is a discretionary use in the Rural Resource Zone.	Relies on Performance Criteria
A2	If for permitted or no permit required uses.	Not Applicable	
A3	If for permitted or no permit required uses.	Development converts land to a non-agricultural use.	Relies on Performance Criteria
A4	If for permitted or no permit	A residential use	Relies on

	required uses.	is discretionary in the Rural Resource Zone.	Performance Criteria
A5	The use must: c) be permitted or no permit required; or d) be located in an existing building.	Although associated with an existing dwelling, the use is being extended to another parcel of land.	Relies on Performance Criteria
26.3.3 Irrigation Districts			
A1	Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i> .	The proposed use is not located in a proclaimed irrigation district.	Complies

Car Parking and Sustainable Transport Code

Scheme Standard		Comment	Assessment
6.6.1 Car Parking Numbers			
A1	The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan.	The proposal does not propose any parking or increase the demand for car parking.	Complies

Biodiversity Code

Scheme Standard		Comment	Assessment
E8.6.1 Habitat and Vegetation Management			
A1	A1.1 Clearance or disturbance of priority habitat is in accordance with a certified Forest Practices Plan or; A1.2 Development does not clear or disturb native vegetation within areas identified as priority habitat.	Not applicable	

A2	Clearance or disturbance of native vegetation is in accordance with a certified Forest Practices Plan.	The application proposes to remove native vegetation.	Relies on Performance Criteria
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Water Quality Code

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

A1	Native vegetation is retained within 40m of a wetland, watercourse or mean high water mark.	The development includes the removal of vegetation within 40m of an unnamed watercourse.	Relies on Performance Criteria
A2	A wetland must not be filled, drained, piped or channelled.	The application does not propose to fill, pipe or channel a wetland.	Complies
A3	A watercourse must not be filled, piped or channelled except to provide a culvert for access purposes.	The application does not propose to fill, pipe or channel a watercourse except to provide a culvert for access purposes.	Complies

E9.6.2 Water Quality Management

A1	<p>All stormwater must be:</p> <ul style="list-style-type: none"> a) connected to a reticulated stormwater system; or b) where ground surface runoff is collected, diverted through a sediment and grease trap or artificial wetlands prior to being discharged into a natural wetland or 	<p>Stormwater will be connected to the existing road side drainage. The culvert construction will inherently include the management of sediment in the retention of surfaces. Detail will be provided</p>	Complies
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	<p>watercourse; or</p> <p>c) diverted to an on-site system that contains stormwater within the site.</p>	in the soil and water management plan.	
A2	<p>A2.1</p> <p>No new point source discharge directly into a wetland or watercourse.</p> <p>A2.2</p> <p>For existing point source discharges into a wetland or watercourse there is to be no more than 10% increase over the discharge which existed at the effective date.</p>	No point source discharge proposed.	Complies
A3	No acceptable solution.	Development does not include a quarry or borrow pit.	Complies
E9.6.3 Construction of Roads			
A1	No acceptable solution.	The applicant has indicated that the development will comply with key principles of the waterways works manual.	Complies

Performance Criteria

Rural Resource Zone

23.6.1 Uses if not a single dwelling

Objective

- a) *To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the*

consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.

- b) To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.*
- c) To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.*
- d) Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.*
- e) Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.*
- f) The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.*

Performance Criteria P1

P1.1

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

P1.2

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

Comment:

The proposed development is for a driveway associated with an existing residence on an adjoining property. Both properties adjoining the road reserve, 262 Dynans Bridge Road and 260 Dynans Bridge Road, are currently used for residential purposes and are of a size, 26.18Ha and 21.5Ha respectively, which is characteristic of rural lifestyle lots rather than productive farm land. Although some areas of the titles have been converted to pasture, these activities are considered to be subservient to the residential use of the properties. As such the creation of a residential driveway is consistent with the uses occurring on the adjoining titles and will not compromise primary industry activities.

The use is considered to be consistent with the Local Area Objectives of the Zone and will not impact primary industry activities on the subject or surrounding land.

Performance Criteria P3

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

- a) the amount of land converted is minimised having regard to:
 - (i) existing use and development on the land; and*
 - (ii) surrounding use and development; and*
 - (iii) topographical constraints; or**
- b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as:
 - (i) limitations created by any existing use and/or development surrounding the site; and*
 - (ii) topographical features; and*
 - (iii) poor capability of the land for primary industry; or**
- c) the location of the use on the site is reasonably required for operational efficiency.*

Comment:

The proposed development is for the construction of a driveway within a Crown Road Reserve. The land to be converted to a non-agricultural use is minimal and is fully contained within the road reserve. The land is not currently used for agriculture. Its current tenure and lack of connectivity with productive agricultural land restricts the ability of the land to be used for resource development purposes.

Performance Criteria P4

It must demonstrated that:

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

Comment:

The application does not include any buildings or habitable rooms, nor does it propose any additional uses likely to result in excessive emissions. Emissions will be limited to those produced by vehicles visiting a domestic property or small holding via a gravel road. These impacts are not considered unreasonable in both rural and urban environments and will not be increased by the proposal. The neighbouring dwelling at 260 Dynans

Bridge Road is approximately 70m from the formal road. The proposed driveway will come no closer to the dwelling and its use will have negligible impact on the dwelling and principle private open space areas.

Impacts on the local road network will be negligible as no changes are proposed to the access point at the end of the public road and the number of vehicles travelling on the public road will not increase.

The proposal is consistent with the Objective. The use is suitable within the context of the locality and the impacts of emissions will be no greater than the existing situation.

Performance Criteria P5

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

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

Comment:

Visual impacts of the proposed development are acceptable. Clearance will be limited to the 12.19m wide road reserve. Although clearance will be visible from the public road, the retention of vegetation either side of the road reserve will create a visual screen. The remaining canopy trees to either side of the road reserve will also assist to soften the clearance corridor.

The vegetation is on the face of a slope and its removal will not impact the skyline or ridgeline.

The amount of vegetation to be removed is insignificant compared to what will remain and the forested appearance of the slope will remain.

Although, clearance will be visible from within 260 Dynans Bridge Road, due to proximity, the vegetation retained on this title will screen a large portion of the driveway.

The development is visually in keeping with the character of the surrounding rural landscape, which comprises a mix of dwellings, agricultural land and native vegetation, interspersed by roads, driveways and farm tracks.

The visual impacts of the proposal are in keeping with the desired future character statement for the Rural Resource Zone.

The proposed development is consistent with the objective and the development is integrated into the surrounding rural landscape.

Biodiversity Code

E8.6.1 Habitat and Vegetation Management

Objective

To ensure that:

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

Performance Criteria P2

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

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

Comment:

The application includes an ecological assessment addressing the environmental values of the subject land and the impacts of the proposed development. The assessment identifies the principle vegetation community

within the road reserve as being *Eucalyptus ovata* forest and woodland. *Melaleuca ericifolia* is identified as an understorey species within this community, including a pure stand which is traversed by the clearance corridor. It is acknowledged that a large portion of the forest within the reserve is in good condition; however the understorey has been entirely removed within the first 50m, close to the dwelling at 260 Dynans Bridge Road.

None of the vegetation communities identified are listed as threatened under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. However, *Eucalyptus ovata* forest and woodland is listed as threatened under the State *Nature Conservation Act 2002*.

No individual species of flora located within the road reserve are listed as threatened under the *Environment Protection and Biodiversity Conservation Act 1999* or the Tasmanian *Threatened Species Protection Act 1995*.

A forest practices plan is not required for the proposal.

The road reserve does contain habitat suitable for the grey goshawk, spotted-tailed quoll, eastern quoll, eastern barred bandicoot, burrowing crayfish, swift parrot and the Tasmanian Devil. Although an *Melaleuca ericifolia* understorey is present in proximity to the watercourse, the assessment indicates that this vegetation does not meet key characteristics of crayfish habitat and is classed as having very low potential for this species.

In general the report suggests that the removal of the vegetation is inconsistent with the purpose of the code, which 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.'*

It also recognises that the purpose of listing threatened vegetation communities is in order to constrain further clearing. However, the assessment concedes that the establishment of a road reserve, well before the classification and listing of threatened communities could be considered a special circumstance.

The assessment of the vegetation found that, while it is in good condition, it is not vital or for the protection of any individual species. Its removal will not threaten the viability of the vegetation community and will not substantially reduce the availability of habitat options in the area for native fauna. The narrowness of the road means that the effectiveness of the vegetation as a wildlife corridor is unlikely to be altered. The assessment does recommend that the culvert installed in the watercourse be designed to maximise the opportunity for aquatic fauna to move upstream and downstream. It is noted that the applicant has proposed a culvert with a 1.05m internal diameter. This is well in excess of Council's general requirements and will not hinder the passage of aquatic flora and fauna.

The stream has not been identified as supporting any species with particular management prescriptions. Works within the riparian area should be conducted to minimise long term disturbance and alteration of the flow characteristics of the watercourse. It is noted that the applicant has committed to undertaking the works in accordance with the *Wetland and Waterways Works Manual*. This manual covers environmental best practice guidelines for working in sensitive riparian environments.

Although the assessment identified a declared weed species, blackberry, within the road reserve, the proposed works are not likely to result in the material spread of the weed. A dense canopy will remain adjacent to the driveway and a lack of light filtration will assist in deterring weed spread. A management plan is not considered warranted.

The ecological assessment also addresses the spread of soil and water borne pathogens. General hygiene protocols advocated by *Keeping it clean - A Tasmanian field hygiene manual to prevent the spread of freshwater pests and pathogens* are considered to be sufficient to prevent the spread of water and soil borne pathogens, considering the short length of the watercourse and catchment area impacted by the proposal. The applicant has proposed to submit a soil and water management plan prior to construction. It will be necessary to ensure that this plan reflects the requirements of the *Keeping it Clean* field manual.

The ecological assessment also indicates that the application of the offset principle is impractical in this case. A financial offset is also not considered

appropriate given that the land is a road reserve on Crown land and its obvious purpose is to allow for the provision of a road.

The development is considered to be consistent with the objective. The road reserve is the only public access to the property and Council has no ability to compel third parties to enter into agreements to provide access. Alternative options for access have been exhausted by the applicant. In consideration of the situation, the proposed clearance is considered to be minimised to that necessary to provide access. As indicated in the ecological assessment submitted with the application, the proposed clearance will have minimal impact on biodiversity and native species representation.

Water Quality Code

E9.6.1 Development and Construction Practices and Riparian Vegetation

Objective

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

Performance Criteria P1

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

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

Comment:

The application proposes to remove native vegetation within 40m of a watercourse.

The applicant has proposed to submit a soil and water management plan prior to the commencement of works. It is considered appropriate that the permit be conditioned to ensure that this document is provided and adhered to. In addition to revegetation, weed control, management of runoff and impacts on hydrology, the soil and water management plan must reflect the applicant's commitment to the *Wetlands and Waterways Works Manual* and the recommendation in the ecological assessment in regard to *Keeping it clean - A Tasmanian field hygiene manual to prevent the*

spread of freshwater pests and pathogens.

Recommended Condition:

Prior to the commencement of works a soil and water management plan, prepared by a suitably qualified person is to be submitted to the satisfaction of Council's Town Planner. The plan must address revegetation and weed management on areas of bare soil, the management of runoff, and minimisation of hydrological impacts, as well as incorporating the requirements of the Wetlands and Waterways Works Manual and Keeping it clean - A Tasmanian field hygiene manual to prevent the spread of freshwater pests and pathogens.

Representations

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

- Incorrect address and description.
- New access is unnecessary and alternative access available.
- Environmental values have been understated and disturbance unnecessary.
- No notice of access licence being granted.
- Land has historically been in use by the owners of 260 Dynans Bridge Road.
- Land prone to landslip.
- Land prone to flooding. Impacts of the 2016 flood event have not been evaluated.
- Crown policy relating to fuel buffer zones and Part 5 Agreements.

Other issues raised in the application are not relevant to this planning assessment and have not been addressed in this report, including:

- Trespass.
- Neighbour disputes.
- Barking dogs and wandering stock.

Comment:

- **Incorrect address and description**

Advertising of the application is required to alert surrounding land owners and interested parties to the nature of the application and the location of the land subject to the application. It is up to individuals to determine if they have an interest in the property or proposal and to contact Council to seek further information or clarification. The description of the land and the development included in the advertising gives a reasonable indication of the development and its location in accordance with the requirements of the Land Use Planning and Approvals Act 1993.

- **New access is unnecessary and alternative access available**

The property at 262 Dynans Bridge Road does not currently have a legally established access. Council must consider the application before it and determine if the proposal meets the requirements of the planning scheme. There is no ability to consider other access options as part of this application. Although the existing track over 260 Dynans Bridge Road has been formerly used to access 262 Dynans Bridge Road, this access has not been legally formalised and does not currently have any permanency. The application currently before Council is a result of a previous dispute over the use of this access.

Council has no ability to make accesses available through third party land nor can it stipulate the terms of that access if it were made available by a third party.

- **Environmental values are understated**

The proposal has been assessed against the Biodiversity and Water Quality Codes of the scheme above and is considered to be acceptable. Advice regarding the watercourse crossing and vegetation removal has been provided by a suitably qualified environmental consultant. Although the vegetation is in good condition, the area of clearance is small and its removal will not compromise the availability of habitat in the area or the viability of any community or individual species.

- **No notice of access licence being granted**

Council does not play a role in the issuing of access licences. This is a matter between the landowners and the Crown. Council can only consider if the use and proposed works are acceptable in accordance with the scheme.

- **Land prone to landslide**

The land has not been identified in the planning scheme as being subject to land slip and has been identified on state mapping as having a low risk.

- **Land prone to flooding**

The flood event experienced in 2016 is considered to be an extreme weather event and is known to have exceeded a one in 100 year flood event for the Mersey River. The proposed culvert is located above the flood line of the Mersey River. The watercourse is seasonal and there are distinct variations in flow throughout the year. The proposed culvert has an opening that is three times larger than Council's normal requirements for driveway culverts. This is considered sufficient to accommodate seasonal variations in water flow and allow for the movement of fauna.

Council does not have any record of significant flooding occurring on this particular watercourse. It is noted that use and development for agriculture, specifically including the development of farm tracks and culverts, are exempt from the Flood Code. Although the proposed crossing is associated with a residential use, the impacts on the watercourse and associated risk are very similar.

- **Crown policy**

The policies of the Crown in relation to Part 5 Agreements and fuel buffer zones do not have any relevance to this application. The development is for an access only. No new habitable buildings or associated bushfire hazard management areas are proposed.

Conclusion

In conclusion, it is considered that the application for Use and Development for driveway and associated vegetation removal is an acceptable development in the Rural Resource Zone and should be approved.

AUTHOR: Justin Simons
TOWN PLANNER

12) Recommendation

That the application for Use and Development for construction of a driveway and associated vegetation removal on land located at Road Reserve adjacent 260 Dynans Bridge Road, Weegenah (CT: 238211/1) by Rebecca Green and Associates , requiring the following discretions:

- E8.6.1 - native vegetation removal
- E9 - development within 50m of a watercourse

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

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

- a) F R Daniel Huston & Associates Pty Ltd; Drawing No. C/1A and C/1B**

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

- 2. Prior to the commencement of works a soil and water management plan, prepared by a suitably qualified person is to be submitted to the satisfaction of Council's Town Planner. The plan must address revegetation and weed management on areas of bare soil, the management of runoff, and minimisation of hydrological impacts, as well as incorporating the requirements of the Wetlands and Waterways Works Manual and Keeping it clean - A Tasmanian field hygiene manual to prevent the spread of freshwater pests and pathogens.**

Note:

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

- a) Building permit**
 - b) Plumbing permit**

All enquiries should be directed to Council's Permit Authority on 6393 5322 or Council's Plumbing Surveyor on 0419 510 770.

- 2. This permit takes effect after:**
 - a) The 14 day appeal period expires; or**
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.**

- c) Any other required approvals under this or any other Act are granted.
- 3. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au
- 4. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
- 5. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. A once only extension may be granted if a request is received at least 6 weeks prior to the expiration date.
- 6. 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.
- 7. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with state and federal government agencies.

DECISION:

Planning Submission

Access Driveway to Existing Dwelling Including Vegetation
Removal

Crown Land adjacent to 262 Dynans Bridge Road, Weegana



Christopher Huston and Claire Ford

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Figure 1: Location Map

Figure 2: Zoning Map

Appendices

Appendix A: Authority Consent to Lodgement of Application

Appendix B: Crown Land Licence

Appendix C: Certificate of Title 34589/1

Appendix D: Plans & Detail Survey – F.R. Daniel, Huston & Associates Pty Ltd

Appendix E: Ecological Assessment - ECOtas

Appendix F: Advice from Forest Practices Advisor

1. Executive Summary

1.1 Proposal Overview

This submission is prepared in support of a proposal for an access driveway within Crown road reserve to service an existing dwelling at 262 Dynans Bridge Road, Weegana.

The owner of the subject land is the Crown. An access licence in favour of CT 34589/1 is current (Appendix B). This application is made with the consent of the Crown (Appendix A).

This application is made under Section 57 of the *Land Use Planning and Approvals Act 1993*, which provides for the submission of an application for a discretionary planning permit. The proposal has been prepared in accordance with the provisions of the Meander Valley Interim Planning Scheme 2013 and the objectives of the *Land Use Planning and Approvals Act 1993*.

The proposal is summarised as:

- Proposed Access Driveway to 262 Dynans Bridge Road, Weegana, and is illustrated in plans, provided at Appendix D.

2. Subject Land and Locality

2.1 Subject Land Description

The subject site is section of unmade Crown road reservation. The registered owner of the site is the Crown. A copy of the access licence and authority consent is contained in Appendix A and Appendix B. The land is identified by potential Property Identification Number 3352036 being approximately 9000m².

Currently access to the existing dwelling at 262 Dynans Bridge Road, Weegana is over private land CT 238211/1. The proposal seeks to rectify legal access arrangements and to construct the driveway to the required Council standards.

2.2 Locality Description

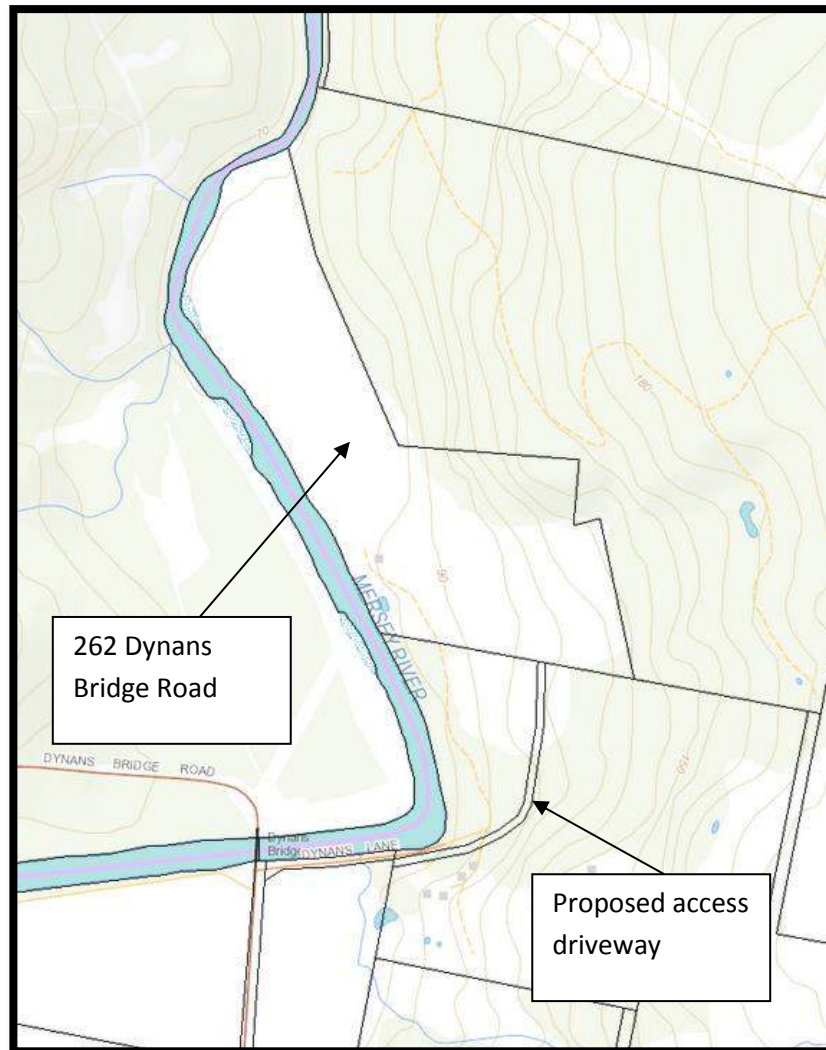


Figure 1: Locality Map

The subject site is located within the Weegana settlement. The site is surrounded by small rural lifestyle allotments, principally containing single dwellings, with the Mersey River to the north and northwest of the proposed development.

2.3 Access and Movement

Existing access to CT 34589/1 is from Dynans Bridge Road, then via Council maintained section of Dynans Lane and currently through CT 238211/1. The proposal is to redirect access in that it is to be contained within the Crown road reservation as provided by the Access Licence and outside CT 238211/1.

2.4 Services

The subject site is located within the settlement of Weegana; it is not provided with reticulated sewerage, water and stormwater.

2.5 Heritage

The subject site is not identified to be of heritage significance.

2.6 Flora and Fauna

The site is located within the developed area of the Weegana settlement. An ecological assessment has been prepared in support of the proposal and is further addressed later within this submission.

3. Proposal

3.1 Development Proposal

The proposal is to construct an access driveway, Class 4c access road within the unmade Crown road reservation to the existing dwelling at 262 Dynans Bridge Road, Weegana, within the section of Crown road reservation under Licence (CLS Ref: 245365), which comprises an area of approximately 9000m². To construct the driveway of 150mm gravel, a survey has been undertaken to demonstrate areas of cut and fill required. A V-drain is to be constructed on the right hand side of the access to connect to existing culverts, drainage easements and Council pipe under Dynans Bridge Road. A number of culverts are proposed and have been designed (see Appendix D for survey and detail design).

Removal of native vegetation is required to construct the Class 4c access road. Virtually all the forested part of the Crown road reservation is classified DOV. The vegetation types present, non equate to threatened ecological communities under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. Of the vegetation types present, DOV is classified as threatened under Schedule 3A of the Tasmanian Nature Conservation Act 2002. The intent of the listing on the Act is to constrain clearing of threatened vegetation types. The administrative control on such clearing is through the Tasmanian forest practices system and/or under the local Planning Scheme. The Forest Practices Authority have advised that no Forest Practices Plan will be required (see Appendix F).

4. Planning Assessment

4.1 Meander Valley Interim Planning Scheme 2013

The subject site is zoned Rural Resource within the Meander Valley Interim Planning Scheme 2013.



Figure 2: Zoning Map

(Cream = Rural Resource Zone)

26 Rural Resource Zone

26.1 Zone Purpose

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

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

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

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

Proposal Response

The proposal meets the zone purpose statements, as it provides for development associated with an existing single dwelling whilst not constraining or conflicting with resource development use. The relocation of the driveway to 262 Dynans Bridge Road will in fact allow 260 Dynans Bridge Road to not be impeded or bisected by an access to another property any longer.

26.2 Use Table

The proposed use fits the use class of **Residential**, as the access driveway is directly associated with and a subservient part of the single dwelling on 262 Dynans Bridge Road, Weegana (Clause 8.2.2) of which is a Discretionary use within the Rural Resource Zone.

Residential as defined by the Scheme means:

“Use of land for self-contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.”

26.3 Use Standards

26.3.1 Uses if not a single dwelling – not applicable.

26.3.2 Dwellings

Objective

To ensure that dwellings are:

- (a) Incidental to resource development; or
- (b) Located on land with limited rural potential where they do not constrain surrounding agricultural operations.

Acceptable Solution	Performance Criteria	Proposal Response
<p>A1.1 Development must be for the alteration, extension or replacement of existing dwellings; or</p> <p>A1.2 Ancillary dwellings must be located within the curtilage of the existing dwelling on the property; or</p> <p>A1.3 New dwellings must be within the resource development use class and on land that has a minimum current capital value of \$1 million as demonstrated by a valuation report or sale price less than two years old.</p>	<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 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 	<p><i>Not applicable, no new dwelling, ancillary dwelling, or alterations are proposed to an existing dwelling.</i></p>



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; and

P1.3 A dwelling may be constructed where it is demonstrated that the lot has frontage to a road or a Right of Carriageway registered over all relevant titles.

26.3.3 Irrigation Districts – not applicable, the subject site is not on land within an irrigation district.

26.4 Development Standards

26.4.1 Building Location and Appearance

Objective

To ensure that the:

- (c) Ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and
- (d) Development of buildings is unobtrusive and complements the character of the landscape.

Acceptable Solution	Performance Criteria	Proposal Response
A1 Building height must not exceed: (a) 8m for dwellings; or (b) 12m for other purposes.	P1 Building height must: (a) Be unobtrusive and complement the character of the surrounding landscape; and (b) Protect the amenity of adjoining uses from adverse impacts as a result of the	<i>Not applicable, the development is not a building.</i>



proposal.		
A2.1 Buildings must be set back a minimum of:	P2 Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:	<i>Not applicable, the development is not a building.</i>
(a) 50m where a non sensitive use or extension to existing sensitive use building is proposed; or	a) The topography of the land; and	
(b) 200m where a sensitive use is proposed; or	b) Buffers created by natural or other features; and	
(c) The same as existing for replacement of an existing dwelling.	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.	

26.4.2 Subdivision – not applicable, the proposal does not include subdivision.

4.2 Other Planning Considerations

E1 Bushfire Code – Not applicable, the proposed development is not considered to be a vulnerable , hazardous use or a subdivision as defined within the Bushfire Code.

E2 Potentially Contaminated Land Code – Not applicable, the subject site is not potentially contaminated land.

E3 Landslip Code – Not applicable. The subject site is not located within any proclaimed landslip zones, nor any overlay subject to the Planning Scheme.

E4 Road and Railway Assets Code – Applicable.

E4.6.1 Use and road or rail infrastructure

Objective

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

Acceptable Solution

Performance Criteria

Proposal Response



A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.	<i>A1 Not applicable as the proposed use is not on or within 50 metres of a Category 1 or 2 road.</i>
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.	<i>A2 The residential use will not generate a total of 40 vehicles entry and exit movements per day.</i>
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	<p>P3 For limited access roads and roads with a speed limit of more than 60km/h:</p> <ul style="list-style-type: none">a) Access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; andb) Any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; andc) An access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.	<i>A3 Not applicable.</i>

E4.7 Development Standards

E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways – not applicable, no new roads will be created.

E4.7.2 Management of Road Accesses and Junctions

Objective

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

Acceptable Solution	Performance Criteria	Proposal Response
A1 For roads with a speed limit or 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	P1 For roads with a speed limit or 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.	<i>A1 The proposal will utilise only one access to provide both entrance and exit to the single dwelling at 262 Dynans Bridge Road.</i>
A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	<p>P2 For limited access roads and roads with a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> a) Access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and b) Any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) An access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users. 	<i>A2 Not applicable.</i>

E4.7.3 Management of Rail Level Crossings – Not applicable.

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

Objective

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

Acceptable Solution	Performance Criteria	Proposal Response
<p>A1 Sight distances at:</p> <ul style="list-style-type: none"> a) An access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and b) Rail level crossings must comply with <i>AS1742.7 Manual of uniform traffic control devices – Railway crossings</i>, Standards Association of Australia; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained. 	<p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</p>	<p>A1 <i>The SISD exceeds the distance shown in Table E4.6.4.</i></p>

E5 Flood Prone Areas Code – Not applicable.

E6 Car Parking and Sustainable Transport Code – Not applicable.

E7 Scenic Management Code – Not applicable.

E8.0 Biodiversity Code

E8.6 Development Standards

E8.6.1 Habitat and Vegetation Management

Objective

To ensure that:

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

Acceptable Solutions	Performance Criteria	Proposal Response
<p>A1.1 Clearance or disturbance of priority habitat is in accordance with a certified Forest Practices Plan or:</p> <p>A1.2 Use or development does not clear or disturb native vegetation within the area of the site identified as priority habitat.</p>	<p>P1 Clearance or disturbance of native vegetation within priority habitat may be allowed where a flora and fauna report prepared by a suitably qualified person demonstrates that development does not unduly compromise the representation of species or vegetation communities in the bioregion having regard to the:</p> <ul style="list-style-type: none"> a) Quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and b) Means of removal; and c) Value of riparian vegetation in protecting habitat values; and d) Impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and e) Need for and adequacy of proposed vegetation or habitat management; and f) Conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and Environment. 	<p><i>A1.1 and A1.2 Not applicable. The clearance of native vegetation for the development is not identified as priority habitat.</i></p>
<p>A2 Clearance or disturbance of native vegetation is in accordance with a certified Forest Practices Plan.</p>	<p>P2 Clearance or disturbance of native vegetation must be consistent with the purpose of this Code and not unduly compromise the representation of species or</p>	<p><i>P2 An Ecological Assessment has been completed by Environmental Consulting Options Tasmania (attached at Appendix E to this</i></p>

vegetation communities in the bioregion having regard to the:

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

submission). The proposal complies with the performance criteria. The report has concluded with a number of key findings. With appropriate conditions, the proposal will comply with the recommendations of the report and the performance criteria.

E9.0 Water Quality Code – Applicable.

E9.6.1 Development and Construction Practices and Riparian Vegetation

Objective

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

Acceptable Solutions	Performance Criteria	Proposal Response
A1 Native vegetation is retained	P1 Native vegetation removal must submit a soil	P1 The developer will provide a soil and water management



within:	and water management plan to demonstrate:	<i>plan as part of the construction phase. This can be assured with appropriate conditions placed on an approval. Water runoff from the road has been appropriately designed and culverts are proposed.</i>
<ul style="list-style-type: none"> a) 40m of a wetland, watercourse or mean high water mark; and b) A Water catchment area – inner buffer. 	<ul style="list-style-type: none"> a) Revegetation and weed control of areas of bare soil; and b) The management of runoff so that impacts from storm events up to at least the 1 in 5 year storm are not increased; and c) That disturbance to vegetation and the ecological values of riparian vegetation will not detrimentally affect hydrological features and functions. 	
A2 A wetland must not be filled, drained, piped or channelled.	P2 No performance criteria.	<i>A2 The proposal complies.</i>
A3 A watercourse must not be filled, piped or channelled except to provide a culvert for access purposes.	P3 A watercourse may be filled, piped, or channelled: <ul style="list-style-type: none"> a) Within an urban environment for the extension of an existing reticulated stormwater network; or b) For the construction of a new road where retention of the watercourse is not feasible. 	<i>A3 The proposal complies. Works within the riparian area are to be conducted to minimise the long-term disturbance, and ensure that the flow characteristics of the drainage feature are not substantially altered. The culvert shall be installed that maximises the opportunity for fauna (e.g. platypus) to move upstream and downstream.</i>

E9.6.2 Water Quality Management

Objective

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

Acceptable Solutions	Performance Criteria	Proposal Response
<p>A1 All stormwater must be:</p> <ul style="list-style-type: none"> a) Connected to a reticulated stormwater system; or b) Where ground surface runoff is collected, diverted through a sediment and grease trap or artificial wetlands prior to being discharged into a natural wetland or watercourse; or c) Diverted to an on-site system that contains stormwater within the site. 	P1 No performance criteria.	<i>A1 Appropriate drainage and culverts are to be installed.</i>

E10 Recreation and Open Space Code – Not applicable, the proposal is not for a subdivision.

E11 Environmental Impacts and Attenuation Code - Not applicable.

E12 Airports Impact Management Code - Not applicable.

E13 Heritage Code – Not applicable.

E14 Signage Code – Not applicable.

E15 Karst Management Code – Not applicable.

E16 Urban Salinity Code – Not applicable.

4.3 State Policies

4.3.1 State Coastal Policy 1996

The State Coastal Policy was created under the *State Policies and Projects Act 1993*. This Policy applies to the Coastal Zone, which is defined as the area within State waters and all areas within one kilometre of the coast.

Proposal Response

The subject site is located not within one kilometre from the coast, meaning that the provisions of the State Coastal Policy 1996 do not apply.

4.3.2 State Policy on Water Quality Management 1997

This Policy applies to all surface waters, including coastal waters, and ground waters, other than:



- i. Privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or
- ii. Waters in any tank, pipe or cistern.

The purpose of the Policy is to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System (Schedule 1 of the *State Policies and Projects Act 1993*).

The objectives of this Policy are to:

1. *Focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania's Resource Management and Planning System;*
2. *Ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management;*
3. *Ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community;*
4. *Facilitate and promote integrated catchment management through the achievement of objectives (1) to (3) above; and*
5. *Apply the precautionary principle to Part 4 of this Policy.*

Proposal Response

The objectives of this Policy will therefore be managed in this rural environment.

The proposal is consistent with the policy.

4.3.3 State Policy on Protection of Agricultural Land 2009

The subject site is Class 5 land meaning that that site is not prime agricultural land.

The proposal is unlikely to impact on adjacent agricultural use. As such, the proposal does not conflict with the objectives of this Policy.

4.4 Land Use Planning and Approvals Act 1993

The *Land Use Planning and Approvals Act 1993* provides objectives for all development considered under this Act. The proposal has been considered against the objectives of this Act. The proposal has

been prepared to be consistent with the provisions of the Meander Valley Interim Planning Scheme 2013. The proposal is therefore considered to be consistent with the objectives of the Act.

4.5 National Environment Protection Measures

A series of National Environment Protection Measures (NEPMs) have been established by the National Environment Protection Council. These measures are:

- Ambient air quality;
- National pollutant inventory;
- Movement of controlled waste;
- Use packaging materials;
- Assessment of site contamination; and
- Diesel vehicle emissions.

Proposal Response

It is considered that the NEPMs are not relevant to the proposed development.

5. Conclusion

The proposal is to construct an access driveway, Class 4c access road within the unmade Crown road reservation to the existing dwelling at 262 Dynans Bridge Road, Weegenana, within the section of Crown road reservation under Licence (CLS Ref: 245365), which comprises an area of approximately 9000m², and is illustrated in plans, provided at Appendix D.

The proposal complies with the development standards prescribed by the Scheme, and can be approved under the Meander Valley Interim Planning Scheme 2013. This application is therefore made due to the use and development pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*.

The proposal is consistent with the relevant State and local policies, Planning Scheme objectives and considerations and objectives of the *Land Use Planning and Approvals Act 1993*. It is therefore recommended that the proposal be considered for planning approval.

Author	Version	Date
Rebecca Green	1	8 December 2016

Appendix A: Authority Consent to Lodgement of Application

Department of Primary Industries, Parks, Water and Environment

GPO Box 44, Hobart TAS 7001

Ph 1300 368 550

Web www.dpipwe.tas.gov.au

Enquiries: Anne Maginnity

Ph: 6165 4684

Email: cls.enquiries@dpipwe.tas.gov.au

Our ref: LM-LM-AU-CW-251372



Rebecca Green and Associates
PO Box 2108
LAUNCESTON TAS 7250

Email to: admin@rgassociates.com.au
mail@mvc.tas.gov.au

Dear Ms Green,

**LODGEMENT OF PLANNING APPLICATION
REBECCA GREEN AND ASSOCIATES OBO CHRISTOPHER HUSTON AND CLAIRE FORD
ROAD CONSTRUCTION ON CROWN LAND
DYNANS BRIDGE ROAD, WEEGANA**

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.

Please also note, it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or reserved land. Additionally, it is not Crown Land Services practice for the Crown to enter into agreements under Part 5 of the *Land Use Planning and Approvals Act 1993* in support of developments on private property.

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

Yours sincerely,

Jesse Walker

**Team Leader (Unit Manager Policy & Projects)
Crown Land Services**

12 December, 2016

Appendix B: Crown Land Licence



Licence

(CLS Ref: 245365)

Dated

**The Honourable Matthew Guy Groom MP
(Licensor)**

and

**CL Huston and CL Ford
(Licensee)**

The Crown Solicitor of Tasmania

Executive Building
15 Murray Street Hobart Tasmania 7000
GPO Box 825 Hobart Tasmania 7001
Telephone: (03) 6165 3650
Facsimile: (03) 6233 2874
File Ref: 46716:SJL
Doc Ref: sj041163.DOC

C&D 2

Licence

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Details

Parties	Licensor, Licensee, Guarantor (if any)	
Licensor	Name	The Honourable Matthew Guy Groom being and as the Minister for the time being administering the <i>Crown Lands Act 1976</i> (Tas)
	Short Form Name	Licensor
	Address	C/- Department of Primary Industries, Parks, Water and Environment, 134 Macquarie Street, Hobart, Tasmania, 7000 GPO Box 44 Hobart in Tasmania 7001
	Telephone	(03) 6233 6413
Licensee	Name	Christopher Lee Huston and Claire Louise Ford
	Short Form Name	Licensee
	Address for Notices	6 Little Green Street, Invermay in Tasmania 7248
Guarantor	Name	Not applicable.
	Short Form Name	Guarantor
Licensed Area	The Crown land situated off 262 Dynans Bridge Road Weegenaa in Tasmania identified by potential Property Identification Number 3352036 being approximately 9,000m ² and shown in red on the Plan and where the context requires includes the Improvements and all structures on it.	
Improvements	Nil..	
Commencement Date	1 June, 2015.	
Term	The period of Fifty (50) years from the Commencement Date.	
Licence Fee	The amount of One Hundred Dollars (\$100.00).	

**Fixed Licence
Fee**

Application of clause 3
Clause 3 does apply.

**Adjustment of
Licence Fee**

Application of clause 4
Clause 4 does not apply.

Insured Amount

The amount of Twenty Million Dollars (\$20,000,000.00).

**Guarantee and
Indemnity**

Application of clause 25
Clause 25 does not apply.

Section of Act

42(5).

Date of Licence

See Signing page

General terms

1 Definitions and interpretation

1.1 Definitions

In this Licence, unless the context otherwise requires:

Act means the *Crown Lands Act 1976* (Tas);

Approval or Approvals includes:

- (a) any consent, authorisation, registration, filing, lodgement, agreement, notarisation, certificate, permission, licence, approval, authority or exemption from by or with a Regulatory Agency;
- (b) in relation to anything which will be fully or partly prohibited or restricted by law if a Regulatory Agency intervenes or acts in any way within a specified period after lodgement, filing, registration or notification, the expiration of that period without intervention or action;
- (c) all necessary development approvals, licences, permits and approvals as may be required from time to time by a Regulatory Agency for or in respect of the Permitted Use; and
- (d) to avoid doubt, any planning and environment approvals.

Business Day means a day on which authorised deposit-taking institutions (as defined in the *Banking Act 1959* (Cwlth)) in Hobart are open for general banking business excluding, Saturdays, Sundays and public holidays;

Contamination means a solid, liquid, gas, odour, heat, sound, vibration, radiation or substance of any kind that:

- (a) makes, or may make, the Licensed Area, land or waters adjacent to the Licensed Area (if any) unsafe, unfit or harmful for habitation, use or occupation by any person or animal; or
- (b) causes the Licensed Area, land or waters adjacent to the Licensed Area (if any) to not satisfy all applicable Laws or the criteria standards or guidelines published, or adopted by any applicable Regulatory Agency.

Details means the details section of this Licence;

GST refers to goods and services tax under *A New Tax System (Goods and Services) Act 1999* (Cwlth) and the terms used in clause 5 have the same meanings as in that Act;

Guarantor means the guarantor set out in the Details;

Insolvent means, for a natural person:

- (a) having committed an act of bankruptcy;

- (b) being made bankrupt; or
- (c) being subject to an arrangement under part IV of the *Bankruptcy Act 1966* (Cwlth);

and for a corporation:

- (d) being wound up (other than for the purpose of restructure);
- (e) having a controller, liquidator or administrator appointed;
- (f) coming under administration under the Corporations Act 2001 (Cwlth);
- (g) being subject to an order for winding up or reconstruction; or
- (h) having a receiver, a receiver and manager, an agent in possession, a trustee or guardian appointed to the property of the corporation;

Interest Rate means the same rate as the rate prescribed by the *Crown Lands Regulations 2011* for the purposes of section 36(a)(ii) of the Act;

Laws include:

- (a) acts, ordinances, regulations, by-laws, orders, awards, local laws, statutes, proclamations, codes, standards or guidelines of any Regulatory Agency;
- (b) Approvals and requirements in connection with the Permitted Use, binding requirements and mandatory Approvals (including conditions) of any Regulatory Agency;
- (c) principles of law or equity established by decisions of courts; and
- (d) provisions of the Constitution of Tasmania, and the Constitution of the Commonwealth of Australia;

Licence means this document and all its schedules and annexures;

Licensee means the licensee set out in the Details and where the context permits includes the Licensee's employees, authorised contractors, sub-contractors, agents, licensees and invitees and any other person claiming through or under the Licensee;

Licensor means the Minister from time to time administering the Act, the Minister's successors in office and where the context requires includes all persons acting on behalf of the Minister;

month means calendar month;

Permitted Use means the non-exclusive right to use the Licensed Area for the purposes set out in the First Schedule and all reasonably necessary ancillary purposes;

Plan means the plan attached to this Licence marked with the letter "A" which plan is attached for illustration purposes only;

Regulatory Agency means any governmental, public, statutory, local governmental, semi-governmental or judicial body officer entity or authority including:

- (a) a Minister of the Crown (in any right);
- (b) a State Department;
- (c) the Commonwealth of Australia;
- (d) any local water authority; and
- (e) any local government authority;

Special Provisions means the special provisions set out in the Second Schedule.

Valuer means:

- (a) a person who is qualified to practice as a land valuer under section 4 of the *Land Valuers Act 2001* (Tas); or
- (b) the person appointed as the Valuer-General under the *Valuation of Land Act 2001* (Tas) or his or her nominees.

The expressions defined in the Details above also apply to this Licence.

1.2 Interpretation

In this Licence, unless the context otherwise requires:

- (a) a reference to this Licence includes schedules, appendices and annexures to it and any variation or replacement of any of it;
- (b) the singular includes plural and the plural includes the singular;
- (c) a reference to a gender includes reference to each other gender;
- (d) a reference to a person includes:
 - (i) an individual, a firm, a body corporate, an unincorporated association or a statutory or responsible authority or other authority, as constituted from time to time; and
 - (ii) the person's executors, administrators, successors and permitted assigns;
- (e) a reference to a statute, ordinance, code or other legislative requirement includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (f) the verb "include" (in all its parts, tenses and variants) is not used as, nor is it to be interpreted as, a word of limitation;
- (g) a reference to anything (including an amount) is a reference to the whole or any part of it and a reference to a group of persons is a reference to any one or more of them;

- (h) a reference to writing includes a reference to printing, typing and each other method of producing words figures, or symbols in visible form;
- (i) a reference to a clause, paragraph, schedule, annexure or appendix, is a reference to a clause, paragraph, schedule, annexure or appendix in or to this Licence;
- (j) words or phrases derived from a defined word have a corresponding meaning to the defined word;
- (k) headings are for convenience only and are to be ignored in construing it;
- (l) if a party consists of more than one person then this Licence binds all or any two or more of them jointly and each of them severally;
- (m) a covenant prohibiting a person from doing anything, also prohibits that person from authorising or allowing it to be done by another person;
- (n) if a day appointed for the payment of money or the performance of an act, falls on a day that is not a Business Day, then the day for the payment of that money or the performance of that act will instead be the Business Day immediately following the appointed day.

1.3 Special Provisions

In the event of any inconsistency between the Special Provisions and another provision of this Licence, then the Special Provisions prevail to the extent of that inconsistency.

2 Grant of Licence

2.1 Grant

The Licenser grants to the Licensee, and the Licensee accepts, a non-exclusive licence under the Section of the Act, to use the Licensed Area for the Permitted Use from the Commencement Date for the Term on the terms and conditions in this Licence and subject to the Act.

2.2 No estate or interest

This Licence does not confer upon the Licensee any estate or interest in the Licensed Area.

2.3 Licenser has access to the Licensed Area

The Licenser retains the right to full and free access to the Licensed Area throughout the Term.

3 Licence Fee

3.1 Application

This clause 3 applies if the Details (Fixed Licence Fee) states that this clause is applicable. For the avoidance of doubt, this clause 3 is not applicable if the Details (Fixed Licence Fee) states that clause 3 is not applicable.

3.2 Licence Fee

In consideration of the grant of the Licence, the Licensee agrees to pay to the Licensors the Licence Fee which amount is exclusive of GST. The Licence Fee is to be paid in advance on the Commencement Date and is the only Licence Fee payable during the Term of this Licence.

4 Licence Fee

4.1 Application

This clause 4 applies if the Details (Adjustment of Licence Fee) states that this clause is applicable. For the avoidance of doubt, this clause 4 is not applicable if the Details (Adjustment of Licence Fee) states that clause 4 is not applicable.

4.2 Licence Fee

In consideration of the grant of the Licence, the Licensee agrees to pay to the Licensors the Licence Fee, which amount is exclusive of GST. The Licence Fee is payable annually in advance with the first payment to be made on the Commencement Date and any subsequent payments to be made on each anniversary of the Commencement Date during the Term.

4.3 Adjustment of Licence Fee

The Licensors will adjust the Licence Fee every three years during the Term commencing on the first anniversary of the Commencement Date ("fee adjustment date") and every three years thereafter. The adjusted Licence Fee will be the amount recommended by a Valuer for the three years from the effective fee adjustment date until the next fee adjustment date taking into account any matters the Valuer considered reasonable.

4.4 Payment of new Licence Fee

The Licensors may adjust the Licence Fee at any time prior to or following a fee adjustment date and the new Licence Fee resulting from an adjustment is taken to apply from the relevant effective fee adjustment date.

4.5 Ratchet clause

Notwithstanding anything else in this clause 4, the new Licence Fee arising from any fee adjustment cannot be fixed at an amount that is less than that for the previous period.

5 GST

5.1 GST exclusive

Subject to any other provision of this Licence expressing a contrary intention, if GST is imposed on a supply made under it, then the party paying for the supply must pay the amount of the GST to the party making the supply, at the same time as, and in addition to, the amount payable for the supply.

5.2 Tax invoice

A party making a taxable supply under this Licence must give the recipient a tax invoice for the taxable supply when that supply is made.

6 Conditions of Licence

6.1 Conditions

This Licence is granted subject to the conditions that the Licensee must:

- (a) pay the Licence Fee as required under this Licence;
- (b) to pay all land tax (on a single holding basis), rates, water, sewerage, and other charges levied against the Licensed Area and payable by an owner. For the avoidance of doubt, the Licensee acknowledges that if any such charges are demanded directly of the Licensee then the Licensee must pay that amount punctually to the Regulatory Agency or if demanded of the Licensor then the Licensee must pay to the Licensor on demand a fair proportion (as assessed by the Licensor) of those charges;
- (c) to pay the costs of delivery of all services used by the Licensee on the Licensed Area including electricity, telephone, telecommunication service and ad valorem charges for water and sewerage;
- (d) comply with the terms of this Licence, including the Special Provisions (if any);
- (e) comply with the Licensor's directions about use of the Licensed Area;
- (f) comply punctually with all notices received from the Licensor or any Regulatory Agency concerning:
 - (i) the Licensed Area;
 - (ii) the Permitted Use;
 - (iii) any Contamination of the Licensed Area, land or waters adjacent to the Licensed Area (if any); and
 - (iv) any remediation of the Licensed Area, land or waters adjacent to the Licensed Area (if any).

- (g) punctually comply with:
 - (i) all notices received from the Licensor or the Licensor's duly authorised agents relating to the Licensee's obligations under this Licence;
 - (ii) all notices received from any Regulatory Agency with respect to the Licensed Area or Permitted Use or both;
 - (iii) all Laws, Approvals and other requirements of a Regulatory Agency that affect the Licensed Area or Permitted Use or both in any way; and
 - (iv) any management plans that are approved under the Act at any time that in any way affect the Licensed Area;
- (h) obtain, keep current and comply with, for the Term all necessary Approvals as may be required from time to time by all Laws or any Regulatory Agency or both, for or in respect of the Permitted Use and occupation of the Licensed Area;
- (i) give immediate written notice to the Licensor of:
 - (i) receipt of any notice referred to in clauses 6.1(f) and 6.1(g) (unless such notice was provided through the Licensor); and
 - (ii) any damage or defect in the Licensed Area caused or arising as a result of exercising any of the rights conferred under this License;
- (j) ensure that the right of the general public to access any adjoining Crown land is not hindered or prevented by the Licensee's use of the Licensed Area;
- (k) use the Licensed Area solely for the Permitted Use;
- (l) not do anything in relation to or on the Licensed Area that in the Licensor's opinion, will or may result, in Contamination of the Licensed Area, land or waters adjacent to the Licensed Area (if any);
- (m) remove any Contamination from the Licensed Area, land or waters adjacent to the Licensed Area and make good any Contamination of the Licensed Area, land or waters adjacent to the Licensed Area (if any);
- (n) cease exercising the rights conferred under this Licence immediately, as the Licensor directs, in an emergency;
- (o) not, on the Licensed Area:
 - (i) sell or hire out, offer or expose for sale or hiring out, or have in the Licensee's possession for selling or hiring out, any article, material or other thing; or
 - (ii) provide, offer to provide or hold the Licensee out as willing to provide, any service or facility for any monetary or other consideration;

- (p) except as may be:
 - (i) incidental to the Permitted Use; or
 - (ii) provided for in the Special Provisions,
not remove any living or dead native vegetation, or disturb ground soil, on the Licensed Area without the Licensor's prior written approval;
- (q) not light a fire on the Licensed Area without the Licensor's prior written approval;
- (r) keep and leave the Licensed Area, the Improvements and all other buildings, structures, facilities, plant, equipment and services or improvements on the Licensed Area:
 - (i) in good repair and condition (which includes restoration of the surface of the Licensed Area);
 - (ii) in a safe state and condition for everyone who enters the Licensed Area or uses the Improvements and facilities on the Licensed Area, or both; and
 - (iii) maintained, installed and repaired, including with respect to all structural matters, in accordance with all Laws, Approvals and any requirements of any Regulatory Agency, good industry practice and any directions given by the Licensor;it being acknowledged by the parties that the Licensee is responsible for all costs associated therewith during the Term;
- (s) not to:
 - (i) erect any building or structure; or
 - (ii) alter the Improvements or any building or structure;
on the Licensed Area without obtaining the Licensor's prior written consent;
- (t) not assign, sub-licence, share, transfer, grant any mortgage, charge or create any other security interests in, or otherwise deal with, all or any part of the Licensee's rights, benefits or obligations under this Licence without the Licensor's prior written consent (it being acknowledged that should the Licensee wish to assign or transfer this Licence the Licensee must comply with the Act);
- (u) not do, or permit to be done, in relation to the Licensed Area or while exercising the rights conferred under this Licence, anything that, in the Licensor's opinion, is or may become, a nuisance or annoyance to others using or enjoying the Licensed Area or any area near the Licensed Area it being acknowledged that the reasonable use of the Licensed Area for the Permitted Use in accordance with the terms of this Licence will not be a breach of this clause; and

- (v) the Licensee must:
- (i) not use or permit to be used or stored on the Licensed Area any radioactive toxic or hazardous chemicals, wastes or substances unless required under this Licence and then only in concentrations and quantities:
 - (A) permitted by the relevant statutory authorities; and
 - (B) in accordance with any licences, permits or authorisations required by law; and
 - (C) in accordance with the conditions imposed by the relevant statutory authorities or under their permission;
 - (ii) not permit any petroleum product, oil, grease or any noxious dangerous or poisonous chemical or substance to be discharged through the pipes of the water or sewerage service on the Licensed Area or into any nearby stream or river or into or under the soil and to discharge them only as:
 - (A) permitted by the relevant Regulatory Agency;
 - (B) required by all Laws and Approvals; and
 - (C) in accordance with any conditions imposed by the relevant statutory authorities;
 - (iii) control and restrict the emission of smoke dust or odours from the Licensed Area in accordance with the applicable legislation regulations and the requirements of statutory authorities; and
 - (iv) comply with all demands notices and requirements of the Licensor any all relevant Regulatory Agency in respect of contamination of the Licensed Area caused by the Licensee or by occupiers of the Licensed Area (which may include the requirement for the carrying out all necessary rehabilitation works to the Licensed Area in accordance with the requirements of and to the satisfaction of the Licensor and any relevant Regulatory Agency at the Licensee's cost).

6.2 Determination of Licence

On the expiration or sooner determination of this Licence the Licensee must cease to exercise the rights conferred under this Licence and leave the Licensed Area in a condition consistent with the Licensee's obligations under this Licence, it being acknowledged by the parties that immediately before the expiration or sooner determination of this Licence the Licensee must:

- (a) remove the Licensee's personal property from the Licensed Area;

- (b) remove all of the Improvements and all of the Licensee's buildings, structures, facilities, plant and equipment or other improvements from the Licensed Area unless otherwise notified in writing by the Licensors; and
- (c) make good all damage caused by removal in accordance with clauses 6.2(a) and 6.2(b) to the Licensors's satisfaction.

6.3 Things remaining on the Licensed Area

The Licensee acknowledges that any Improvements or any of the Licensee's personal property, buildings, structures, facilities, plant and equipment or other improvements remaining on the Licensed Area after the expiration or sooner determination of this Licence without the Licensors's consent may at the Licensors's discretion either:

- (a) become the property of the Licensors without compensation to the Licensee (unless compensation is required to be paid under section 45 of the Act); or
- (b) be removed from the Licensed Area at the Licensee's cost and disposed of by the Licensors without reference or liability to the Licensee with all damage to the Licensed Area caused by such removal to be made good at the Licensee's expense.

6.4 Notice to repair

Upon receipt of notice from the Licensors or any Regulatory Agency having jurisdiction, the Licensee must repair, remedy or otherwise make good all damage to the Licensed Area caused during the Term and any other defects and lack of repair that are the Licensee's responsibility under this Licence. If the Licensee fails to comply with such a notice given under this clause 6.4, then the Licensors, or the Licensors's agents, may, but are not bound to, undertake the required repairs.

6.5 Licensors may recover costs

The Licensee must pay to the Licensors, on demand:

- (a) all money the Licensors expends to undertake work that is the Licensee's responsibility under this Licence; and
- (b) all reasonable costs the Licensors incurs in doing so.

7 Licensors's acknowledgement

7.1 Use of Licensed Area

Subject to the Act the Licensors acknowledges that provided the Licensee pays the Licence Fee and observes and performs all of the Licensee's obligations contained in this Licence the Licensors will permit the Licensee to have the non-exclusive use of the Licensed Area as set out in this Licence.

7.2 Licensor not responsible

The Licensor is not responsible:

- (a) to identify or locate the boundaries of the Licensed Area;
- (b) to construct, maintain or repair any gate, road, track, drain or bridge on the Licensed Area, or used to gain access to the Licensed Area; or
- (c) for any erosion mitigation or other works associated with the Licensed Area or with the protection or maintenance of the Improvements, the Licensee's personal property, buildings, structures, facilities, plant, equipment and services or other improvements.

8 Licensee's indemnities and waiver

8.1 Licensee indemnifies Licensor for risk

The Licensee indemnifies the Licensor against all present and future legal liability, claims or proceedings for:

- (a) personal injury to, or death of, any person;
- (b) either or both loss of, or damage to, property of any person; and
- (c) financial loss of any person;

arising from, or attributable to, the Licensee's presence on, or use of, the Licensed Area.

8.2 Licensee indemnifies Licensor against loss and damage

The Licensee indemnifies the Licensor against all loss and damage to the Licensed Area and all property on it arising from or attributable to the Licensee's occupation or use of the Licensed Area.

8.3 Licensee's risk

The Licensee agrees to use and occupy the Licensed Area throughout the Term at the Licensee's risk as regards to loss or damage to the Licensee and the Licensee's property.

8.4 Licensee indemnifies Licensor against Contamination

The Licensee releases and discharges the Licensor from and agrees to indemnify the Licensor against all actions suits causes of action claims and demands that the Licensee has at any time against the Licensor arising from or attributable to any Contamination including but not limited to any existing or future Contamination or the rehabilitation of the Licensed Area and, if any, the surrounding area of water or for or in respect of anything incidental to any of those issues.

8.5 Waiver of rights of recovery from the Licensor

The Licensee waives all present and future rights to claim against the Licensor for:

- (a) personal injury to, or death of, the Licensee;
- (b) either or both loss of, or damage to, the Licensee's property; and
- (c) financial loss to the Licensee;

arising from, or attributable to, the Licensee's presence on, or use of the Licensed Area.

8.6 Nature of indemnities and waiver

The indemnities and waiver in this clause 8:

- (a) are continuing obligations of the Licensee, separate and independent from any other obligations; and
- (b) survive the expiration or sooner termination of this Licence; but
- (c) do not extend to liability caused by the Licensor's wrongful (including negligent) act or omission

9 Insurance

9.1 Licensee to insure

The Licensee must take out and keep current throughout the Term, and for as long as the Licensee uses the Licensed Area, contracts of insurance with a reputable insurer lawfully carrying on insurance business in Australia, indemnifying:

- (a) the Licensor's and the Licensee's respective liability for:
 - (i) personal injury to, or death of, any person; and
 - (ii) either or both loss of, or damage to, property of any person;for not less than the Insured Amount for each individual claim or series of claims arising out of a single occurrence, or for such other amount as the Licensor reasonably determines;
- (b) a comprehensive insurance policy:
 - (i) for the full insurable and replacement value of the Improvements and all buildings structures fixtures fittings plant equipment and personal property on the Licensed Area;
 - (ii) against loss or damage by fire storm tempest earthquake lightning explosion burglary and other risks usually covered under a comprehensive insurance policy for fire and related risks; and

- (c) any other risks that the Licensors reasonably requires the Licensee to insure against, for the amount stipulated by the Licensors, to the extent that the claim for indemnity is not caused by the Licensors' wrongful (including negligent) act or omission.

The liability to be insured against under clause 9.1(a) is liability arising from, or attributable to, the Licensee's use or occupation of the Licensed Area to the extent that the injury, death, damage or loss is caused by a wrongful (including negligent) act or omission of the Licensee or the Licensee's employees, authorised contractors, sub-contractors, agents, licensees and invitees and any other person claiming through or under the Licensee.

9.2 Crown to be insured

Insurance taken out under:

- (a) clause 9.1(a); and
- (b) clause 9.1(c), if the Licensors requires this clause to apply to it;

must cover "the Crown in Right of Tasmania" as principal under the insurance contract but only to the extent required under this Licence.

9.3 Licensee to notify Licensors

The Licensee must notify the Licensors in writing as soon as practicable:

- (a) if an insurance contract taken out under clause 9.1 lapses or is cancelled or is materially altered; or
- (b) if the Licensee claims, or becomes entitled to claim, under such an insurance contract for something arising from, or attributable to, the Licensee's possession of the Licensed Area.

9.4 Evidence of insurance

The Licensee must provide a copy of a certificate of currency in respect of each insurance contract taken out under clause 9.1 on or about the Commencement Date and thereafter upon the Licensors' reasonable request give the Licensors evidence of:

- (a) the terms of; and
 - (b) payment of the premium for,
- each insurance contract taken out under clause 9.1.

9.5 Licensors may insure

If the Licensee fails to take out or renew each insurance contract required to be taken out under clause 9.1, then without being obliged to do so, the Licensors may:

- (a) take out or renew each such insurance contract that the Licensee has not taken out or renewed; and
- (b) pay any unpaid premium.

9.6 Licensee not to prejudice insurance

The Licensee must not do anything that may result in insurance under clause 9.1 or any part of it becoming invalid or unenforceable.

9.7 Licensor may waive obligation to insure

The Licensor may at the Licensor's discretion waive the Licensee's obligation to insure under this clause 9 if provided for in the Special Provisions.

10 Termination of Licence

10.1 Licensor's right to terminate

Where:

- (a) any money payable by the Licensee under this Licence remains unpaid for a period exceeding one (1) month after it has become due and the money (and interest if relevant) remains unpaid at the end of the period specified in a notice served on the Licensee by the Licensor:
 - (i) requesting the Licensee to pay the outstanding amount within the period specified in the notice; and
 - (ii) advising the Licensee that the Licence may be cancelled if the outstanding amount and interest thereon at the Interest Rate is not paid within the period so specified; or
- (b) the Licensor considers that the Licensee has committed a breach of any term of the Licence and upon notice served on the Licensee by the Licensor specifying the breach and requiring the Licensee to satisfy the Licensor within the period specified in the notice that the Licensee has not committed the breach the Licence fails to so satisfy the Licensor (or if required by the said notice that the Licensee has rectified or commenced action to rectify the breach); or
- (c) the Licensee repudiates this Licence; or
- (d) the Licensee fails to comply with the provisions of any Approvals, Laws or any Regulatory Agency; or
- (e) the Licensee becomes Insolvent; or
- (f) the Licensee ceases or threatens to cease to use the Licensed Area for the Permitted Use; or
- (g) the Licensee is convicted of an offence in relation to the Permitted Use or if the business or activity conducted on the Licensed Area is closed down by a Regulatory Agency; or
- (h) distress or execution is levied, or issued, against the Licensee's property and not paid out within ten (10) Business Days;

then the Licensor may either:

- (i) give five (5) Business Days written notice to the Licensee that this Licence is cancelled and this Licence automatically terminates when such notice expires; or
- (j) proceed by appropriate court action to enforce performance by the Licensee of the applicable terms of this Licence or to recover damages for their breach.

10.2 Antecedent breach

A termination or cancellation of this License under clause 10 is without prejudice to the Licensor's rights or remedies for arrears of the Fee, for any other moneys owing or for any other antecedent breach of this Licence.

10.3 No compensation payable on termination

Except as may be required for under the Act, no compensation is payable to the Licensee upon cancellation or termination of this Licence and the Licensee indemnifies and agrees to keep indemnified the Licensor against any such claim or demand.

11 Notices

11.1 How to give a notice

A notice, demand, written consent or other communication to be given or made under this Licence is taken to have been duly given or made when;

- (a) hand delivered in writing; or
- (b) sent by prepaid certified or registered post; or
- (c) sent by facsimile transmission from a facsimile machine that produces a print out of the time date and uninterrupted transmission record of sending the notice (to the listed facsimile number);

to the party to whom the notice, demand, written consent or communication is to be given or made under this Licence, at their address for notices in the Details section of this Licence or such other address as is notified to each other party from time to time.

11.2 Service of a notice

A notice, demand, written consent or other communication is taken to have been duly served:

- (a) in the case of hand delivery, when delivered;
- (b) if sent by prepaid post, certified or registered post, on the third Business Day after the date of posting;
- (c) if sent by facsimile transmission (if the sending facsimile machine produces a print out of the time date and uninterrupted transmission record of the sending of the notice), upon completion of sending, if completion is within ordinary business hours in the place where the

recipient's facsimile machine is located, but if not, then at 9.00 am on the next Business Day in that place.

11.3 Who can sign a notice

A notice, demand, written consent or other communication given, or made, under this Licence is sufficient if:

- (a) in the case of the Licensor, it is under the hand of the Licensor, the Licensor's delegate or the Licensor's authorised agents or solicitors;
- (b) in the case of the Licensee, it is under the hand of the Licensee or the Licensee's agents or solicitors.

11.4 Signatures

A printed or copied signature is sufficient for the purposes of sending a notice, demand, written consent, or other communication by facsimile machine.

12 Holding over

On the expiration of the Term if the Licensee continues to use the Licensed Area for the Permitted Use then the Licensee will use the Licensed Area:

- (a) as a licensee on a three (3) monthly licence;
- (b) at the Licence Fee that is payable immediately prior to the expiration of this Licence and adjusted in accordance with clause 4.3 (for the avoidance of doubt clause 4.3 will apply regardless of whether or not clause 4.3 applies in the Details and if not adjusted in accordance with clause 4.3 at the Licence Fee that is payable immediately prior to the expiration of this Licence) on a three (3) monthly basis or any other Licence Fee which is agreed by the parties from time to time;
- (c) with the Licence Fee to be paid in advance;
- (d) on the terms and conditions of this Licence so far as they are applicable to a three (3) monthly licence.

Such licence may be determined by either party giving to the other not less than three (3) months written notice expiring at any time.

13 Interest

If any moneys owing by the Licensee to the Licensor under this Licence are not paid on the due date for payment then the amount attracts and bears interest from the due date for payment until the date of actual payment at the Interest Rate.

14 Licensee's risk

If the Licensee is required to do anything or cause anything to be done under this Licence, then the doing of that act, matter or thing is at the Licensee's sole risk and expense unless otherwise expressly provided.

15 Relationship of parties

Nothing in this Licence is to be construed to create any relationship between the parties other than the relationship of licensor and licensee upon the terms of this Licence and, to the extent applicable, the Act.

16 Merger of rights

None of the terms of this Licence nor any act matter or thing done under or by virtue of or in connection with this Licence operates as a merger of any of the rights and remedies of the Licensor or the Licensee under this Licence all of which continue in full force and effect.

17 Exercise of powers

17.1 Licensor may delegate

The Licensor may exercise any powers, authorities and discretions through permanent officers or any other person appointed in writing for that purpose.

17.2 Licensor's consent

Unless expressly stated otherwise if the Licensor's consent or approval is required under this License, the Licensor may give (conditionally or unconditionally), or withhold, the consent or approval at the Licensor's absolute discretion.

18 Costs

The Licensee must pay to the Licensor, on demand, all the Licensor's costs, on a full indemnity basis of and incidental to:

- (a) the preparation, execution, and completion of:
 - (i) this Licence;
 - (ii) any extension of this Licence;
 - (iii) any arrangement for continuing the Permitted Use after the expiry of the Term or an extension of the Term;
- (b) any consent, approval, waiver or amendment made under or to this Licence;
- (c) any assignment or sub-licensing made under this Licence;

- (d) any surrender or termination of this Licence otherwise than by effluxion of time; and
- (e) the actual or contemplated enforcement or exercise of any rights or powers of the Licensor following a default or breach of this Licence.

19 Waiver

19.1 Delay not a waiver

No failure by a party to exercise, or delay in exercising, a right, power or remedy operates as a waiver.

19.2 Future rights not fettered

A single or partial exercise of a right, power or remedy does not preclude any other, or further, exercise of that, or any other right, power or remedy.

19.3 Waiver to be in writing

A waiver is neither valid, nor binding, on the party granting it, unless made in writing signed by the party to be bound by the waiver in the specific instance and for the specific purpose for which it is given.

20 Severance

20.1 Reading down

If a provision of this Licence is void, voidable or unenforceable, but would not be void, voidable or unenforceable if it were read down, and is capable of being read down, then it must be read down accordingly.

20.2 Severing words or provisions

If, despite clause 20.1, a provision of this Licence is still void, voidable or unenforceable then:

- (a) if the provision would not be void, voidable or unenforceable if a word or words were omitted, then that word or those words (as the case may be) are severed; and
- (b) in any other case the whole provision is severed;

and the remainder of this Licence has full force and effect.

21 Dispute Resolution

21.1 Management level discussions

If a dispute arises between the parties about:

- (a) the interpretation, implementation or enforcement of a term of this Licence; or

- (b) a clause of this Licence; or
- (c) the rights and obligations of either party under the terms of this Licence;
- (d) then the parties must use all reasonable endeavors to settle the dispute within five (5) Business Days of both parties becoming aware of the dispute. For the purpose of this clause, to assist in resolving a dispute, the matter in dispute must first be discussed at management level.

21.2 Committee to resolve disputes

Failing satisfactory resolution of a dispute under clause 21.1, the parties must establish a committee consisting of:

- (a) a representative of the Licensor;
- (b) the Licensee, or a representative of the Licensee, and a professional adviser; and
- (c) an independent third person appointed, at the request of either party, by the President of the Law Society of Tasmania (or its successor body) to act as mediator;

to try to resolve the dispute.

21.3 Arbitration

If the parties fail to resolve a dispute under clause 21.2 within ten (10) Business Days of the committee being established, then the matter must be referred to arbitration under the *Commercial Arbitration Act 2011* or to a court of relevant jurisdiction at the option of the party initiating the arbitral or court proceedings.

22 Governing Law

22.1 Law of Tasmania

This Licence is governed by the law of Tasmania and the parties submit to the jurisdiction of the Courts of Tasmania.

22.2 Proceedings issued under or about this Licence

Any proceedings issued under or about this Licence must be instituted either:

- (a) in a Tasmanian court; or
- (b) in the Federal Court from the Tasmanian Registry of that court.

23 Rights cumulative

The rights and remedies provided in this Licence are cumulative and not exclusive of any rights or remedies provided by law.

24 Execution of Licence

If this Licence is not executed prior to or on the Commencement Date and the Licensee uses the Licensed Area from the Commencement Date, then the parties will, from the Commencement Date until the Licence is executed, be in all respects bound by the terms contained in this Licence as if this Licence had been duly and fully completed and executed by the Licensor and the Licensee prior to or on the Commencement Date.

25 Guarantee and Indemnity

25.1 Application

This clause 25 applies if the Details (Guarantee and Indemnity) states that this clause is applicable. For the avoidance of doubt, this clause 25 is not applicable if the Details (Guarantee and Indemnity) states that clause 25 is not applicable.

25.2 Consideration for Guarantee

In consideration of the Licensor agreeing to grant this Licence to the Licensee, at the Guarantor's request, the Guarantor enters into this guarantee and indemnity (called **Guarantee**) in favour of the Licensor on the terms contained in this clause 25.

25.3 Agreement to guarantee and indemnity

The Guarantor:

- (a) guarantees the payment of Licence Fee and the Licensee's compliance with all of the Licensee's obligations arising under this Licence; and
- (b) indemnifies the Licensor against all damages, losses, costs and expenses (including legal costs and disbursements on a solicitor and own client basis) incurred by the Licensor because of the Licensee's default under the Licence.

The Guarantor's obligations continue throughout the Term, and while the Licensee, its successors or assignees of this Licensee, hold over as periodical tenant after the Term expires.

25.4 Period of Guarantee

This Guarantee covers the whole period while the Licensee occupies, or is entitled to occupy, the Licensed Area as the licensee, or while holding an equitable interest over the Licensed Area under an agreement for licence or as a periodical licensee.

25.5 Extent of Guarantee

This Guarantee extends to claims by the Licensor:

- (a) for damages for breaches of licence covenants;
- (b) for breaches of an essential term of this Licence;

- (c) for repudiation of this Licence;
- (d) for the Licensor's loss or damage if the Licensee abandons or vacates the Licensed Area;
- (e) if the Licensor elects to re-enter or to terminate this Licence;
- (f) for the Licensor's reasonable legal and other expenses of seeking to enforce the Licensee's obligations against the Licensee and the Guarantor, recovering possession and terminating this Licence;
- (g) for loss or damage consequent on disclaimer of this Licence on the Licensee's Insolvency, as if this Licence had not been disclaimed.

25.6 Guarantee in favour of owner

This Guarantee is in favour of the Licensor and the Licensor's successors and assigns being the owner of the Licensed Area from time to time during the continuance of this Guarantee.

25.7 Guarantee is joint and several

When there is more than one Guarantor under this Licence:

- (a) the term **Guarantor** in this clause 25 refers to each of the Guarantors and to all of them;
- (b) their obligations as Guarantor are joint and several;
- (c) the Licensor may enforce this Guarantee against all or any of them;
- (d) any notice or demand may be served on all of them, by serving any one of them;
- (e) this Guarantee remains binding on the other Guarantors, even if:
 - (i) a Guarantor fails to execute this Licence;
 - (ii) this Guarantee is not binding on a Guarantor;
 - (iii) the Licensor releases a Guarantor from liability under this Guarantee.

25.8 Guarantee not discharged

This Guarantee is not discharged, and the Licensor's rights against each Guarantor are not affected, by any of the following:

- (a) if the Licensor grants any indulgence or extension of time to the Licensee or to another Guarantor or other Guarantors;
- (b) if the Licensor neglects or fails to enforce licence covenants against the Licensee;
- (c) if the Licensor waives any breaches or defaults under this Licence, except to the extent of the specific breach to which the waiver applies;

- (d) if the Licensor totally or partially releases the liability of the Licensee, or of another Guarantor or other Guarantors;
- (e) if the Licensor and the Licensee, or any other person, enters into any arrangement, composition or compromise relating to this Licence, except to the extent of the arrangement, composition or compromise;
- (f) if the Licensor and the Licensee vary any provision of this Licence without the Guarantor's consent, but only if the variation is minor and not prejudicial to the Guarantor;
- (g) the death, bankruptcy or winding up of the Licensee or a Guarantor;
- (h) if the Licensee's liability under this Licence, or this Licence is or becomes invalid, illegal, or unenforceable, including through any act, omission or legislation;
- (i) if the Licensor disclaims this Licence following the Licensee's insolvency.

26 Disclosure

26.1 Parties may disclose

Despite any confidentiality or intellectual property right subsisting in this Licence, either party may publish all or any part of it, without reference to the other.

26.2 Privacy obligations preserved

Nothing in this clause derogates from a party's obligations under the *Personal Information Protection Act 2004* (Tas) or the *Privacy Act 1998* (Cwlth).

Executed as a Deed.

Signing page

Dated:

15TH

JUNE

2015

Signed by Kathryn Janet Clark being
and as Team Leader (Position No.
334958) and pursuant to an Instrument
of Authorisation dated 27th Day of
February 2012 in the presence of:


Signature


Signature of witness

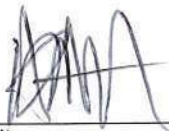
ROBERT CRIPPS
Name of witness (print)

134 MACQUARIE ST
Address of witness

CROWN LAND OFFICER
Occupation

Signed by Christopher Lee Huston
in the presence of:


Signature


Signature of witness

ADAM SMITH
Name of witness (print)

298 PATERSONIA RD. NUNAMARA.TAS.
Address of witness

RADIATION THERAPIST.
Occupation

Signed by Claire Louise Ford
in the presence of:

Signature

Signature of witness

ADAM SMITH.
Name of witness (print)

298 PATERSONIA RD. NUNAMARA .TAS
Address of witness

RADIATION THERAPIST.
Occupation

First Schedule

Permitted Use

The Licensed Area may be used only to:

- (a) construct an access, if not already constructed;
- (b) maintain the access in accordance with clause 2 of the Special Provisions;
and
- (c) gain access to, and egress from;

the land known as 262 Dynans Bridge Road Weegenah in Tasmania comprised in folio of the Register Volume 34589 Folio 1.

Second Schedule

Special Provisions

1. Licence will terminate

In addition to the Licensor's rights to terminate this Licence in accordance with clause 10.1, this Licence will terminate without prior notice when:

- (a) the municipal Council accepts the Licensed Area as a public road; or
- (b) the Licensee ceases to be the owner of the land known as 262 Dynans Bridge Road Weegenah in Tasmania comprised in Folio of the Register Volume 34589 Folio 1.

2. Either party may terminate

In addition to the Licensor's right to terminate this Licence in accordance with clause 10.1, either party may terminate this Licence by giving three month's prior written notice to the other of their intention to do so. This Licence automatically terminates when a notice given under this clause expires.

3. Licensee to maintain the Licensed Area

The Licensee must carry out Maintenance Works during the Term as required to maintain the Licensed Area, and any constructed access, to a standard necessary to carry out the Permitted Use.

In this clause, "Maintenance Works" includes:

- (a) removing living or dead native vegetation;
- (b) eradicating noxious, or other weed;
- (c) controlling vermin;
- (d) revegetation with local provenance flora;
- (e) maintaining a firebreak, drain or other infrastructure;
- (f) resealing the access track;
- (g) any other works as directed by the Licensor from time to time; and
- (h) disturbing the ground soil to do any of those things.

4. Waive of obligation to insure

The Licensor waives the Licensee's obligation to insure under clause 9.7.

Annexure A

Plan



www.thelist.tas.gov.au

FREEHOLD PROPERTY

© COPYRIGHT AND DISCLAIMER: Map data is compiled from a variety of sources and hence its accuracy is variable. If you wish to make decisions based on this data you should consult with the relevant authorities. Apart from any use permitted under the Copyright Act 1968, no part of this report may be copied without the permission of the General Manager Information and Land Services, Department of Primary Industries, Parks, Water and Environment, GPO Box 44 Hobart 7001.

CROWN LICENCE AREA
± 9,000m²

PERMISSION NEEDED FROM OWNER TO TRAVERSE.



Tasmanian
Government

Appendix C: Certificate of Title 34589/1

SEARCH OF TORRENS TITLE

VOLUME 34589	FOLIO 1
EDITION 8	DATE OF ISSUE 16-Apr-2015

SEARCH DATE : 06-Oct-2016

SEARCH TIME : 09.47 AM

DESCRIPTION OF LAND

Parish of MIDHURST, Land District of DEVON
Lot 1 on Diagram 34589
Derivation : Part of Lot 12917 Gtd. to T.A. Poole
Prior CT 4495/25

SCHEDULE 1

M512149 TRANSFER to CHRISTOPHER LEE HUSTON and CLAIRE LOUISE
FORD as tenants in common in equal shares
Registered 16-Apr-2015 at 12.01 PM

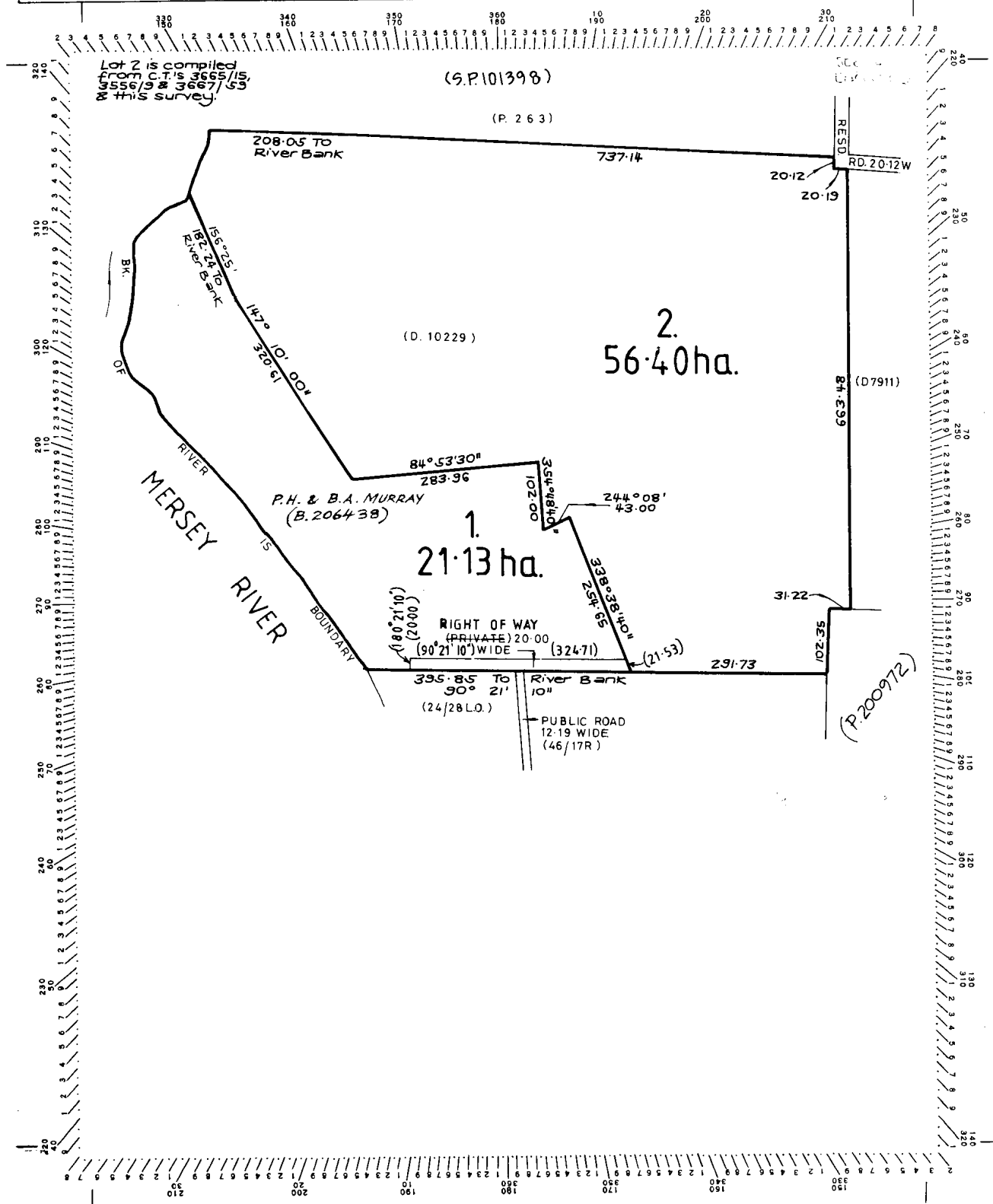
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT: A Right of Carriageway (appurtenant to Lot
2 on Diagram No. 34589) over the Right of Way shown
on Diagram No. 34589
E783 MORTGAGE to Commonwealth Bank of Australia
Registered 16-Apr-2015 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

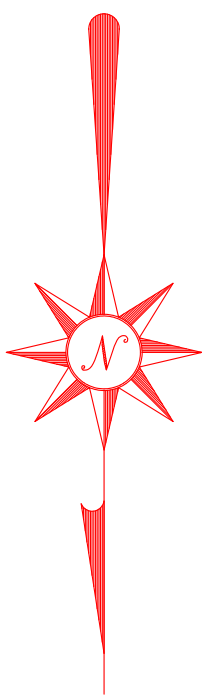
No unregistered dealings or other notations

Owner: M.A. & J.H. CROPP	PLAN OF SURVEY by Surveyor K.R. MICHELL of land situated in the	Registered Number: D34589
Title Reference: C.T. 3665/15 C.T. 3556/9 & C.T. 3667/59	LAND DISTRICT OF DEVON PARISH OF MIDHURST	Approved Effective from:
Grantee: PART OF LOT 12917, 238A-1R-0P GTD TO THOMAS AUGUSTUS POOLE	SCALE 1:6000 MEASUREMENTS IN METRES	Recorder of Titles



Appendix D: Plans & Detail Survey

F.R. Daniel, Huston & Associates Pty Ltd

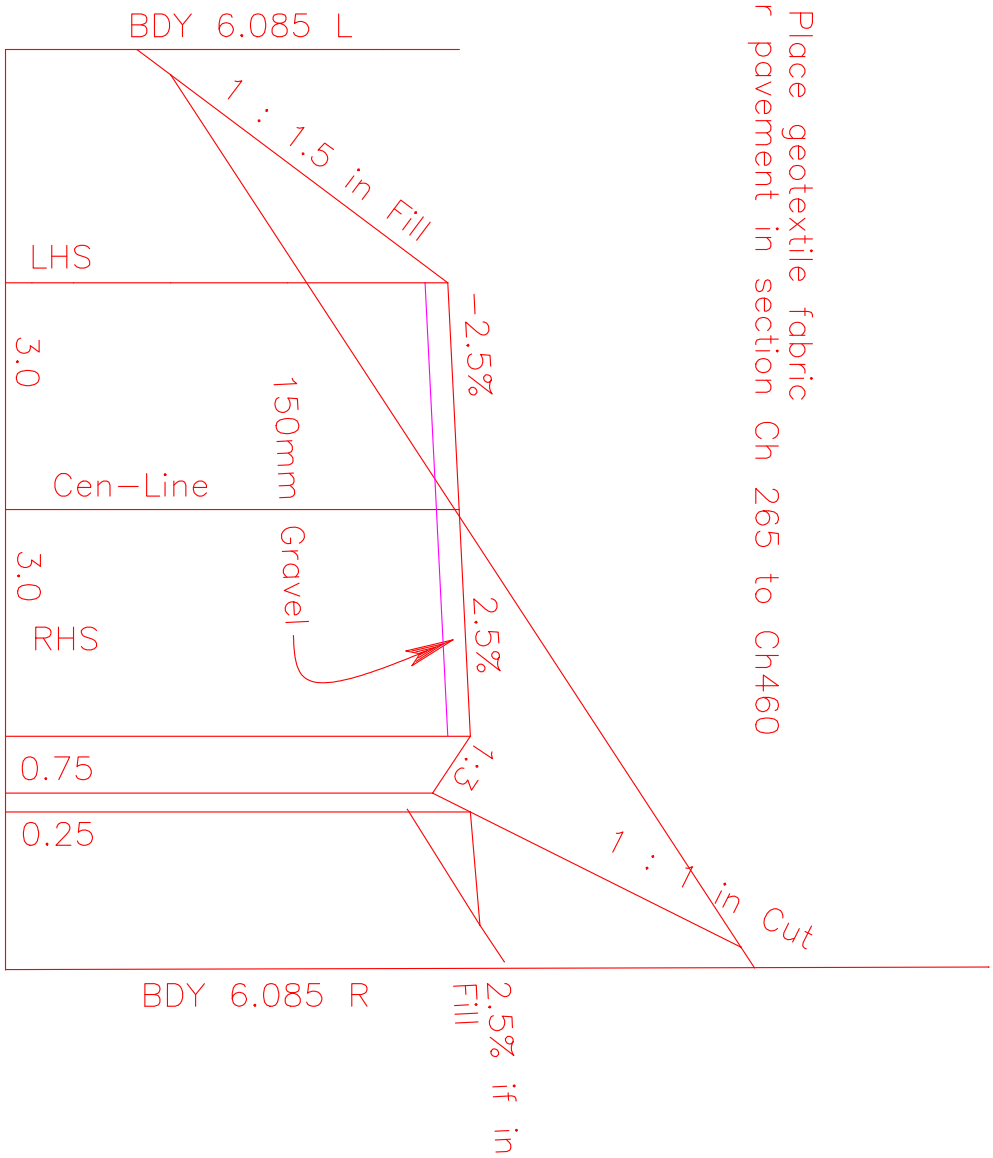


ALIGNMENT REPORT

Vertical Alignment Name: Tass3				VERTICAL ALIGNMENT REPORT			
Point	Sta	Elev	Parameters	Distance	Grade		
PVI	0.000	200.860		54.135	1.522%		
PVC	34.135	201.390	N ₀ =				
PVT	74.135	201.700	40.000				
PVI	81.775	205.491					
PVI	109.465	208.519					
PVI	137.666	212.100					
PVI	162.675	215.200					
PVI	182.278	217.500					
PVI	195.583	218.700					
PVI	218.529	220.147	N ₀ =				
PVI	221.106	220.500	10.000				
PVI	224.163	220.500					
HI PT	224.163	220.544	Sig ₀ =	29.520			
PVI	253.576	219.599	N ₀ =				
PVI	257.175	219.554	8.000				
PVI	260.343	218.520					
LOW PT	260.343	218.520	Sig ₀ =	12.467	-10.028%		
PVI	263.511	217.500					
PVC	263.511	217.500	N ₀ =				
PVT	272.259	218.720	8.000				
PVI	267.885	218.125	12.089				
PVI	277.759	219.017	L ₀ =	5.000	0		
PVI	309.046	222.360					
PVC	322.956	225.147	N ₀ =				
PVT	330.795	228.460	15.000				
PVI	326.875	226.800	L ₀ =	15.000	1		
PVI	337.950	229.763					
PVI	364.005	226.344					
PVI	386.833	227.000					
PVI	399.579	227.914					
PVI	410.306	228.755					
PVI	423.098	228.836					
PVI	434.468	228.630					
PVI	467.242	228.213					

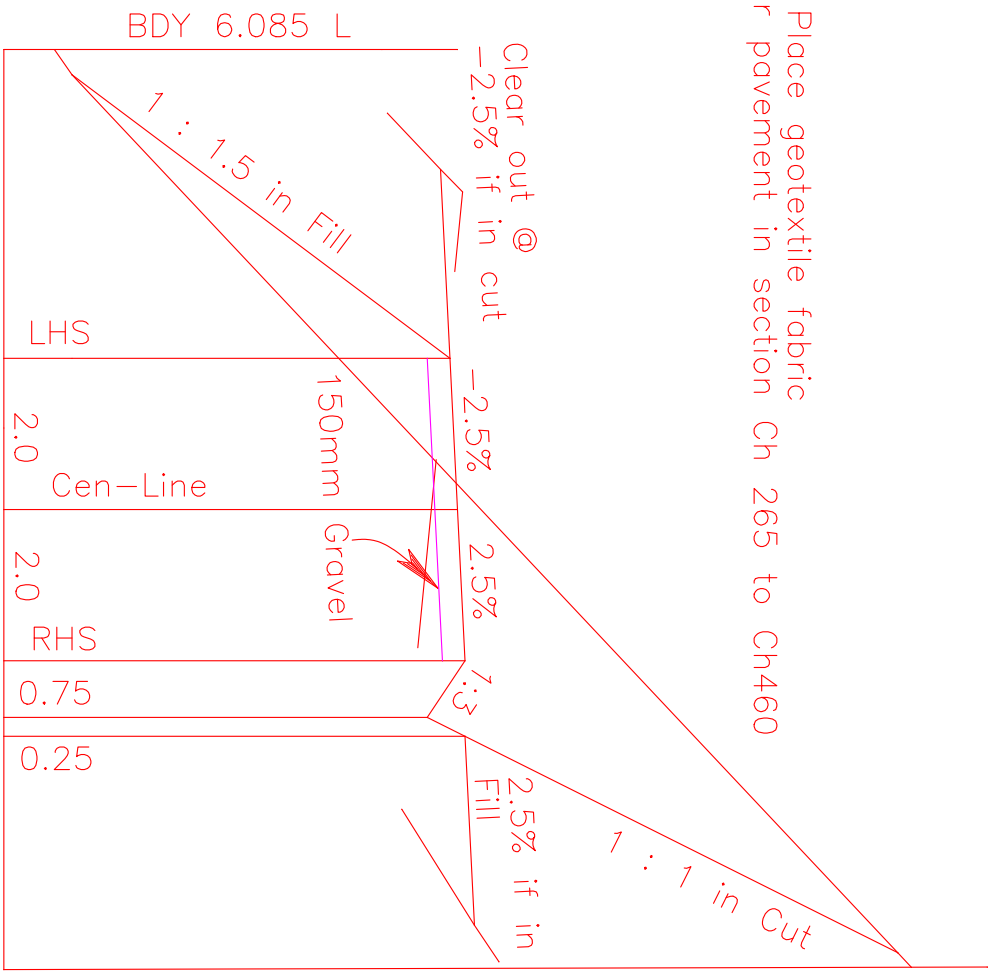
Alignment Name: Tass3				
Beginning	Distance	Station	Easting	Northing
Begin Circular Arc=	83.50.52"	46.435	455498.482	5410540.164
Chord Bearing:	46.435	46.435	455544.649	5410545.140
Chord Length:	100.000		455533.932	541064.564
Radius:	1122.00"	Left		
Arc Length:	13.839			
Chord Bearing:	78.09.52"			
Chord Length:	19.806			
Middle Ordinate:	0.492			
External:	5.717453			
Deg of Curvature:	9.952			
Tangent:	66.387			
PI Chordage:	57.28.52"	12.881	455564.034	5410549.202
	72.28.52"	79.154	455576.317	5410553.080
Begin Circular Arc=	72.28.52"	76.493	455649.262	5410576.106
Chord Bearing:	76.493	155.647	455659.798	5410584.729
Chord Length:	35.000			
Radius:	630.35"	Right		
Arc Length:	4.058			
Chord Bearing:	75.48.10"			
Middle Ordinate:	75.48.10"	4.058		
Deg of Curvature:	0.059			
External:	163.42.08"			
Deg of Curvature:	2.031			
PI Chordage:	157.678			
	79.07.02"	14.321	455653.194	5410577.100
Begin Circular Arc=	14.321	174.026	455667.258	5410579.802
Chord Bearing:	14.321	35.000	455660.655	5410614.174
Chord Length:	35.000			
Radius:	3307.35"	Left		
Arc Length:	62.33.07.36			
Chord Bearing:	19.955			
Middle Ordinate:	1.452			
External:	1.515			
Deg of Curvature:	163.42.08"			
Tangent:	184.436			
PI Chordage:	194.262			
	45.5684.969			
	5410588.998			

Note: Place geotextile fabric under pavement in section Ch 265 to Ch460



Taper between Standard Section over 10m to 15 m
Ch170 – Ch195, Ch 370 – Ch390
Horizontal Scale 1 : 100
Vertical Scale 1 : 50

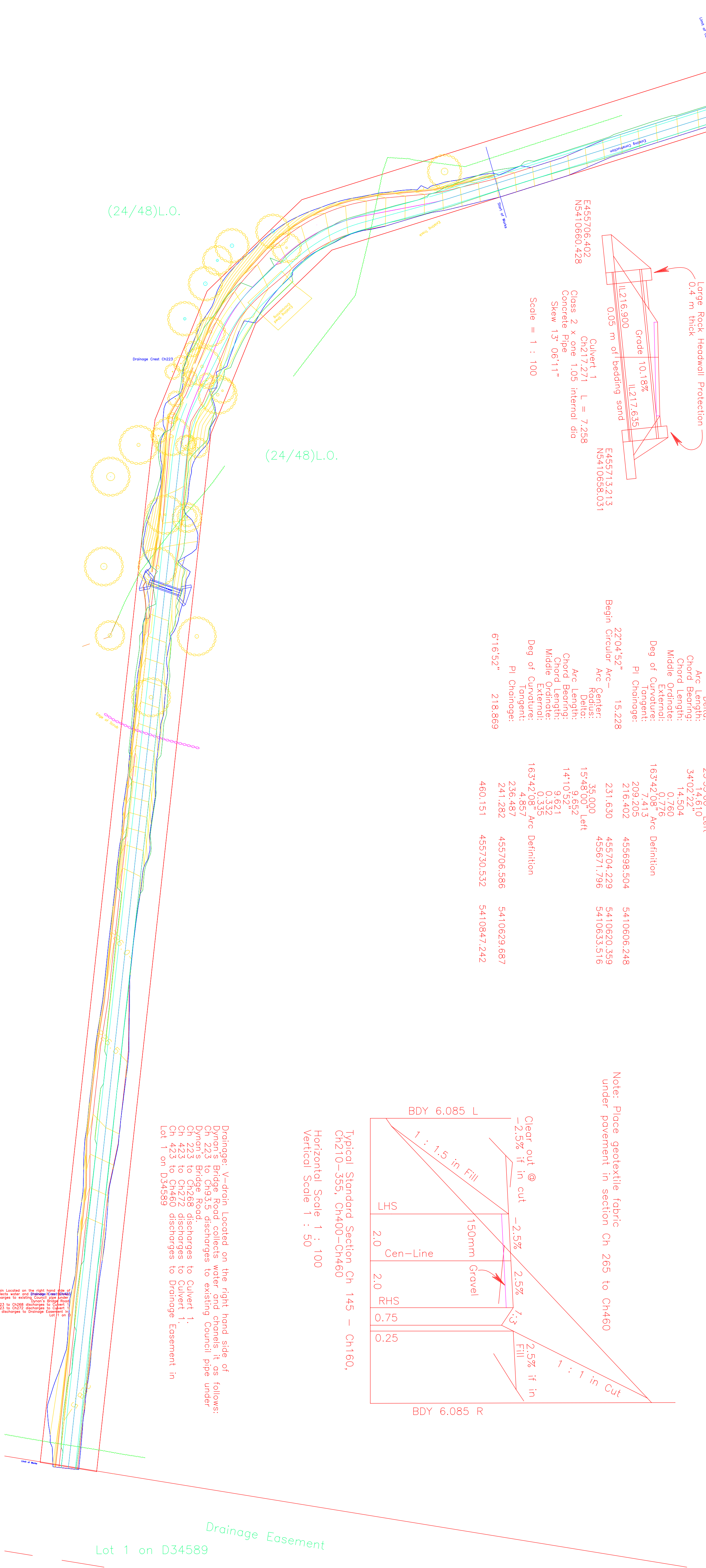
Note: Place geotextile fabric under pavement in section Ch 265 to Ch460

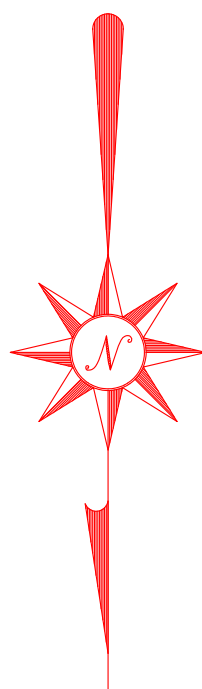


Typical Standard Section Ch 145 – Ch160,
Ch210–355, Ch400–Ch460

Horizontal Scale 1 : 100
Vertical Scale 1 : 50

Drainage: Bridge Road Located on the right hand side of follows
Dyans's Bridge Road collects water and channels it as under
Ch 22.3 to Ch93.5 discharges to existing Council pipe under
Dyans's Bridge Road.
Ch 22.3 to Ch268 discharges to Culvert 1.
Ch 42.3 to Ch272 discharges to Culvert 1.
Ch 42.3 to Ch460 discharges to Drainage Easement in
lot 1 on D345589





Appendix E: Ecological Assessment

ECOtas



28 Suncrest Avenue
Lenah Valley, TAS 7008
mark@ecotas.com.au
www.ecotas.com.au
(03) 62 283 220
0407 008 685
ABN 83 464 107 291

Rebecca Green

Rebecca Green & Associates

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

PO Box 2108

Launceston TAS 7250

29 October 2016

Dear Rebecca

RE: Access to 262 Dynans Bridge Road via Crown road reserve on 260 Dynans Bridge Road

Planning advice (ecological values)

Please find following a statement of findings on ecological values associated with the Crown road reserve on 260 Dynans Bridge Road proposed for development as access to 262 Dynans Bridge Road, Weegenah, Tasmania.

I recommend that this cover letter and attached report (including the appended *Natural Values Atlas*, *Biodiversity Values Database* and *Protected Matters Search Tool* reports) be provided with any planning applications, as it addresses the potential concerns in regard to ecological values usually raised at the local level of assessment.

Note that this letter and attached reports do not constitute legal advice. It is recommended that formal advice be sought from the relevant agency prior to acting on any aspect of this report.

Please do not hesitate to contact me further if additional information is required.

Kind regards

Mark Wapstra
Senior Scientist/Manager

**ECOLOGICAL ASSESSMENT OF PROPOSED ACCESS TO
262 DYNANS BRIDGE ROAD VIA CROWN ROAD RESERVE ON
260 DYNANS BRIDGE ROAD, WEEGENA, TASMANIA**



**Environmental Consulting Options Tasmania (ECOtas) for
Rebecca Green & Associates**

29 October 2016

Mark Wapstra
28 Suncrest Avenue
Lenah Valley, TAS 7008

ABN 83 464 107 291
email: mark@ecotas.com.au
web: www.ecotas.com.au

business ph.: (03) 62 283 220
mobile ph.: 0407 008 685

**STATEMENT OF FINDINGS: ECOLOGICAL VALUES ASSOCIATED WITH PROPOSED
ACCESS TO 262 DYNANS BRIDGE ROAD VIA CROWN ROAD RESERVE ON 260 DYNANS
BRIDGE ROAD, WEEGENA, TASMANIA**

**SUPPORT DOCUMENTATION FOR PLANNING APPLICATION UNDER MEANDER VALLEY
INTERIM PLANNING SCHEME 2013**

Prepared by Mark Wapstra for Rebecca Green & Associates, 29 October 2016

Preamble

Rebecca Green & Associates (on behalf of her clients at 262 Dynans Bridge Road) engaged Environmental Consulting Options Tasmania (ECOtas) to provide planning advice in relation to the ecological (flora and fauna) values associated with the Crown road reserve on 260 Dynans Bridge Road proposed for development to access 262 Dynans Bridge Road (Figures 1 & 2).

It is usual for major development proposals to be subject to highly detailed ecological assessments, followed by reporting that complies with the Department of Primary Industries, Parks, Water & Environment's *Guidelines for Natural Values Surveys - Terrestrial Development Proposals* (DPIPWE 2015), a document that outlines the various ecological values that need to be assessed. However, in my opinion, in the case of the current land use proposal a detailed report is not warranted because the land use proposal is for the development of a short access road within an existing Crown road reserve. Having said this, the attached report on the ecological values of the subject area addresses the various items covered by the *Guidelines for Natural Values Surveys* and additional information can be provided to planning authorities if needed.

Land use proposal

The proposal is to lodge a development application to Meander Valley Council for the construction of a Class 4c access road within the unmade Crown road reservation on 260 Dynans Bridge Road to access 262 Dynans Bridge Road. Further details will be provided with the development application.

Database checks

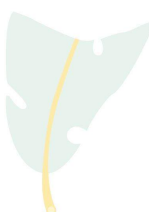
TheList was examined to determine existing vegetation mapping and known sites for threatened flora and fauna. Database reports were produced under DPIPWE's *Natural Values Atlas* (DPIPWE 2016), the Forest Practices Authority's *Biodiversity Values Database* (FPA 2016) and the Commonwealth Department of the Environment's *Protected Matters Search Tool* (CofA 2016) to support the assessment process (all appended for reference).

Field assessment

The Crown road reserve was assessed on 26 October 2016 by Mark Wapstra.

The purpose of the site assessment was to classify the vegetation types, according to TASVEG 3.0 classification, as described in *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation* (Kitchener & Harris 2013), identify sites/potential habitat of threatened flora and fauna (if present), declared and environmental weeds, and other ecological matters that may require special consideration.

The assessment comprised walking the pre-surveyed Crown road reserve in both directions.



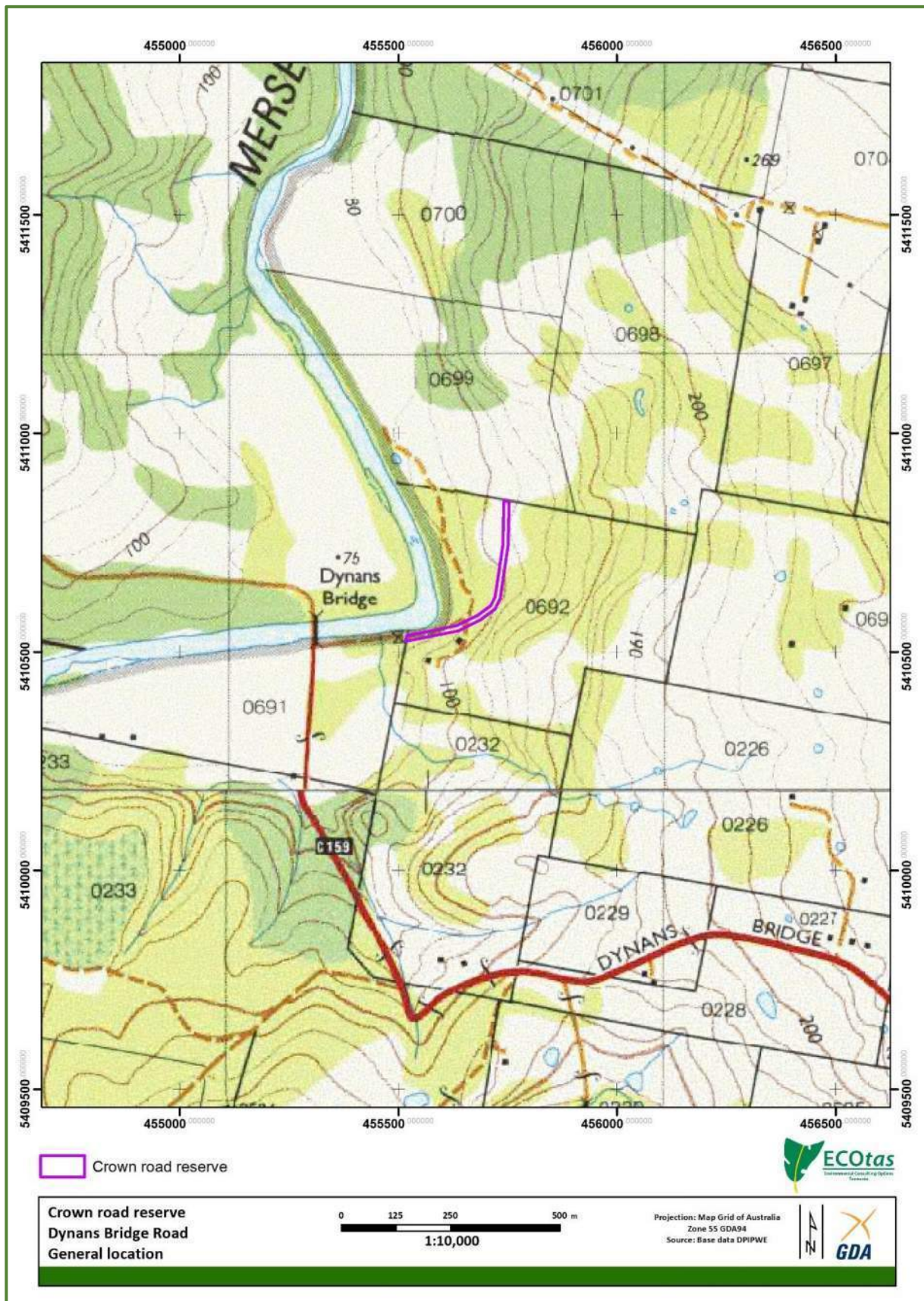


Figure 1. General location of subject area



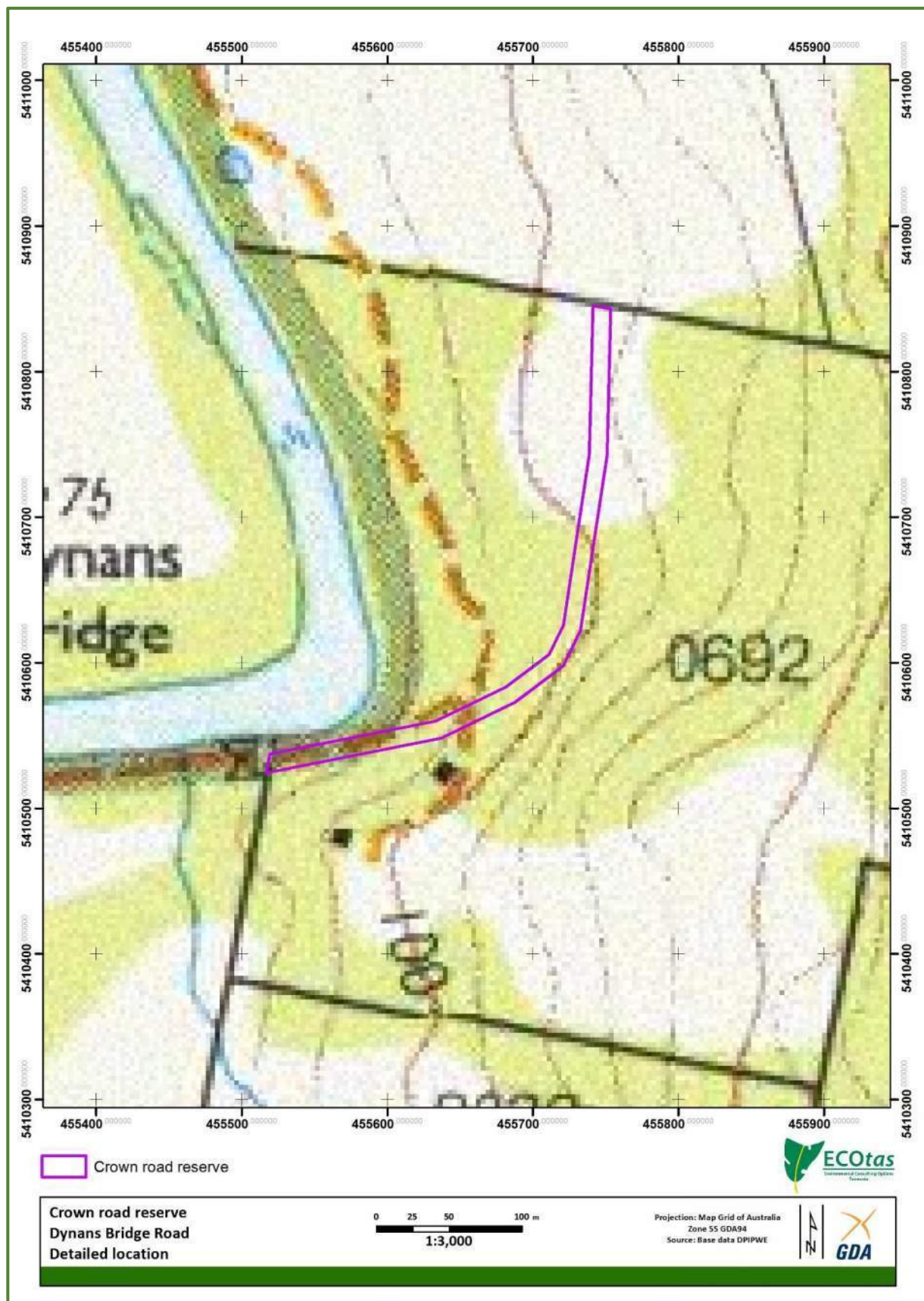


Figure 2a. Detailed location of subject area showing topographic and cadastral features



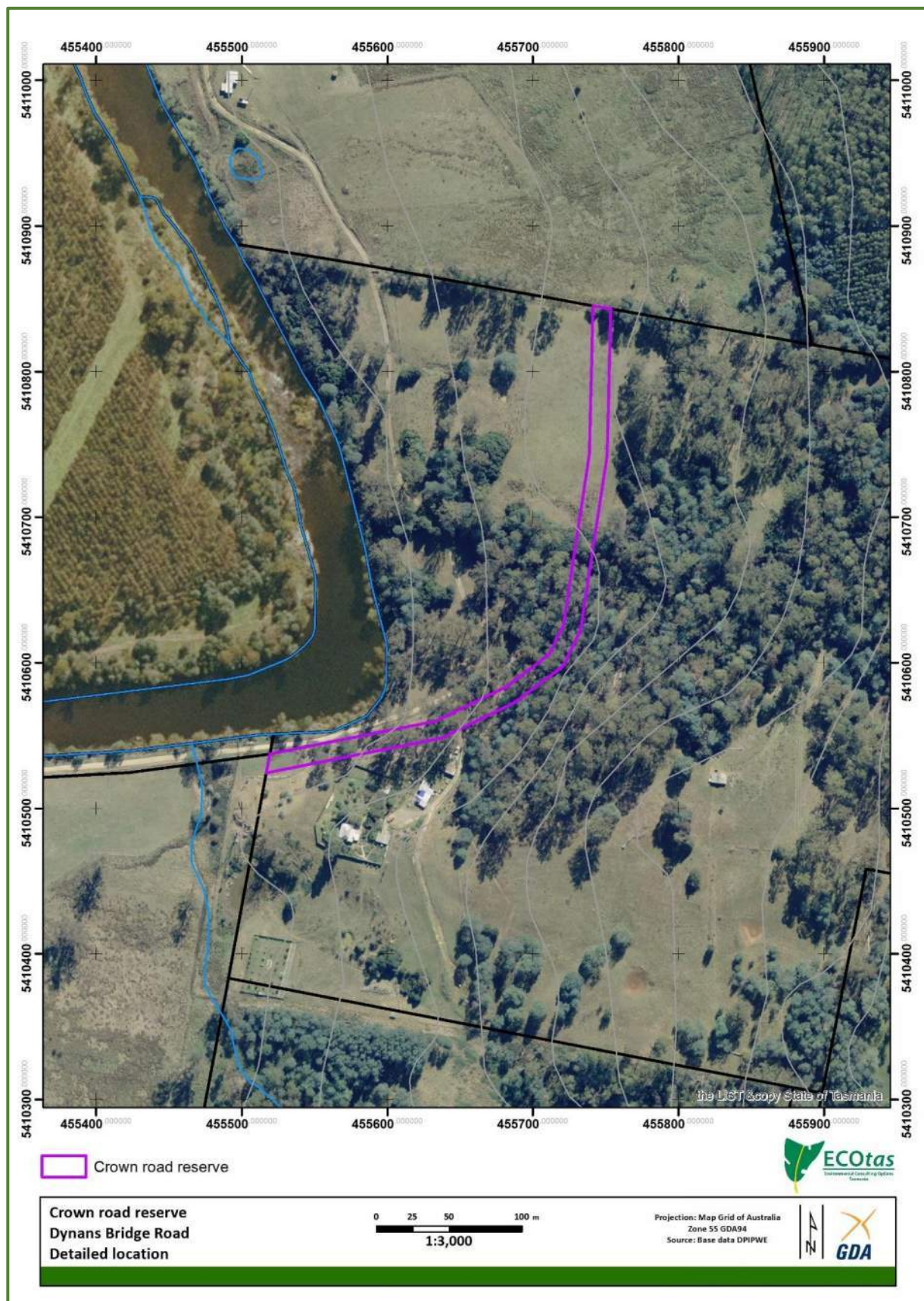
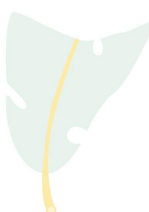


Figure 2b. Detailed location of subject area showing current vegetation condition
[source: TheList orthophotography]



Vegetation types

Existing vegetation mapping

This section, which comments on the existing TASVEG 3.0 mapping for the study area, is included to highlight the differences between existing mapping and the more recent mapping from the present study to ensure that any parties assessing land use proposals (via this report) do not rely on existing mapping. Note that TASVEG mapping, which was mainly a desktop mapping exercise based on aerial photography, is often substantially different to ground-truthed vegetation mapping, especially at a local scale. An examination of existing vegetation mapping is usually a useful pre-assessment exercise to gain an understanding of the range of habitat types likely to be present and the level of previous botanical surveys.

The following vegetation types are currently mapped within the title area (Figure 3):

- agricultural land (TASVEG code: FAG): FAG is mapped for the northern section of the Crown road reserve (north of the forest boundary) and a small area near the western end of the road reserve; and
- *Eucalyptus obliqua* wet forest (undifferentiated) (TASVEG code: WOU): most of Crown road reserve.

Revised vegetation mapping

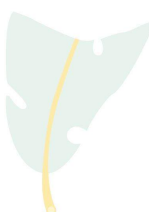
The existing TASVEG 3.0 vegetation mapping for the Crown road reserve is almost wholly inaccurate, except with respect to the larger section of FAG. The revised vegetation classification is shown in Figure 4, and described below.

- *Eucalyptus ovata* forest and woodland (TASVEG code: DOV) [Plates 1-6]

Virtually all the forested part of the Crown road reserve currently mapped as WOU is re-classified as DOV. The reserve passes through a broad stand of *Eucalyptus ovata* wet sclerophyll forest, which technically is classified under TASVEG 3.0 as a “dry eucalypt forest and woodland” mapping unit. However, Kitchener & Harris (2013) acknowledge this in the detailed description of DOV and recognise that DOV incorporates the wet sclerophyll facies of forests dominated by *Eucalyptus ovata*.

The canopy of 20-30 m height (cover of 30-40%) is clearly dominated by *Eucalyptus ovata*, but *Eucalyptus viminalis* is a conspicuous component in sections. In many ways, this forest patch (which extends well outside the Crown road reserve upslope and downslope) has its closest affinities to *Eucalyptus viminalis* wet forest (TASVEG code: WVI). The western section has an open understorey of sparse *Acacia melanoxylon*, *A. dealbata*, *Bursaria spinosa* and *Olearia argophylla*, over a sparse ground layer of *Lepidosperma ensiforme*, *Pteridium esculentum*, *Coprosma quadrifida* and *Acaena novae-zeelandiae*. From the creekline northwards, the understorey comprises a dense canopy of *Melaleuca ericifolia* over a sparse ground layer of *Carex appressa*, *Gahnia grandis*, *Juncus pallidus*, *Polystichum proliferum* and *Lepidosperma ensiforme*.

Apart from a minor scattering of low-growing *Rubus* sp. (blackberry) and occasional *Cirsium vulgare* (spear thistle), the majority of the forest is in good condition. Closer to the buildings on 260 Dynans Bridge Road, the canopy of the forest remains intact but the understorey is virtually absent, replaced by pasture grass and herbaceous weeds between buildings and other property elements. Classifying this short section of about 50 m as DOV (wet sclerophyll forest) is barely justifiable but separating it into a non-native TASVEG mapping unit such as FAG or FUR is also not entirely appropriate.





Plates 1 & 2. Disturbed section of DOV in western section of Crown road reserve – note the very open understorey replaced by pasture grass and the presence of buildings



Plate 3. (LHS) Facies of DOV with *Melaleuca ericifolia* understorey at and north of creekline – note the very open understorey

Plate 4. (RHS) Looking west from inside the wet sclerophyll facies of DOV towards the disturbed section of DOV shown in Plates 1 & 2



Plate 5. (LHS) Structure of wet sclerophyll facies of DOV viewed from west

Plate 6. (RHS) Structure of swamp forest facies of DOV viewed from north



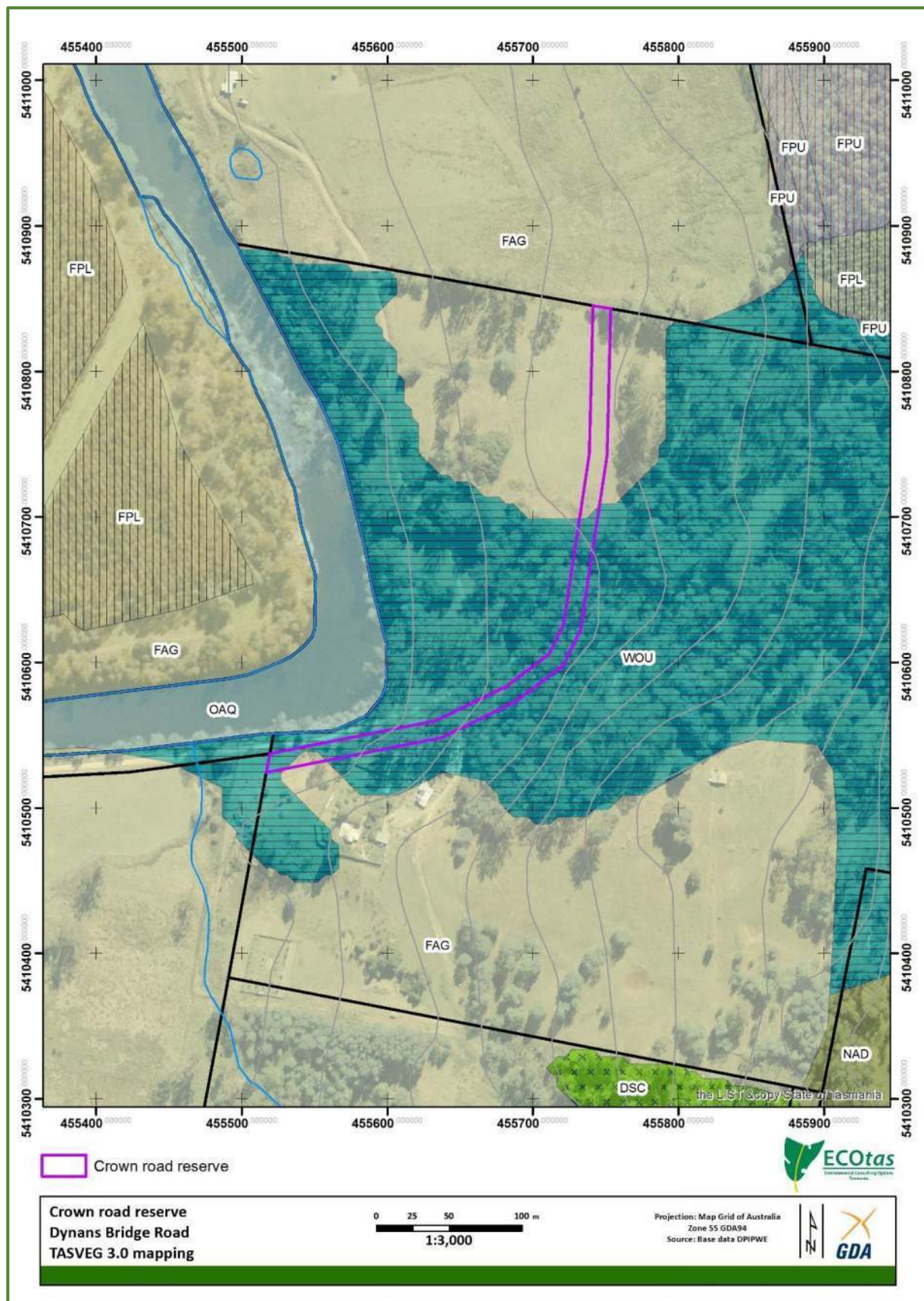


Figure 4. Existing TASVEG 3.0 vegetation mapping for the title area and surrounds (refer to text for codes)

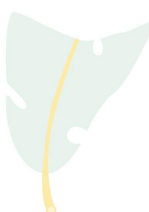
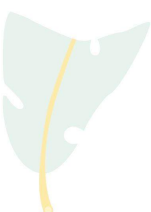




Figure 5. Revised vegetation mapping for the title area (refer to text for codes)



- agricultural land (TASVEG code: FAG)

FAG is used to map the pasture in the Crown road reserve north of the forest margin, and a small area at the eastern end of the road reserve. No detailed description is provided.

- urban areas (TASVEG code: FUR)

The western section of the Crown road reserve essentially forms part of the yards of the 260 Dynans Bridge Road, and includes fences, gates, gravelled roads and modified land essentially lacking a distinct canopy cover. This area is best classified as FUR, although the presence of *Eucalyptus ovata* and *E. viminalis* is noted. No detailed description is provided.

Of the vegetation types present, none equate to threatened ecological communities under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Of the vegetation types present, DOV is classified as threatened under Schedule 3A of the Tasmanian *Nature Conservation Act 2002*. The intent of the listing on the Act is to constrain clearing of threatened vegetation types. The administrative control on such clearing is through the Tasmanian forest practices system and/or under the local planning scheme.

Under the *Forest Practices Regulations 2007* (established under the *Forest Practices Act 1985*), a Forest Practices Plan (FPP) is required for most “clearing” activities in areas of forest and woodland (and for some activities within threatened non-forest native vegetation). However, changes to the Act (25 November 2009), as stated below, indicate additional circumstances in which an FPP is not required, including some activities that are subject to a planning permit issued under the *Land Use Planning and Approvals Act 1993*.

4. Circumstances in which forest practices plan, &c., not required

(j) the harvesting of timber or the clearing of trees on any land, or the clearance and conversion of a threatened native vegetation community on any land, for the purpose of enabling –

(i) the construction of a building within the meaning of the *Land Use Planning and Approvals Act 1993* or of a group of such buildings; or

(ii) the carrying out of any associated development;

if the construction of the buildings or carrying out of the associated development is authorised by a permit issued under that Act.

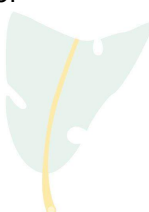
The present proposal is to provide *access only* and is not associated with a “building”, such that this clause of the Regulations may not provide an exemption from an FPP. This should be clarified with officers of the Forest Practices Authority because it could be interpreted that the clearing is associated with a building because of the proposal to occupy the title.

Under the *Meander Valley Interim Planning Scheme 2013*, the Crown road reserve is zoned as Rural Resource and is not classified as “priority habitat”. However, the Biodiversity Code applies also to the “removal of native vegetation”. As such, the provisions of the Code will need to be considered (see section on **Implications under Biodiversity Code (Meander Valley Interim Planning Scheme 2013)**).

Threatened flora

Database information indicates that the Crown road reserve does not support known populations of flora listed as threatened on the Commonwealth *Environment Protection and Biodiversity Protection Act 1999* or the Tasmanian *Threatened Species Protection Act 1995*. Field assessment did not indicate the presence of any such species.

The *Natural Values Atlas* report indicates several records of threatened flora within 5,000 m of the Crown road reserve (see appended report). These are listed below with a brief commentary on the likelihood of the site supporting the species, and the potential impacts of the development on these species (Table 1).



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Table 1. Threatened flora reported from within 5,000 m of the Crown road reserve

Species listed below are listed as rare (r), vulnerable (v), endangered (e), or extinct (x) on the Tasmanian *Threatened Species Protection Act 1995* (TSPA); vulnerable (VU), endangered (EN), critically endangered (CR) or extinct (EX) on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA). Information below is sourced from the DPIPWE's *Natural Values Atlas* (DPIPWE 2016) and other sources where indicated. Habitat descriptions are taken from TSS (2003+) and FPA (2016), except where otherwise indicated.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)
<i>Anogramma leptophylla</i> annual fern	v -	<i>Anogramma leptophylla</i> grows in shallow soil layers over rock, on exposed or semi-exposed outcrops in dry or damp sclerophyll forest. Plants are mostly found on rock ledges, often on, or just inside, the drip line of the overhead rock-face. The substrate is variable, including dolerite, basalt and sandstone. POTENTIAL HABITAT ABSENT.
<i>Desmodium gunnii</i> southern ticktrefoil	v -	<i>Desmodium gunnii</i> occurs in the north and sub-coastal areas of the northeast, with outlying sites at Woolnorth. It grows mostly in damp sclerophyll forest and woodland, usually on fertile sites. POTENTIAL HABITAT ABSENT.
<i>Epilobium pallidiflorum</i> showy willowherb	r -	<i>Epilobium pallidiflorum</i> occurs in wet places (e.g. natural wetlands amongst forest, margins of <i>Melaleuca ericifolia</i> swamp forest, scrubby-sedgy <i>E. ovata</i> woodland on heavy soils, etc.) mostly in the north and northwest of the State. POTENTIAL HABITAT marginally present. This distinctive perennial semi-aquatic herb was not detected.
<i>Glycine microphylla</i> small-leaf glycine	v -	<i>Glycine microphylla</i> occurs in dry to dampish sclerophyll forest and woodland in the north and east of the State, with outlying sites at Woolnorth. POTENTIAL HABITAT ABSENT.
<i>Gynatrix pulchella</i> fragrant hempbush	r -	<i>Gynatrix pulchella</i> occurs as a riparian shrub, found along rivers and drainage channels, sometimes extending onto adjacent floodplains (including old paddocks), predominantly in the north of the State. POTENTIAL HABITAT ABSENT. The species usually occurs much closer to the floodplain rather than higher on slopes. This species of distinctive shrub was not detected.
<i>Hypolepis muelleri</i> harsh groundfern	r -	<i>Hypolepis muelleri</i> occurs along watercourses, swampy areas or deep, rich, alluvial soils below 120 m elevation in northern Tasmania (including King and Flinders islands). It has also been recorded from forest dominated by <i>Acacia melanoxylon</i> (blackwood), <i>Melaleuca</i> (paperbark) or <i>Eucalyptus</i> species. POTENTIAL HABITAT marginally present. The habitat is atypical of known sites – the species tends to occur on broad floodplains of larger rivers. The species was not detected.
<i>Muehlenbeckia axillaris</i> matted lignum	r -	<i>Muehlenbeckia axillaris</i> is predominantly found in moist gravelly or rocky places on the Central Plateau, extending out to the west, northwest and lower reaches of the South Esk River. POTENTIAL HABITAT ABSENT.
<i>Pellaea calidurupium</i> hotrock fern	r -	<i>Pellaea calidurupium</i> is found in inland, rocky habitats in areas of low to moderate rainfall predominantly in the eastern half of Tasmania. It grows in crevices and on ledges on exposed or semi-exposed rock outcrops. A large sterile colony occurs on the bare summit of Casaveen Bluff (east of York Plains), while nearby, on a tributary of the Little Swanport River plants grow under more favourable conditions on a rock ledge within the protection of a rock gully. POTENTIAL HABITAT ABSENT.
<i>Persicaria decipiens</i> slender waterpepper	v -	<i>Persicaria decipiens</i> occurs on the banks of rivers and streams, mostly in the north of the State, including King Island. The species may colonise farm dams. POTENTIAL HABITAT ABSENT. The habitat is atypical of known sites – the species usually occurs on the banks of larger rivers and streams in quite open habitats. This perennial herb was not detected.



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Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)
<i>Pimelea curviflora</i> var. <i>gracilis</i> slender curved riceflower	r -	<i>Pimelea curviflora</i> var. <i>gracilis</i> occurs in a range of vegetation types from wet and dry sclerophyll forest to hardwood plantations. Understories vary from open and grassy to densely shrubby. It can densely colonise disturbed sites such as firebreaks, log landings and tracks. POTENTIAL HABITAT marginally present. The species was not detected.
<i>Pomaderris phyllicifolia</i> subsp. <i>ericoides</i> narrowleaf dogwood	r -	<i>Pomaderris phyllicifolia</i> subsp. <i>ericoides</i> occurs in a wide range of habitats, very strongly associated with flood-prone rocky and densely shrubby rivers but extending across broader floodplains and gentle slopes into grassy/shrubby dry sclerophyll forest. POTENTIAL HABITAT marginally present. The species was not detected.
<i>Pomaderris phyllicifolia</i> subsp. <i>phyllicifolia</i> narrowleaf dogwood	r -	<i>Pomaderris phyllicifolia</i> subsp. <i>phyllicifolia</i> occurs in a wide range of habitats, very strongly associated with flood-prone rocky and densely shrubby rivers but extending across broader floodplains and gentle slopes into grassy/shrubby dry sclerophyll forest. POTENTIAL HABITAT marginally present. The species was not detected.

The development proposal will not have a deleterious impact on known sites of flora species classified as threatened under the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. In my opinion specific referral to government agencies administering these Acts is not warranted.

Threatened fauna

Database information indicates that the Crown road reserve does not support known populations of fauna listed as threatened on either the Tasmanian *Threatened Species Protection Act 1995* or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. Field assessment did not indicate the presence of any such species, although potential habitat for some species is present (see comments in Table 2).

The *Natural Values Atlas* report indicates several records of threatened fauna within 5,000 m of the Crown road reserve (see appended report). These (except wholly marine and pelagic species) are listed below with a brief commentary on the likelihood of the site supporting the species, and the potential impacts of the development on these species (Table 2).

Table 2. Threatened fauna potentially present within 5,000 m of the Crown road reserve

Species listed below are listed as rare (r), vulnerable (v), endangered (e), or extinct (x) on the Tasmanian *Threatened Species Protection Act 1995* (TSPA); vulnerable (VU), endangered (EN), critically endangered (CR) or extinct (EX) on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA). Information below is sourced from the DPIPW's *Natural Values Atlas* (DPIPWE 2016), Bryant & Jackson (1999) and FPA (2016); marine, wholly pelagic and littoral species such as marine mammals, fish and offshore seabirds are excluded.

Species	Status TSPA EPBCA	Potential habitat
<i>Accipiter novaehollandiae</i> (grey goshawk)	e -	Potential habitat for the grey goshawk is native forest with mature elements below 600 m altitude, particularly along watercourses. Significant habitat for the grey goshawk may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.). POTENTIAL HABITAT present. No nests of the grey goshawk were detected but it is noted that the assessment was brief and nests can be

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Species	Status TSPA EPBCA	Potential habitat
		<p>difficult to detect. Most of the forest structure is unsuitable for nesting, however, comprising relatively straight-stemmed mature regrowth eucalypts without well-developed forks and branches that may sometimes be used for nesting. The site also lacks the “classic” development of a mature secondary canopy of <i>Acacia melanoxylon</i> often used for nesting. The <i>Melaleuca ericifolia</i> is all too young for nesting. The species is likely to utilise the broader area for foraging.</p> <p>The forest is classified as Priority 3 (lower priority – mainly foraging habitat) under <i>Goshawk Habitat Categories – Fauna Technical Note No. 12</i> (FPA 2010), although it is noted that this technical note does not recognise wet sclerophyll forest dominated by either <i>Eucalyptus ovata</i> or <i>Eucalyptus viminalis</i> as comprising this habitat category.</p> <p>Clearing of the DOV from the Crown road reserve will result in the loss of a small area of potential foraging habitat of the grey goshawk but is unlikely to deleteriously affect the breeding capacity of the species in the broader area.</p>
<i>Alcedo azurea</i> subsp. <i>diemensis</i> (Tasmanian azure kingfisher)	e -	<p>Potential habitat for the azure kingfisher comprises potential foraging habitat and potential breeding habitat. Potential foraging habitat is primarily freshwater (occasionally estuarine) waterbodies such as large rivers and streams with well-developed overhanging vegetation suitable for perching and water deep enough for dive-feeding. Potential breeding habitat is usually steep banks of large rivers (a breeding site is a hole (burrow) drilled in the bank).</p> <p>POTENTIAL HABITAT ABSENT. The banks of the small creekline do not provide potential nesting habitat and the stream is too shallow to provide foraging habitat. Works will not impact on better quality potential habitat along the Mersey River. The habitat within the Crown road reserve does not match descriptions provided in Wapstra et al. (2010).</p>
<i>Antipodia chaostola</i> tax. <i>leucophaea</i> (chaostola skipper)	e EN	<p>Potential habitat for the chaostola skipper is dry forest and woodland supporting <i>Gahnia radula</i> (usually on sandstone and other sedimentary rock types) or <i>Gahnia microstachya</i> (usually on granite-based substrates).</p> <p>POTENTIAL HABITAT ABSENT. Both these <i>Gahnia</i> species are absent.</p>
<i>Aquila audax</i> subsp. <i>fleayi</i> (wedge-tailed eagle)	e EN	<p>Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive.</p> <p>POTENTIAL NESTING HABITAT ABSENT. No known nests within 1,000 m of subject area; surrounding vegetation unsuitable for nesting due to stature (mature regrowth) and disturbance levels. The species would utilise the broader area for foraging. Clearing of the DOV from the Crown road reserve will result in the loss of a small area of potential foraging habitat of the wedge-tailed eagle but is unlikely to deleteriously affect the breeding capacity of the species in the broader area.</p>
<i>Astacopsis gouldi</i> (giant freshwater crayfish)	v VU	<p>Potential habitat for the giant freshwater crayfish is freshwater streams of all sizes. Characteristics of potential habitat include a combination of well-shaded flowing and still waters, deep pools, decaying logs and undercut banks. Riparian vegetation needs to be native and predominantly intact to provide shade, nutrient, energy and structural inputs into streams. Smaller juveniles inhabit shallow fast-flowing streams favouring habitats with rocks or logs that are large enough to be stable but not embedded in finer substrates, but overlie coarser substrates and/or have a distinct cavity underneath. Perennial headwater streams have substantially higher juvenile densities than non-perennial headwater streams.</p> <p>POTENTIAL HABITAT ABSENT. The small stream is classified as very low potential habitat according to the descriptions provided in <i>Assessing Giant Freshwater Crayfish Habitat in Class 4 Streams – Fauna Technical Note No. 3</i> (FPA 2013).</p>
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i> (spotted-tailed quoll)	r VU	<p>Potential habitat for the spotted-tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are</p>

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Species	Status TSPA EPBCA	Potential habitat
		<p>present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted-tailed quoll includes 1) any forest remnant (>0.5 ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves.</p> <p>POTENTIAL HABITAT PRESENT. No direct evidence of the species (e.g. scats, dens, etc.) were detected. It is highly likely that the species will utilise the area as part of a large territory/home range.</p> <p>Clearing of the DOV from the Crown road reserve will result in the loss of a small area of potential habitat of the spotted-tailed quoll but is unlikely to deleteriously affect the breeding capacity of the species in the broader area.</p>
<i>Dasyurus viverrinus</i> (eastern quoll)	- EN	<p>Potential habitat for the eastern quoll is a variety of habitats including rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land.</p> <p>POTENTIAL HABITAT PRESENT. No direct evidence of the species (e.g. scats, dens, etc.) were detected. It is highly likely that the species will utilise the area as part of a large territory/home range.</p> <p>Clearing of the DOV from the Crown road reserve will result in the loss of a small area of potential habitat of the eastern quoll but is unlikely to deleteriously affect the breeding capacity of the species in the broader area.</p>
<i>Engaeus granulatus</i> (Central North burrowing crayfish)	e EN	<p>Potential habitat for the central north burrowing crayfish includes any poorly-drained habitats such as streams (of any class and disturbance history), seepages (e.g. springs in forest or pasture, outflows of farm dams), low-lying flat swampy areas and vegetation (e.g. buttongrass and heathy plains, marshy areas, boggy areas of pasture), drainage depressions, ditches (artificial and natural, including roadside ditches, pasture drains, etc.)</p> <p>POTENTIAL HABITAT PRESENT. The minor creekline provides potential habitat in that it is poorly-drained with broad flats that remain boggy for much of the year. No evidence of the species was detected i.e. burrows (either as holes or chimneyed holes). The subject site is within the potential range of the species only, not the known range. There are no records of the species along this part of the Mersey River. Recent surveys by the author in the Kimberley area confirmed the absence of the species, with this part of the State apparently occupied by the non-threatened <i>Engaeus nulloprius</i>.</p>
<i>Galaxiella pusilla</i> (dwarf galaxiid)	v VU	<p>Potential habitat for the dwarf galaxiid is slow-flowing and still waters such as swamps, shallow pools, lagoons, drains or backwaters of streams, often (but not always) with aquatic vegetation. It may also be found in temporary waters that dry up in summer for as long as 6-7 months, especially if burrowing crayfish burrows are present. Habitat may include forested swampy areas but does not include blackwood swamp forest. Juveniles congregate in groups at the water surface in pools free of vegetation.</p> <p>POTENTIAL HABITAT ABSENT. The minor creekline is unsuitable, and the whole area is well outside the accepted range of the species (near-coastal lowland drainage systems). The works will not have an impact on this species.</p>
<i>Haliaeetus leucogaster</i> (white-bellied sea-eagle)	v -	<p>Potential habitat for the white-bellied sea-eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used.</p> <p>POTENTIAL NESTING HABITAT ABSENT. No known nests within 1,000 m of subject area; surrounding vegetation unsuitable for nesting due to stature (mature regrowth) and disturbance levels. The species may</p>

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Species	Status TSPA EPBCA	Potential habitat
		occasionally utilise the broader area (e.g. the wider open parts of the Mersey River and possibly some of the larger farm dams) for foraging. Clearing of the DOV from the Crown road reserve is unlikely to deleteriously affect the breeding capacity of the species in the broader area.
<i>Lathamus discolor</i> (swift parrot)	e CR	<p>Potential foraging habitat comprises <i>E. globulus</i> or <i>E. ovata</i> trees that are old enough to flower. Potential nesting habitat is considered to comprise eucalypt forests that contain hollow-bearing trees.</p> <p>POTENTIAL NESTING HABITAT ABSENT. Hollow-bearing trees are absent, and the site is highly atypical of all known nesting areas.</p> <p>POTENTIAL FORAGING HABITAT PRESENT. The canopy is dominated by <i>Eucalyptus ovata</i> (<i>Eucalyptus globulus</i> is absent). The site is within part of the State not usually considered as part of the core range of the species and in my opinion it is highly unlikely that the site would be utilised for foraging by the swift parrot. In my opinion, while the clearing DOV from the Crown road reserve would result in the loss of a small area of potential foraging habitat of the swift parrot, it is unlikely to deleteriously affect the species at a broader level.</p>
<i>Litoria raniformis</i> (green and golden frog)	v VU	<p>Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water-holding sites such as old quarries, slow-flowing stretches of streams and rivers and drainage features.</p> <p>POTENTIAL HABITAT ABSENT. The heavily-canopied creekline would not usually be regarded as potential habitat for the species. That said, this part of the State is well known for the species and it utilises a wide range of freshwater habitats including large and small farms dams, roadside drains and slow-flowing rivers and creeks. The broader area may form part of the dispersal habitat of the species but the clearing of the DOV from the Crown road reserve is unlikely to deleteriously affect the species.</p>
<i>Perameles gunnii</i> subsp. <i>gunnii</i> (eastern barred bandicoot)	- VU	<p>Potential habitat for the eastern barred bandicoot is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Significant habitat for the eastern barred bandicoot is dense tussock grass-sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.</p> <p>POTENTIAL HABITAT PRESENT. The species may utilise the pasture-forest mosaic, although is much more likely to take advantage of the modified habitats that exist around houses. Clearing of the DOV from the Crown road reserve will result in the loss of a small area of potential habitat of the eastern barred bandicoot but is unlikely to deleteriously affect the breeding capacity of the species in the broader area.</p>
<i>Prototroctes maraena</i> (Australian grayling)	v VU	<p>Potential habitat for the Australian grayling is all streams and rivers in their lower to middle reaches. Areas above permanent barriers (e.g. Prosser River dam, weirs) that prevent fish migration, are not potential habitat.</p> <p>POTENTIAL HABITAT ABSENT. The narrow and heavily-canopied creekline that dissects the Crown road reserve is not suitable habitat (species requires much deeper and consistent water flow). Provided that the works in the creekline are undertaken carefully to minimise sediment input into the Mersey River (which is known to support the species), no deleterious impact on the habitat of the species is anticipated (noting that any impact from the works would be miniscule relative to the recent changes to the Mersey River from the floods). No specific crossing structures are recommended in relation to this species.</p>
<i>Pseudemoia pagenstecheri</i> (tussock skink)	v -	<p>Potential habitat for the tussock skink comprises native grasslands dominated by tussock-forming grasses.</p> <p>POTENTIAL HABITAT ABSENT – subject area is wet sclerophyll and swamp forest and pasture.</p>
<i>Pseudemoia rawlinsoni</i> (glossy grass skink)	r -	<p>Potential habitat for the Glossy Grass Skink is wetlands and swampy sites (including grassy wetlands, teatree swamps and grassy sedgeland), and margins of such habitats.</p> <p>POTENTIAL HABITAT ABSENT. Poorly-drained ground is present but is within dense-canopied forest.</p>

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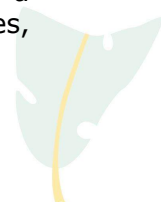
Species	Status TSPA EPBCA	Potential habitat
<i>Pseudomys novaehollandiae</i> (New Holland mouse)	e VU	Potential habitat for the New Holland mouse is heathlands (mainly dry heathlands but also where dry heathlands form a mosaic with other heathland, moorland and scrub complexes), heathy woodlands (i.e. eucalypt canopy cover 5-20%), <i>Allocasuarina</i> -dominated forests on sandy substrates (not dolerite or basalt), and vegetated sand dunes. Key indicator plant species include (but are not restricted to) <i>Aotus ericoides</i> , <i>Lepidosperma concavum</i> , <i>Hypolaena fastigiata</i> and <i>Xanthorrhoea</i> spp. POTENTIAL HABITAT ABSENT.
<i>Sarcophilus harrisii</i> (Tasmanian devil)	e EN	Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427 km ²). Significant habitat for the Tasmanian devil is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100 m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1 km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Potential denning habitat for the Tasmanian devil is areas of burrowable, well-drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. POTENTIAL HABITAT PRESENT. No direct evidence of the species (e.g. scats, dens, etc.) were detected. It is highly likely that the species will utilise the area as part of a large territory/home range. Clearing of the DOV from the Crown road reserve will result in the loss of a small area of potential habitat of the Tasmanian devil but is unlikely to deleteriously affect the breeding capacity of the species in the broader area.
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i> (masked owl)	e VU	Potential habitat for the masked owl is all areas with trees with large hollows (≥15 cm entrance diameter). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may constitute potential habitat. Significant habitat for the masked owl is any areas within the core range of native dry forest with trees over 100 cm dbh with large hollows (≥15 cm entrance diameter). POTENTIAL NESTING HABITAT ABSENT. Large hollow-bearing trees are absent from Crown road reserve. The species is likely to utilise the area for foraging, although it is more likely to take advantage of prey items such as rabbits, rats, mice and bandicoots that would frequent the numerous farm buildings in the area. The Crown road reserve vegetation provides little opportunity for temporary roosting (e.g. dense shrubs). Clearing of the DOV from the Crown road reserve will result in the loss of a small area of potential foraging habitat of the masked owl but is unlikely to deleteriously affect the breeding capacity of the species in the broader area.

The proposed works will not have a significant deleterious impact on known sites or potential habitat of fauna species classified as threatened under the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. In my opinion specific referral to government agencies administering these Acts is not warranted.

Weeds

The subject area supports localised patches of low-growing (presumably because of the heavy shading by the forest canopy) patches of *Rubus* sp. (blackberry), which is classified as a “declared weed” within the meaning of the Tasmanian *Weed Management Act 1999*.

Rubus species are subject to a Statutory Weed Management Plan under the *Weed Management Act 1999* (see information on weed section of DPIWE’s web site). The subject area falls within the Meander Valley municipality, which for the management of the species is classified as a “Zone B” municipality, with widespread infestations noted. In relation to “Zone B” species,



“containment”, within the meaning of the *Weed Management Act 1999*, is the most appropriate management objective for municipalities who have problematic infestations but no plan and/or resources to undertake control actions at a level required for eradication. The management outcome for these municipalities is ongoing prevention of the spread of declared weeds from existing infestations to areas free or in the process of becoming free of these weeds.

In this case, the works are highly unlikely to result in the material spread of declared weeds as the dense canopy is likely to remain present adjacent to the new road. Apart from general hygiene protocols to minimise the risk of introducing weeds and pathogens to the site as found in *Keeping It Clean: A Tasmanian Field Hygiene Manual to Prevent the Spread of Freshwater Pests and Pathogens* (Allan & Gartenstein 2010), it is recommended that the newly constructed road be checked for weed establishment post-works and any new infestations treated as quickly as practical. A complex stand-alone weed management plan is not considered warranted.

Plant and animal disease

Rootrot pathogen, *Phytophthora cinnamomi*

Phytophthora cinnamomi (PC) is widespread in lowland areas of Tasmania, across all land tenures. However, disease will not develop when soils are too cold or too dry. For these reasons, PC is not a threat to susceptible plant species that grow at altitudes higher than about 700 m a.s.l. or where annual rainfall is less than about 600 mm (e.g. Midlands and Derwent Valley). Furthermore, disease is unlikely to develop beneath a dense canopy of vegetation because shading cools the soils to below the optimum temperature for the pathogen. A continuous canopy of vegetation taller than about 2 m is sufficient to suppress disease. Hence PC is not considered a threat to susceptible plant species growing in wet sclerophyll forests, rainforests (except disturbed rainforests on infertile soils) and scrub e.g. teatree scrub (Rudman 2005; FPA 2009).

According to Rudman (2005), none of the vegetation types recorded from the subject area are susceptible to the root-rot pathogen, *Phytophthora cinnamomi*. No evidence of the pathogen was noted (i.e. no dead or dying susceptible plant species). No special management is recommended.

Myrtle wilt

Myrtle wilt, caused by a wind-borne fungus (*Chalara australis*), occurs naturally in rainforest where myrtle beech (*Nothofagus cunninghamii*) is present. The fungus enters wounds in the tree, usually caused by damage from wood-boring insects, wind damage and forest clearing. The incidence of myrtle wilt often increases forest clearing events such as windthrow and wildfire.

Nothofagus cunninghamii is absent from the subject area, such that special management actions are not warranted.

Myrtle rust

Myrtle rust is a disease limited to plants in the Myrtaceae family. This plant disease is a member of the guava rust complex caused by *Puccinia psidii*, a known significant pathogen of Myrtaceae plants outside Australia. Infestations are currently limited to NSW, Victoria, Queensland and Tasmania (DPIPWE 2015).



No evidence of myrtle rust was noted from the subject area, such that special management actions are not warranted.

Chytrid fungus and other freshwater pathogens

Native freshwater species and habitat are under threat from freshwater pests and pathogens including *Phytophthora cinnamomi* (root rot), *Batrachochytrium dendrobatidis* (Chytrid frog disease), *Mucor amphibiorum* (platypus Mucor disease) and the freshwater algal pest *Didymosphenia geminata* (Didymo) (Allan & Gartenstein 2010). Freshwater pests and pathogens are spread to new areas when contaminated water, mud, gravel, soil and plant material or infected animals are moved between sites. Contaminated materials and animals are commonly transported on boots, equipment, vehicles tyres and during road construction and maintenance activities. Once a pest pathogen is present in a water system it is usually impossible to eradicate. The manual *Keeping it Clean - A Tasmanian Field Hygiene Manual to Prevent the Spread of Freshwater Pests and Pathogens* (Allan & Gartenstein 2010) provides information on how to prevent the spread of freshwater pests and pathogens in Tasmanian waterways wetlands, swamps and boggy areas.

The subject area supports one small stream. Several frog species may utilise this habitat, although the risk of introducing chytrid during works and it persisting is minimal because the stream flows directly into the Mersey River very soon after the crossing point. No special management is recommended, although note the suggestion under the section on Weeds to apply the general hygiene protocols advocated in *Keeping It Clean: A Tasmanian Field Hygiene Manual to Prevent the Spread of Freshwater Pests and Pathogens* (Allan & Gartenstein 2010).

Implications under the Biodiversity Code (Meander Valley Interim Planning Scheme 2013)

The Crown road reserve and surrounding areas are zoned as Rural resource but are not subject to the Priority Habitat classification. The proposed construction of the road in the Crown road reserve would result in the clearance of native vegetation. The implications under the Biodiversity Code are explored below.

The purpose of the Biodiversity Code is stated below:

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 subject area supports a priority vegetation community in the form of *Eucalyptus ovata* forest and woodland (TASVEG code: DOV). The creation of a road through this vegetation type would not be consistent with "minimising vegetation and habitat loss" (clause E8.1.1(b)(i)).



The application of the Biodiversity Code is stated below:

E8.2 Application of this Code

This code applies to use or development of land:

- (a) within the area identified as priority habitat on the planning scheme maps; or
- (b) for the removal of native vegetation.

The subject area is not defined as “priority habitat” such that clause E8.2(a) does not have application. However, the proposal would result in the “removal of native vegetation” such that clause E8.2(b) has application.

To the best of my knowledge, the proposal is not exempt under any provisions of the *Scheme*. As such, the development standards under the Biodiversity Code will have application.

E8.6 Development Standards

E8.6.1 Habitat and Vegetation Management

Objective

To ensure that:

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

The clearing of the DOV threatened vegetation would not be consistent with the intent of the objective in relation to part (a), although part (b) probably does not have application as there will not be a significant loss of representation or connectivity of the vegetation community.

The Acceptable Solution in relation to the clearing of native vegetation not classified as priority habitat is as follows:

A2

Clearance or disturbance of native vegetation is in accordance with a certified Forest Practices Plan.

My interpretation of this statement is that if the works are carried out in accordance with a certified Forest Practices Plan (FPP), the Biodiversity Code is satisfied. As stated previously, I recommend seeking advice from officers of the Forest Practices Authority regarding the application of the *Forest Practices Regulations 2007* and their interaction with the *Meander Valley Interim Planning Scheme 2013*.

If an FPP is an acceptable solution, a Forest Practices Officer will need to be engaged to certify (and presumably prepare) the FPP. This may require further site assessments to consider natural and cultural values not considered in the present report or under other provisions of the *Scheme*.

If an FPP is not an appropriate solution, the Performance Criteria in relation to the clearing of native vegetation not classified as priority habitat are as follows, with author commentary below each sub-clause:

P2.1

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

See previous statement that indicates that clearing of threatened vegetation does not appear to be in accordance with the intent of the purpose of the Code. That said, on the assumption that



no practical alternative to the proposal is found, the following sub-clauses are further considered.

- (a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and

The clearing of the vegetation within the Crown road reserve is unlikely to significantly deleteriously affect the quality of the vegetation (i.e. the surrounding vegetation), although some edge effects are inevitable such as drying out and minor understorey changes. The extent of native vegetation will obviously be affected, although it is clear that the area being cleared is small relative to the wider extent of native forest (including DOV) in the immediate and wider area. Species diversity is unlikely to be significantly affected by the proposal. The value of the site as a wildlife corridor is unlikely to be substantially altered because the road will be by necessity very narrow and surrounded by retained similar vegetation.

- (b) means of removal; and

The main issue is in regards to the felling of trees such that the disturbance to surrounding forest is minimised.

- (c) value of riparian vegetation in protecting habitat values; and

The small stream has some obvious habitat value but does not support particular species requiring formal management prescriptions. That said, works within the riparian area should be conducted to minimise the long-term disturbance, and ensure that the flow characteristics of the drainage feature are not substantially altered.

- (d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and

No specific comments.

- (e) need for and adequacy of proposed vegetation or habitat management; and

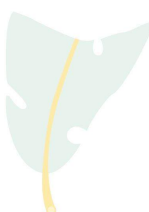
No specific comments.

- (f) conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and Environment.

The General Offset Principles referred to in clause (f) provide general guidance only, and do not provide specific detail in relation to offsetting the loss of threatened native vegetation in circumstances such as the present proposal. In my opinion, it is impractical to offset the loss of the threatened vegetation in this case. In some cases, securing another site supporting similar vegetation through means such as a conservation covenant may be possible, but this does not seem practical in the present situation. There are unlikely to be appropriate local opportunities to restore or rehabilitate areas of degraded similar vegetation. In some circumstances where other avenues of mitigation/offsetting have been exhausted, financial offsets are sometimes proposed. In my opinion, given that the road reserve is on Crown land and its purpose is obviously to allow for the provision of a road, I do not believe that offsets are practical in this case.

Summary and recommendations

The key ecological value requiring consideration for the proposed construction of a road to access 262 Dynans Bridge Road utilising the Crown road reserve on 260 Dynans Bridge Road is the presence of relatively good condition *Eucalyptus ovata* forest and woodland (TASVEG code: DOV), a vegetation type classified as threatened under Schedule 3A of the Tasmanian *Nature Conservation Act 2002*. To a lesser extent, the presence of potential habitat for several species of threatened fauna listed on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* needs to be considered, although the over-arching management of the vegetation is likely to take appropriate account of the management requirements of these species.



260-262 Dynans Bridge Road – Crown Road Reserve: Ecological Assessment

In the first instance it needs to be acknowledged that the purpose of the listing of some vegetation types as threatened was to constrain further clearing. It would be unusual for such vegetation types to be cleared on public land, except in special circumstances. The case of a Crown road reserve established on title well before the classification and listing of threatened vegetation types possibly presents as one such special circumstance. However, in my opinion, every effort should be made to explore options to avoid the necessity to clear the threatened vegetation to access 262 Dynans Bridge Road. Without taking into consideration any particular legal opinion or the desires of the relevant land owners (including the owners of 260 and 262 Dynans Bridge Road and the Crown), notwithstanding that this is clearly important in the current situation, from a conservation management perspective it appears that utilising the existing access downslope of the Crown road reserve would result in minimal clearing of native vegetation (perhaps minor works at the stream crossing point and minor widening to bring the road to an appropriate standard to meet engineering specifications and bushfire hazard management guidelines).

If an alternative to utilising the Crown road reserve cannot be found, the decision to allow clearing lies with the relevant authorities. In my opinion, making recommendations to minimise the extent of clearing is moot because the road will need to be constructed, as I understand it, to some quite specific standards and there is limited capacity to modify this. In relation to the stream crossing, there are no particular ecological values that need to be taken into account and as such, I restrict myself to a general recommendation to install a culvert that maximises the opportunity for fauna (e.g. platypus) to move upstream and downstream, but recognising that the stream is narrow and the road itself will not be so wide as to prevent fauna from crossing without using the culvert (platypus and giant freshwater crayfish frequently avoid culverts – the risk of roadkill in the present situation is negligible).

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260-262 Dynans Bridge Road – Crown Road Reserve: Ecological Assessment

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Biodiversity Values Database SearchTo browse the web map please click [HERE](#).

GDA Easting (6 digits)

455682

GDA Northing (7digits)

5410643

(this may take some time)

[click here to print this report](#) (If experiencing print layout issues in internet explorer try hold down the shift key and reload the page. However the print layout functions much better in alternative browsers e.g. Firefox or Chrome.)

The coordinate falls within the following threatened species ranges

Common name	Scientific Name	range class	Habitat Description	Web Map
grey goshawk	<i>Accipiter novaehollandiae</i>	Core Range	Potential habitat for the grey goshawk is native forest with mature elements below 600 m altitude, particularly along watercourses. FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat. Significant habitat for the grey goshawk may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.). FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat.	Web map
swift parrot	<i>Lathamus discolor</i>	NW breeding areas	Potential breeding habitat for the Swift Parrot comprises potential foraging habitat and potential nesting habitat, and is based on definitions of foraging and nesting trees (see Table A in swift parrot habitat assessment Technical Note). Potential foraging habitat comprises <i>E. globulus</i> or <i>E. ovata</i> trees that are old enough to flower. The occurrence of foraging-habitat can be remotely assessed, although only to a limited extent, by using mapping layers such as GlobMap (DPIPWE 2010). Due to the scale and inadequacies in current foraging-habitat mapping, potential foraging-habitat density within operational areas may need to be largely identified by ground-based surveys as per Table B in the swift parrot habitat assessment Technical Note. For management purposes potential nesting habitat is considered to comprise eucalypt forests that contain hollow-bearing trees. The FPA mature habitat availability map (see Technical Note 2) predicts the availability of hollow-bearing trees using the relevant definitions of habitat provided in Table C of the swift parrot habitat assessment Technical Note. The mature habitat availability map is designed to be used to make landscape-scale assessments and may not be reliable for stand-level assessments required during the development of a Forest Practices Plan. At the stand-level the availability and distribution of hollow-bearing trees across a coupe or operation area is best determined from a ground-based assessment (see Table C in the swift parrot habitat assessment Technical Note). Significant habitat is all potential breeding habitat within the SE potential breeding range and the NW breeding areas.	Web map
australian grayling	<i>Prototroctes maraena</i>	Potential Range	Potential habitat for the Australian Grayling is all streams and rivers in their lower to middle reaches. Areas above permanent barriers (e.g. Prosser River dam, weirs) that prevent fish migration, are not potential habitat.	Web map
			Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (4-27 km ²). Significant habitat for the Tasmanian devil is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may	

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tasmanian devil	<i>Sarcophilus harrisii</i>	Potential Range	be found within 100 m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1 km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Potential denning habitat for the Tasmanian devil is areas of burrowable, well-drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat	Web map
eastern quoll	<i>Dasyurus viverrinus</i>	Potential Range	The species is found in a variety of habitats including rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land.	Web map
giant freshwater crayfish	<i>Astacopsis gouldi</i>	Potential Range	Potential habitat for the giant freshwater crayfish is freshwater streams of all sizes. Characteristics of potential habitat include a combination of well-shaded flowing and still waters, deep pools, decaying logs and undercut banks. Riparian vegetation needs to be native and predominantly intact to provide shade, nutrient, energy and structural inputs into streams. Smaller juveniles inhabit shallow fast-flowing streams favouring habitats with rocks or logs that are large enough to be stable but not embedded in finer substrates, but overlie coarser substrates and/or have a distinct cavity underneath. Perennial headwater streams have substantially higher juvenile densities than non-perennial headwater streams. See FPA's Fauna Technical Note 16 for guidance on how to identify categories of potential habitat suitability (high suitability habitat, moderate suitability habitat and low suitability habitat) of class 4 streams. The GFC Habitat Suitability Map may be used in the assessment of habitat suitability for all other stream classes, however on-ground assessment is recommended.	Web map
glossy grass skink	<i>Pseudemoia rawlinsoni</i>	Potential Range	Potential habitat for the Glossy Grass Skink is wetlands and swampy sites (including grassy wetlands, teatree swamps and grassy sedgeland), and margins of such habitats.	Web map
Dwarf galaxias	<i>Galaxiella pusilla</i>	Potential Range	Potential habitat for the dwarf galaxiid is slow-flowing waters such as swamps, lagoons, drains or backwaters of streams, often with aquatic vegetation. It may also be found in temporary waters that dry up in summer for as long as 6-7 months, especially if burrowing crayfish burrows are present (although these will usually be connected to permanent water). Habitat may include forested swampy areas but does not include blackwood swamp forest. Juveniles congregate in groups at the water surface in pools free of vegetation. Significant habitat for the dwarf galaxiid is all potential habitat and a 30m stream-side reserve within the core range.	Web map
green and golden frog	<i>Litoria raniformis</i>	Core Range	Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water-holding sites such as old quarries, slow-flowing stretches of streams and rivers and drainage features. Significant habitat is high quality potential habitat within the core range of this frog species. See FPA Fauna Technical Note 18 for guidance on assessing significant habitat for the green and gold frog.	Web map
			Potential habitat for the White-Bellied Sea-eagle species comprises potential nesting habitat and potential foraging habitat. Potential	

white-bellied sea-eagle	<i>Haliaeetus leucogaster</i>	Potential Range	foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat for the white-bellied sea-eagle is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where nest tree still present).	Web map
azure kingfisher or azure kingfisher (tasmanian)	<i>Alcedo azurea subsp. diemenensis</i>	Core Range	Potential habitat for the Azure Kingfisher comprises potential foraging habitat and potential breeding habitat. Potential foraging habitat is primarily freshwater (occasionally estuarine) waterbodies such as large rivers and streams with well-developed overhanging vegetation suitable for perching and water deep enough for dive-feeding. Potential breeding habitat is usually steep banks of large rivers (a breeding site is a hole (burrow) drilled in the bank).	Web map
Central North burrowing crayfish	<i>Engaeus granulatus</i>	Potential Range	Potential habitat for the Central North Burrowing Crayfish includes any poorly-drained habitats such as streams (of any class and disturbance history), seepages (e.g. springs in forest or pasture, outflows of farm dams), low-lying flat swampy areas and vegetation (e.g. buttongrass and heathy plains, marshy areas, boggy areas of pasture), drainage depressions, ditches (artificial and natural, including roadside ditches, pasture drains, etc.). Significant habitat for the Central North Burrowing Crayfish is all native vegetation within the immediate catchments where the species is known to occur.	Web map
wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	Potential Range	Potential habitat for the wedge-tailed eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only one is used for breeding in any one year. Breeding failure often promotes a change of nest in the next year. [see FPA's Fauna Technical Note 1 and FPA's Fauna Technical Note 6 for more information] Significant habitat for the wedge-tailed eagle is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where the nest tree is still present).	Web map
masked owl	<i>Tyto novaehollandiae</i>	Core Range	Potential habitat for the masked owl is all areas with trees with large hollows (≥ 15 cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI-type mature density class 'a', 'b', or 'c'). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may constitute potential habitat. See FPA Fauna Technical Note 17 for guidance on assessing masked owl habitat. Significant habitat for the masked owl is any areas within the core range of native dry forest with trees over 100cm dbh with large hollows (≥ 15 cm entrance diameter). In	Web map

			terms of using mapping layers for an initial desktop assessment prior to an on-ground survey significant habitat may occur in all areas within the core range classified as dry forest (TASVEG dry Eucalypt forest and woodland) with at least 20% mature eucalypt crown cover (PI-type mature density class 'a', 'b', or 'c'). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may constitute significant habitat. See FPA Fauna Technical Note 17 for guidance on assessing masked owl habitat.	
spotted-tailed quoll	<i>Dasyurus maculatus</i>	Core Range	Potential habitat for the spotted-tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted-tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted-tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.	Web map

N.V.A. threatened fauna records within 5 km

Common Name	Scientific Name	Easting	Northing	Distance (m)	Accuracy (m)	Observation Type	Observation State	NVA Observation ID
australian grayling	<i>Prototroctes maraena</i>	455309	5410547	385	20	Sighting	Present	1354859
masked owl	<i>Tyto novaehollandiae</i>	455677	5409533	1110	10	Sighting	Present	1075632
green and gold frog	<i>Litoria raniformis</i>	457012	5410883	1351	100	Sighting	Present	855165
masked owl	<i>Tyto novaehollandiae</i>	455380	5409220	1455	10	Sighting	Present	1075631
green and gold frog	<i>Litoria raniformis</i>	457412	5409483	2083	1000	Sighting	Present	302551
green and gold frog	<i>Litoria raniformis</i>	457412	5409483	2083	100	Sighting	Present	846524
grey goshawk	<i>Accipiter novaehollandiae</i>	454110	5408946	2313	1000	Nest	Present	1255279
green and gold frog	<i>Litoria raniformis</i>	456712	5412883	2465	1000	Sighting	Present	306454
green and gold frog	<i>Litoria raniformis</i>	456912	5412883	2555	1000	Sighting	Present	305388
australian grayling	<i>Prototroctes maraena</i>	456078	5408119	2555	20	Sighting	Present	1352812
giant freshwater crayfish	<i>Astacopsis gouldi</i>	453712	5408483	2923	100	Sighting	Present	532342
giant freshwater	<i>Astacopsis</i>	453582	5408323	3129	10	Sighting	Present	1491524

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crayfish	<i>gouldi</i>							
giant freshwater crayfish	<i>Astacopsis gouldi</i>	453612	5408283	3139	100	Sighting	Present	522720
giant freshwater crayfish	<i>Astacopsis gouldi</i>	453570	5408317	3142	10	Sighting	Present	1491525
masked owl	<i>Tyto novaehollandiae</i>	456612	5413883	3371	100	Sighting	Present	1201208
giant freshwater crayfish	<i>Astacopsis gouldi</i>	453312	5408183	3416	100	Sighting	Present	532327
giant freshwater crayfish	<i>Astacopsis gouldi</i>	454912	5407183	3545	100	Sighting	Present	532343
giant freshwater crayfish	<i>Astacopsis gouldi</i>	454912	5406983	3740	100	Sighting	Present	522722
eastern barred bandicoot	<i>Perameles gunnii</i>	459740	5411341	4118	1850	Sighting	Present	895426
wedge-tailed eagle	<i>Aquila audax</i>	454545	5406666	4136	7	Nest	Present	1288153
tasmanian wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	454545	5406666	4136	7	Nest	Present	1259219
tasmanian wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	452841	5414039	4428	5	Nest	Present	1257300
tasmanian wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	452841	5414039	4428	5	Nest	Present	1257301
tasmanian wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	452841	5414039	4428	5	Nest	Present	1257299
tasmanian wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	452841	5414039	4428	5	Nest	Present	1257298
tasmanian wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	454037	5406359	4589	10	Nest	Present	1258394
wedge-tailed eagle	<i>Aquila audax</i>	454037	5406359	4589	10	Nest	Present	1287794

tasmanian wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	453972	5406343	4628	10	Nest	Present	1258395
wedge-tailed eagle	<i>Aquila audax</i>	453972	5406343	4628	10	Nest	Present	1287795
wedge-tailed eagle	<i>Aquila audax</i>	453952	5406199	4769	10	Nest	Present	1287797
wedge-tailed eagle	<i>Aquila audax</i>	453952	5406199	4769	10	Nest	Present	1287796
tasmanian wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	453952	5406199	4769	10	Nest	Present	1258396
giant freshwater crayfish	<i>Astacopsis gouldi</i>	454112	5406083	4823	100	Sighting	Present	522721
tasmanian wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	453862	5406033	4956	1000	Nest	Present	1255267
tasmanian wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	453862	5406033	4956	1000	Nest	Present	1255265
tasmanian wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	453862	5406033	4956	1000	Nest	Present	1255268
tasmanian wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	453862	5406033	4956	1000	Nest	Present	1255269
wedge-tailed eagle	<i>Aquila audax</i>	453862	5406033	4956	1000	Nest	Present	1263667
wedge-tailed eagle	<i>Aquila audax</i>	453862	5406033	4956	1000	Nest	Present	1263668
tasmanian wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	453862	5406033	4956	1000	Nest	Present	1255266

N.V.A. threatened flora records within 2 km

Scientific Name	Common Name	Easting	Northing	Distance (m)	Accuracy (m)	Observation Type	NVA Observation ID
<i>Pomaderris phyllicifolia</i>	revolute narrowleaf	454312	5409582	1732	100	Sighting	232098

C&D 2

<i>subsp. ericoides</i>	dogwood						
<i>Pomaderris phyllicifolia</i> <i>subsp. phyllicifolia</i>	narrowleaf dogwood	454312	5409483	1795	100	Sighting	343654
<i>Anogramma leptophylla</i>	annual fern	454212	5409383	1936	100	Sighting	231322
<i>Anogramma leptophylla</i>	annual fern	454212	5409383	1936	100	Sighting	231335

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: ECOTas_DynansBridgeRoad_CrownRoadReserve

Requested For: MWapstra

Timestamp: 10:01:57 AM Saturday 29 October 2016

Raptors: buffers 500m and 5000m

Threatened Flora: buffers 500m and 5000m

Threatened Fauna: buffers 500m and 5000m

Tasmanian Weed Management Act Weeds: buffers 500m and 5000m

Priority Weeds: buffers 500m and 5000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Geoconservation: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m



The centroid for this query GDA94: 455682.0, 5410643.0 falls within:

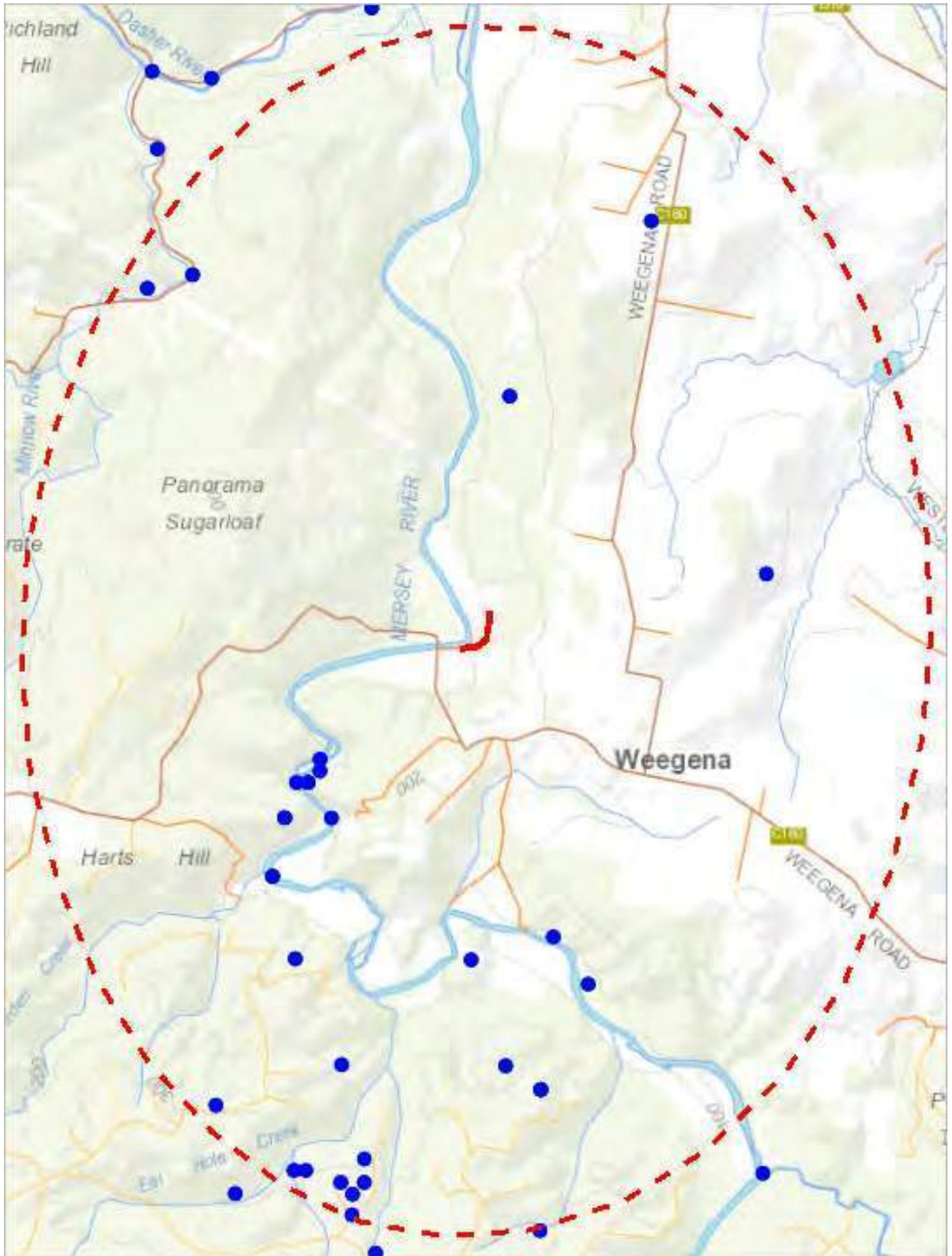
1:25000 Map: 4441 SHEFFIELD

Property: 6282352 260 DYNANS BRIDGE RD
WEEGENA TAS 7304

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

Threatened flora within 5000 metres

459690, 5416052



451571, 5405305

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 5000 metres

Verified Records

Id	Species	Common Name	SS	NS	Observers	Date	Obs Type	Easting/Northing GDA94 Zone 55
343648	Anogramma leptophylla	annual fern	v		Tony Aliano (5972)	30-Dec-1998	Sighting	454112, 5409382 +/- 100m
231322	Anogramma leptophylla	annual fern	v		Tony Aliano (5972)	01-Oct-1997	Sighting	454212, 5409383 +/- 100m
231335	Anogramma leptophylla	annual fern	v		J. Nelson (4662)	19-Oct-1998	Sighting	454212, 5409383 +/- 100m
353056	Desmodium gunnii	southern ticktrefoil	v		Philip Barker (1911)	12-Nov-1996	Sighting	456212, 5406783 +/- 100m
231361	Desmodium gunnii	southern ticktrefoil	v		J. Nelson (4662)	18-Jan-1999	Sighting	455612, 5407883 +/- 100m
342809	Desmodium gunnii	southern ticktrefoil	v		Philip Barker (1911)	01-Mar-1992	Sighting	455912, 5406983 +/- 100m
342808	Desmodium gunnii	southern ticktrefoil	v		Philip Barker (1911)	01-Mar-1992	Sighting	454712, 5406183 +/- 100m
342298	Desmodium gunnii	southern ticktrefoil	v		Steve Casey (5547)	01-Sep-2001	Sighting	455912, 5412683 +/- 100m
939133	Epilobium pallidiflorum	showy willowherb	r		P.H. Raven (5335), T Engelhorn (9445)	26-Feb-1970	Sighting	459740, 5411341 +/- 1500m
368678	Glycine microphylla	small-leaf glycine	v		Allison Woolley (3222)	01-Aug-1998	Sighting	457112, 5414183 +/- 100m
351891	Glycine microphylla	small-leaf glycine	v		Philip Barker (1911)	12-Nov-1996	Sighting	456212, 5406783 +/- 100m
1476138	Gynatrix pulchella	fragrant hempbush	r		Kerri Spicer (6930)	16-Dec-2015	Sighting	453198, 5413700 +/- 10m
231368	Gynatrix pulchella	fragrant hempbush	r		Tony Aliano (5972)	10-Nov-1997	Sighting	456612, 5407683 +/- 100m
231295	Gynatrix pulchella	fragrant hempbush	r		Unknown Unknown (21598)	02-Oct-1992	Sighting	452812, 5413583 +/- 100m
1476140	Gynatrix pulchella	fragrant hempbush	r		Kerri Spicer (6930)	16-Dec-2015	Sighting	452890, 5414770 +/- 20m
343655	Gynatrix pulchella	fragrant hempbush	r		Tony Aliano (5972)	30-Dec-1998	Sighting	456312, 5408083 +/- 100m
368584	Hypolepis muelleri	harsh groundfern	r		Allison Woolley (3222)	01-Aug-1998	Sighting	458112, 5411183 +/- 100m
343651	Muehlenbeckia axillaris	matted lignum	r		Tony Aliano (5972)	30-Dec-1998	Sighting	453912, 5408583 +/- 100m
231336	Muehlenbeckia axillaris	matted lignum	r		J. Nelson (4662)	08-Jan-1999	Sighting	454412, 5409083 +/- 100m
343653	Pellaea calidrupium	hotrock fern	r		Tony Aliano (5972)	30-Dec-1998	Sighting	453912, 5408583 +/- 100m
232094	Pellaea calidrupium	hotrock fern	r		Tony Aliano (5972)	01-Oct-1997	Sighting	454012, 5409083 +/- 100m
343652	Persicaria decipiens	slenderwaterpepper	v		Tony Aliano (5972)	30-Dec-1998	Sighting	454012, 5409083 +/- 100m
232114	Pimelea curviflora	curved rice-flower	p		Unknown Unknown (21598)	01-Nov-1991	Sighting	454612, 5405883 +/- 100m
123146	Pimelea curviflora	curved rice-flower	p		Kristen J. Williams (21729)	08-Jul-1987	Sighting	454512, 5405983 +/- 100m
123218	Pimelea curviflora	curved rice-flower	p		Kristen J. Williams (21729)	08-Jul-1987	Sighting	454112, 5406083 +/- 100m
343891	Pimelea curviflora var. gracilis	slender curved riceflower	r		Philip Barker (1911)	01-Mar-1992	Sighting	454212, 5406083 +/- 100m
951405	Pimelea curviflora var. gracilis	slender curved riceflower	r		Mark Wapstra (1621)	19-Sep-1997	Sighting	454609, 5405707 +/- 100m
343890	Pimelea curviflora var. gracilis	slender curved riceflower	r		Philip Barker (1911)	01-Mar-1992	Sighting	454512, 5406984 +/- 100m
343888	Pimelea curviflora var. gracilis	slender curved riceflower	r		Philip Barker (1911)	01-Mar-1992	Sighting	454712, 5405983 +/- 100m
947415	Pimelea curviflora var. gracilis	slender curved riceflower	r		Richard W. Barnes (2707)	27-Jan-2005	Sighting	453442, 5406633 +/- 100m
343892	Pimelea curviflora var. gracilis	slender curved riceflower	r		Philip Barker (1911)	01-Mar-1992	Sighting	456212, 5405583 +/- 100m
342810	Pimelea curviflora var. gracilis	slender curved riceflower	r		Philip Barker (1911)	01-Mar-1992	Sighting	454112, 5407883 +/- 100m
232098	Pomaderris phyllicifolia subsp. ericoides	revolute narrowleaf dogwood	r		Tony Aliano (5972)	20-Nov-1997	Sighting	454312, 5409582 +/- 100m
343654	Pomaderris phyllicifolia subsp. phyllicifolia	narrowleaf dogwood	r		Tony Aliano (5972)	30-Dec-1998	Sighting	454312, 5409483 +/- 100m

Unverified Records

Threatened flora within 5000 metres

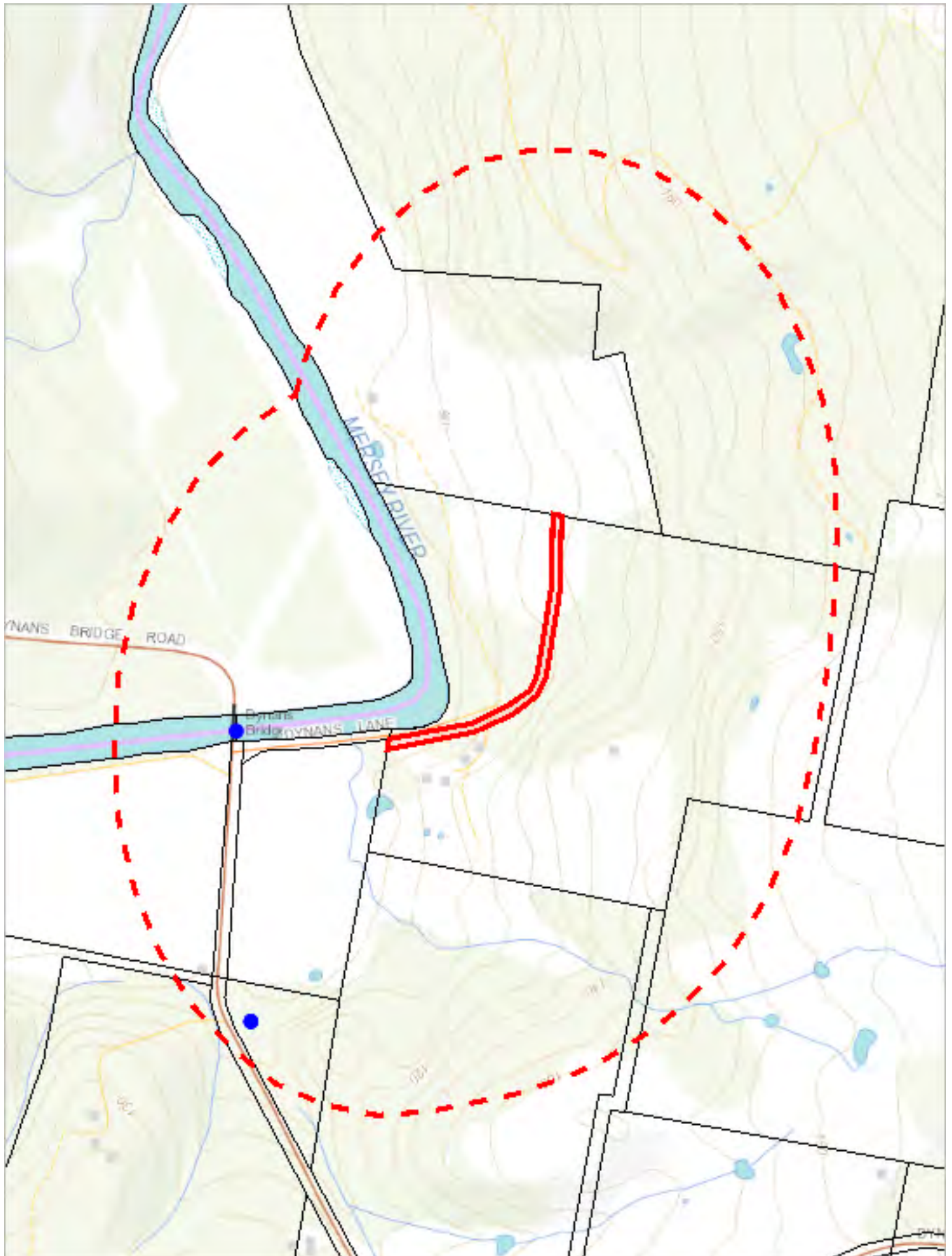
No unverified records were found!

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

Telephone: (03) 6165 4340

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

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



454985, 5409821

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

▭ Polygon Verified

▭ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 500 metres

Verified Records

Id	Species	Common Name	SS	NS	Observers	Date	Obs Type	Easting/Northing GDA94 Zone 55
1354859	Prototroctes maraena	australian grayling	v	VU	Rob Faragher (1105225)	01-Jan-2000	Sighting	455309, 5410547 +/- 20m
1075813	Sarcophilus harrisii	tasmanian devil	e	EN	Hazel Fisher (20457)	02-Apr-2004	Sighting	455332, 5410151 +/- 6000m
1075814	Sarcophilus harrisii	tasmanian devil	e	EN	Hazel Fisher (20457)	03-Apr-2004	Sighting	455332, 5410151 +/- 6000m

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres (based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax	wedge-tailed eagle	pe	PEN	1	0	0
Lathamus discolor	swift parrot	e	CR	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	1	0	0
Dasyurus maculatus	spotted-tailed quoll	r	VU	1	0	0
Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	e	EN	0	0	1
Astacopsis gouldi	giant freshwater crayfish	v	VU	1	0	0
Litoria raniformis	green and gold frog	v	VU	1	0	1
Pseudemoia pagenstecheri	tussock skink	v		1	0	0
Engaeus granulatus	Central North burrowing crayfish	e	EN	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	1	0	0
Galaxiella pusilla	eastern dwarf galaxias	v	VU	1	0	0
Tyto novaehollandiae	masked owl	pe	PVU	1	0	1
Prototroctes maraena	australian grayling	v	VU	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		1	0	0

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

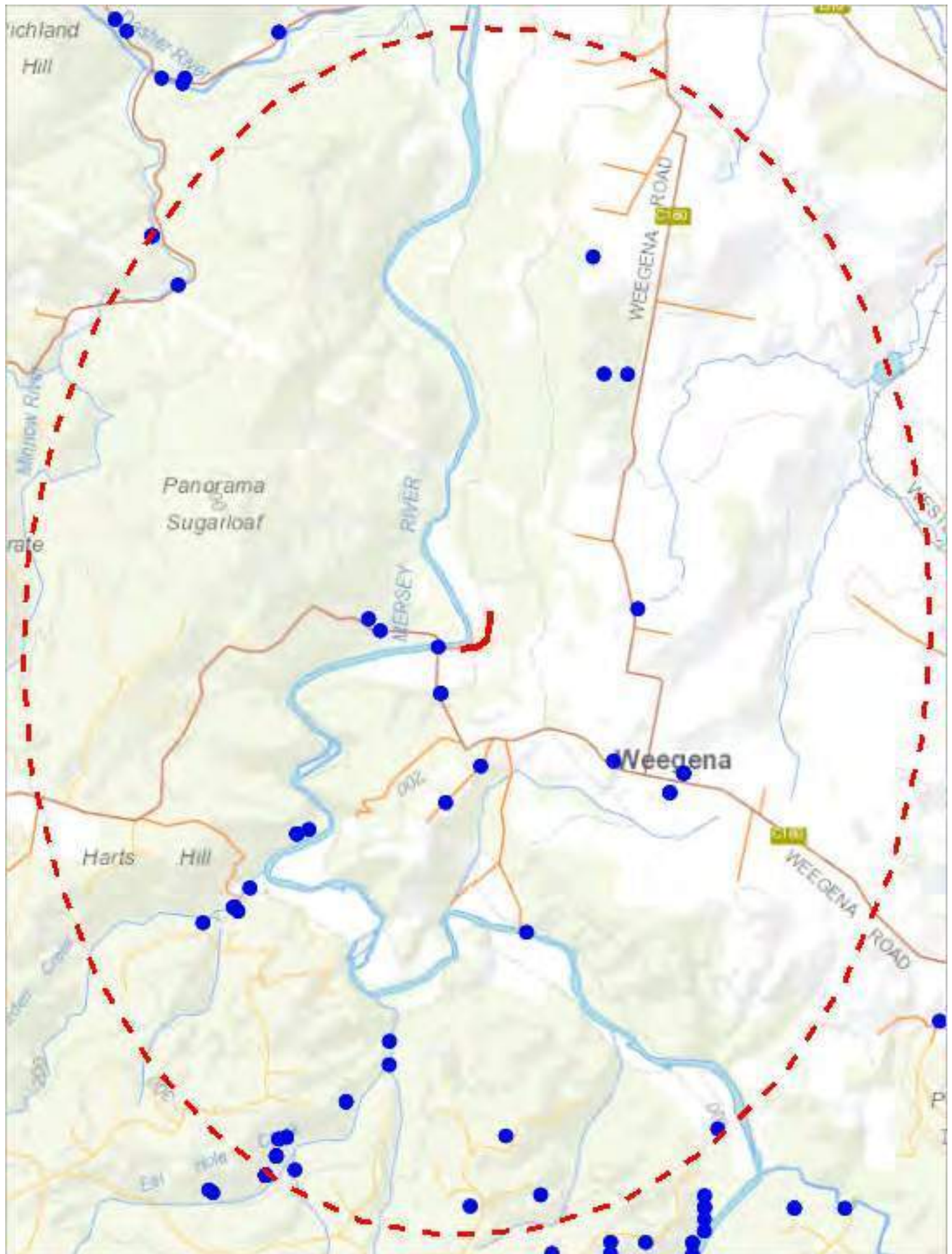
Telephone: (03) 6165 4340

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

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

Threatened fauna within 5000 metres

459690, 5416052



451571, 5405305

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 5000 metres

Verified Records

Id	Species	Common Name	SS	NS	Observers	Date	Obs Type	Easting/Northing GDA94 Zone 55
1200750	Accipiter novaehollandiae	grey goshawk	e		Raymond (Ray) Brereton (2095)	15-Jun-2005	Sighting	454109, 5408945 +/- 100m
1255279	Accipiter novaehollandiae	grey goshawk	e		Nick Mooney (16443)	01-Jan-1985	Nest	454110, 5408946 +/- 1000m
854504	Accipiter novaehollandiae	grey goshawk	e		Raymond (Ray) Brereton (2095)	01-Jan-1993	Sighting	454212, 5408983 +/- 100m
1287794	Aquila audax	wedge-tailed eagle	pe	PEN	Bevan Schramm (6896)	08-Sep-2009	Nest	454037, 5406359 +/- 10m
1287795	Aquila audax	wedge-tailed eagle	pe	PEN	Bevan Schramm (6896)	08-Sep-2009	Nest	453972, 5406343 +/- 10m
1287796	Aquila audax	wedge-tailed eagle	pe	PEN	Bevan Schramm (6896)	07-Sep-2009	Nest	453952, 5406200 +/- 10m
1287797	Aquila audax	wedge-tailed eagle	pe	PEN	Ken Brooks (18353)	15-Sep-2010	Nest	453952, 5406200 +/- 10m
1263668	Aquila audax	wedge-tailed eagle	pe	PEN	Bevan Schramm (6896)	17-Sep-2010	Nest	453862, 5406034 +/- 1000m
1263667	Aquila audax	wedge-tailed eagle	pe	PEN	Bevan Schramm (6896)	07-Sep-2009	Nest	453862, 5406034 +/- 1000m
1288153	Aquila audax	wedge-tailed eagle	pe	PEN	Bevan Schramm (6896)	15-Sep-2010	Nest	454545, 5406666 +/- 7m
1259219	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Bevan Schramm (6896)	31-May-2010	Nest	454545, 5406666 +/- 7m
1258396	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Bevan Schramm (6896)	11-Apr-2005	Nest	453952, 5406200 +/- 10m
1255268	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Jim Nelson (7017)	01-Jan-1995	Nest	453862, 5406034 +/- 1000m
1255266	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Nick Mooney (16443)	01-Nov-1993	Nest	453862, 5406034 +/- 1000m
1257300	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Robbie Gaffney (2125)	03-Nov-2005	Nest	452841, 5414039 +/- 5m
1258394	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Daniel Bowden (6913)	11-Apr-2005	Nest	454037, 5406359 +/- 10m
1255267	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Nick Mooney (16443)	16-Sep-1997	Nest	453862, 5406034 +/- 1000m
1257301	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Robbie Gaffney (2125)	06-Aug-2007	Nest	452841, 5414039 +/- 5m
1257299	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Robbie Gaffney (2125)	24-Oct-2000	Nest	452841, 5414039 +/- 5m
1257298	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Robbie Gaffney (2125)	13-Dec-2000	Nest	452841, 5414039 +/- 5m
1258395	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Doug Johnson (23407)	11-Apr-2005	Nest	453972, 5406343 +/- 10m
1255265	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Nick Mooney (16443)	01-Jan-1985	Nest	453862, 5406034 +/- 1000m
1255269	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Nick Mooney (16443)	01-Dec-1996	Nest	453862, 5406034 +/- 1000m
522721	Astacopsis gouldi	giant freshwater crayfish	v	VU	T Lynch (2741)	01-Jan-1996	Sighting	454112, 5406083 +/- 100m
532343	Astacopsis gouldi	giant freshwater crayfish	v	VU	Ivor O'Growns (3462)	01-Jan-1993	Sighting	454912, 5407183 +/- 100m
532342	Astacopsis gouldi	giant freshwater crayfish	v	VU	Ivor O'Growns (3462)	01-Jan-1993	Sighting	453712, 5408483 +/- 100m
532327	Astacopsis gouldi	giant freshwater crayfish	v	VU	Ivor O'Growns (3462)	01-Jan-1993	Sighting	453312, 5408183 +/- 100m
522722	Astacopsis gouldi	giant freshwater crayfish	v	VU	Ivor O'Growns (3462)	01-Jan-1993	Sighting	454912, 5406983 +/- 100m
522720	Astacopsis gouldi	giant freshwater crayfish	v	VU	Pierre Horwitz (1948)	01-Jan-1991	Sighting	453612, 5408283 +/- 100m
1491524	Astacopsis gouldi	giant freshwater crayfish	v	VU	Andre Pracejus (30243)	24-Nov-2015	Sighting	453582, 5408323 +/- 10m
1491525	Astacopsis gouldi	giant freshwater crayfish	v	VU	Andre Pracejus (30243)	24-Nov-2015	Sighting	453570, 5408317 +/- 10m
358891	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	Menna Jones (8901)	01-Jan-1973	Sighting	454712, 5410783 +/- 1000m
357966	Dasyurus viverrinus	eastern quoll		EN	Menna Jones (8901)	01-Jan-1992	Sighting	454812, 5410683 +/- 100m
872764	Lathamus discolor	swift parrot	e	CR	Raymond (Ray) Brereton (2095)	29-Nov-1995	Sighting	455912, 5406383 +/- 50m
877153	Lathamus discolor	swift parrot	e	CR	Raymond (Ray) Brereton (2095)	29-Nov-1995	Sighting	456212, 5405883 +/- 50m
872710	Lathamus discolor	swift parrot	e	CR	Raymond (Ray) Brereton (2095)	29-Nov-1995	Sighting	455612, 5405782 +/- 50m
877137	Lathamus discolor	swift parrot	e	CR	C Plowman (5549)	24-Nov-1995	Sighting	456812, 5409583 +/- 50m

Threatened fauna within 5000 metres

Id	Species	Common Name	SS	NS	Observers	Date	Obs Type	Easting/Northing GDA94 Zone 55
305388	Litoria raniformis	green and gold frog	v	VU	N Smit (1790)	25-Mar-1994	Sighting	456912, 5412882 +/- 1000m
306454	Litoria raniformis	green and gold frog	v	VU	N Smit (1790)	25-Mar-1994	Sighting	456712, 5412884 +/- 1000m
302551	Litoria raniformis	green and gold frog	v	VU	P Swatowski (1883)	01-Jan-0001	Sighting	457412, 5409483 +/- 1000m
846524	Litoria raniformis	green and gold frog	v	VU	Jim Nelson (3029)	01-Jan-0001	Sighting	457412, 5409483 +/- 100m
855165	Litoria raniformis	green and gold frog	v	VU	Jim Nelson (3029)	01-Jan-0001	Sighting	457012, 5410882 +/- 100m
895426	Perameles gunnii	eastern barred bandicoot		VU	K Harmon (1394)	06-Dec-1974	Sighting	459740, 5411341 +/- 1850m
1354859	Prototroctes maraena	australian grayling	v	VU	Rob Faragher (1105225)	01-Jan-2000	Sighting	455309, 5410547 +/- 20m
1352812	Prototroctes maraena	australian grayling	v	VU	Joe Riley (1105254)	22-Mar-2004	Sighting	456078, 5408119 +/- 20m
1260563	Sarcophilus harrisii	tasmanian devil	e	EN	Jenny Dornant (23603)	19-Mar-2012	Sighting	460199, 5412118 +/- 1000m
1082670	Sarcophilus harrisii	tasmanian devil	e	EN	John Hayward (20951)	26-Jul-2006	Sighting	457294, 5409316 +/- 0m
1082672	Sarcophilus harrisii	tasmanian devil	e	EN	Michelle Bayes (19841)	25-Sep-2007	Sighting	457294, 5409316 +/- 0m
1075813	Sarcophilus harrisii	tasmanian devil	e	EN	Hazel Fisher (20457)	02-Apr-2004	Sighting	455332, 5410151 +/- 6000m
1075814	Sarcophilus harrisii	tasmanian devil	e	EN	Hazel Fisher (20457)	03-Apr-2004	Sighting	455332, 5410151 +/- 6000m
1073242	Sarcophilus harrisii	tasmanian devil	e	EN	Cathy Ploughman (19700)	04-Mar-2007	Sighting	453066, 5413620 +/- 5000m
1442785	Sarcophilus harrisii	tasmanian devil	e	EN	Mark Burling (29639)	26-Jul-2015	Sighting	457721, 5406453 +/- 50m
1075631	Tyto novaehollandiae	masked owl	pe	PVU	Michael Kenneth Todd (10621)	23-Feb-2008	Sighting	455380, 5409221 +/- 10m
1201208	Tyto novaehollandiae	masked owl	pe	PVU	Threatened Species Section Staff Unknown (21723)	01-Jan-1950	Sighting	456612, 5413883 +/- 100m
1075632	Tyto novaehollandiae	masked owl	pe	PVU	Michael Kenneth Todd (10621)	23-Feb-2008	Sighting	455677, 5409533 +/- 10m

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres (based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax	wedge-tailed eagle	pe	PEN	2	0	0
Hickmanoxymma gibbergunyar	cave harvestman or Mole Creek cave harvestman	r		0	1	0
Lathamus discolor	swift parrot	e	CR	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	1	0	0
Dasyurus maculatus	spotted-tailed quoll	r	VU	1	0	0
Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	e	EN	0	0	1
Astacopsis gouldi	giant freshwater crayfish	v	VU	1	0	0
Limnodynastes peroni	striped marsh frog	e		1	0	0
Litoria raniformis	green and gold frog	v	VU	1	0	1
Pseudemoia pagenstecheri	tussock skink	v		1	0	0
Engaeus granulatus	Central North burrowing crayfish	e	EN	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	1	0	0
Galaxiella pusilla	eastern dwarf galaxias	v	VU	1	0	0
Tyto novaehollandiae	masked owl	pe	PVU	1	0	1
Prototroctes maraena	australian grayling	v	VU	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		1	0	0

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

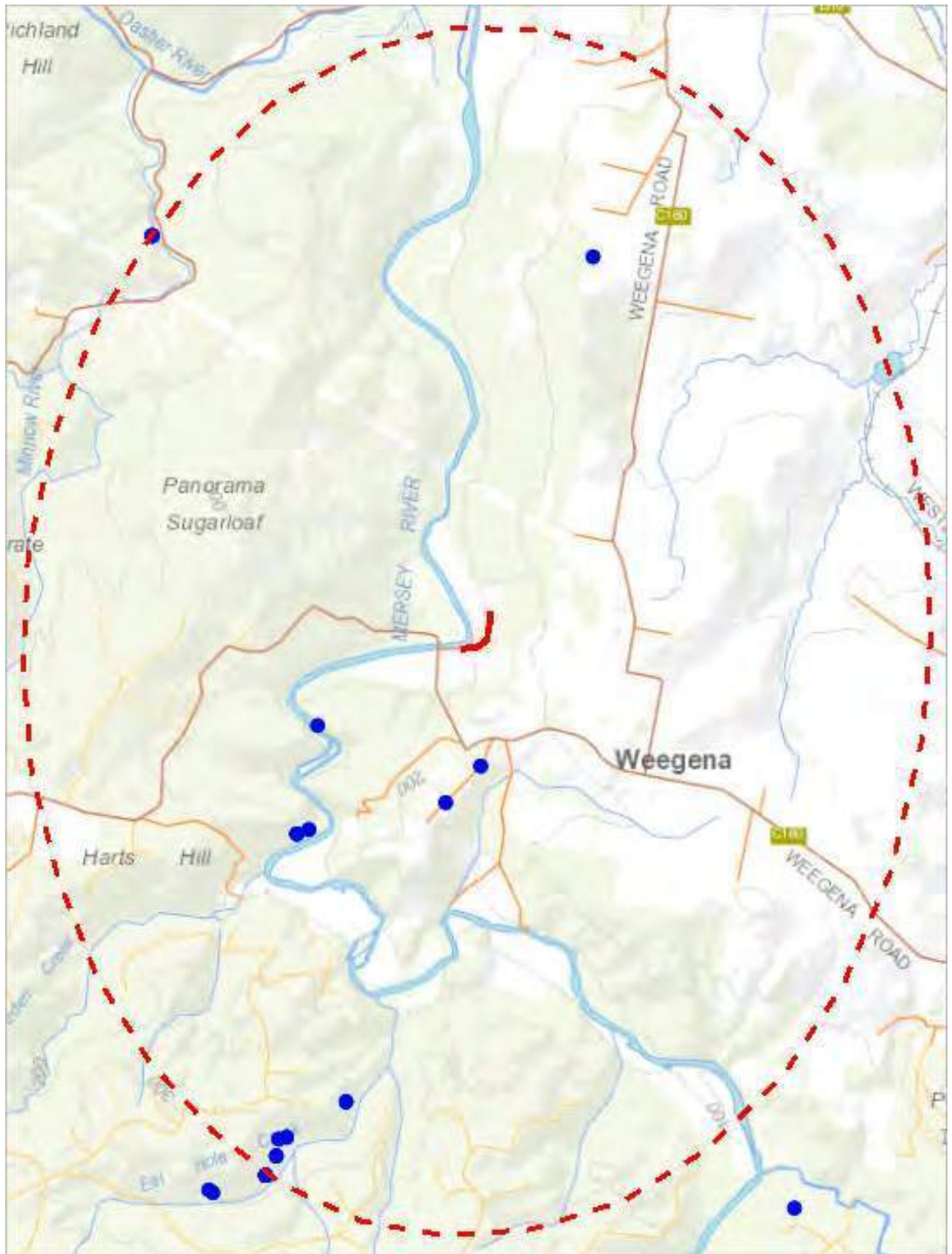
Telephone: (03) 6165 4340

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

Threatened fauna within 5000 metres

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

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



451571, 5405305

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



Raptor nests and sightings within 5000 metres

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 Records

Nest Id/Location Foreign Id	Species Name	Observer	Obs Date	Obs Type	Easting/Northing GDA94 Zone 55	Season	Nest Productivity	Nest Occupancy
2	<i>Aquila audax</i> subsp. <i>fleayi</i>	Nick Mooney (16443)	01-Nov-1993	Nest	453862, 5406034 +/- 1000m	1993	1	
2	<i>Aquila audax</i>	Bevan Schramm (6896)	07-Sep-2009	Nest	453862, 5406034 +/- 1000m	2009		
2	<i>Aquila audax</i> subsp. <i>fleayi</i>	Jim Nelson (7017)	01-Jan-1995	Nest	453862, 5406034 +/- 1000m	1994		
2	<i>Aquila audax</i> subsp. <i>fleayi</i>	Nick Mooney (16443)	01-Jan-1985	Nest	453862, 5406034 +/- 1000m			
2	<i>Aquila audax</i> subsp. <i>fleayi</i>	Nick Mooney (16443)	01-Dec-1996	Nest	453862, 5406034 +/- 1000m	1996		
2	<i>Aquila audax</i> subsp. <i>fleayi</i>	Nick Mooney (16443)	16-Sep-1997	Nest	453862, 5406034 +/- 1000m	1997		
2	<i>Aquila audax</i>	Bevan Schramm (6896)	17-Sep-2010	Nest	453862, 5406034 +/- 1000m	2010		Yes
7	<i>Falco peregrinus</i>	Nick Mooney (16443)	01-Jan-1985	Nest	454282, 5409871 +/- 1000m			
11	<i>Accipiter novaehollandiae</i>	Nick Mooney (16443)	01-Jan-1985	Nest	454110, 5408946 +/- 1000m			
903	<i>Aquila audax</i> subsp. <i>fleayi</i>	Robbie Gaffney (2125)	24-Oct-2000	Nest	452841, 5414039 +/- 5m	2000		
903	<i>Aquila audax</i> subsp. <i>fleayi</i>	Robbie Gaffney (2125)	03-Nov-2005	Nest	452841, 5414039 +/- 5m	2005		
903	<i>Aquila audax</i> subsp. <i>fleayi</i>	Robbie Gaffney (2125)	06-Aug-2007	Nest	452841, 5414039 +/- 5m	2007		
903	<i>Aquila audax</i> subsp. <i>fleayi</i>	Robbie Gaffney (2125)	13-Dec-2000	Nest	452841, 5414039 +/- 5m	2000	1	
1356	<i>Aquila audax</i> subsp. <i>fleayi</i>	Daniel Bowden (6913)	11-Apr-2005	Nest	454037, 5406359 +/- 10m			
1356	<i>Aquila audax</i>	Bevan Schramm (6896)	08-Sep-2009	Nest	454037, 5406359 +/- 10m	2009		
1357	<i>Aquila audax</i> subsp. <i>fleayi</i>	Doug Johnson (23407)	11-Apr-2005	Nest	453972, 5406343 +/- 10m			
1357	<i>Aquila audax</i>	Bevan Schramm (6896)	08-Sep-2009	Nest	453972, 5406343 +/- 10m	2009		
1358	<i>Aquila audax</i>	Ken Brooks (18353)	15-Sep-2010	Nest	453952, 5406200 +/- 10m	2010		
1358	<i>Aquila audax</i>	Bevan Schramm (6896)	07-Sep-2009	Nest	453952, 5406200 +/- 10m	2009		
1358	<i>Aquila audax</i> subsp. <i>fleayi</i>	Bevan Schramm (6896)	11-Apr-2005	Nest	453952, 5406200 +/- 10m			
1857	<i>Aquila audax</i> subsp. <i>fleayi</i>	Bevan Schramm (6896)	31-May-2010	Nest	454545, 5406666 +/- 7m			
1857	<i>Aquila audax</i>	Bevan Schramm (6896)	15-Sep-2010	Nest	454545, 5406666 +/- 7m	2010		
	<i>Accipiter novaehollandiae</i>	Raymond (Ray) Brereton (2095)	01-Jan-1993	Sighting	454212, 5408983 +/- 100m			
	<i>Accipiter novaehollandiae</i>	Raymond (Ray) Brereton (2095)	15-Jun-2005	Sighting	454109, 5408945 +/- 100m			
	<i>Tyto novaehollandiae</i>	Michael Kenneth Todd (10621)	23-Feb-2008	Sighting	455380, 5409221 +/- 10m			
	<i>Tyto novaehollandiae</i>	Threatened Species Section Staff Unknown (21723)	01-Jan-1950	Sighting	456612, 5413883 +/- 100m			

Raptor nests and sightings within 5000 metres

Nest Id/Location Foreign Id	Species Name	Observer	Obs Date	Obs Type	Easting/Northing GDA94 Zone 55	Season	Nest Productivity	Nest Occupancy
	Tyto novaehollandiae	Michael Kenneth Todd (10621)	23-Feb-2008	Sighting	455677, 5409533 +/- 10m			

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres (based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax	wedge-tailed eagle	pe	PEN	2	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Tyto novaehollandiae	masked owl	pe	PVU	1	0	1
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		1	0	0

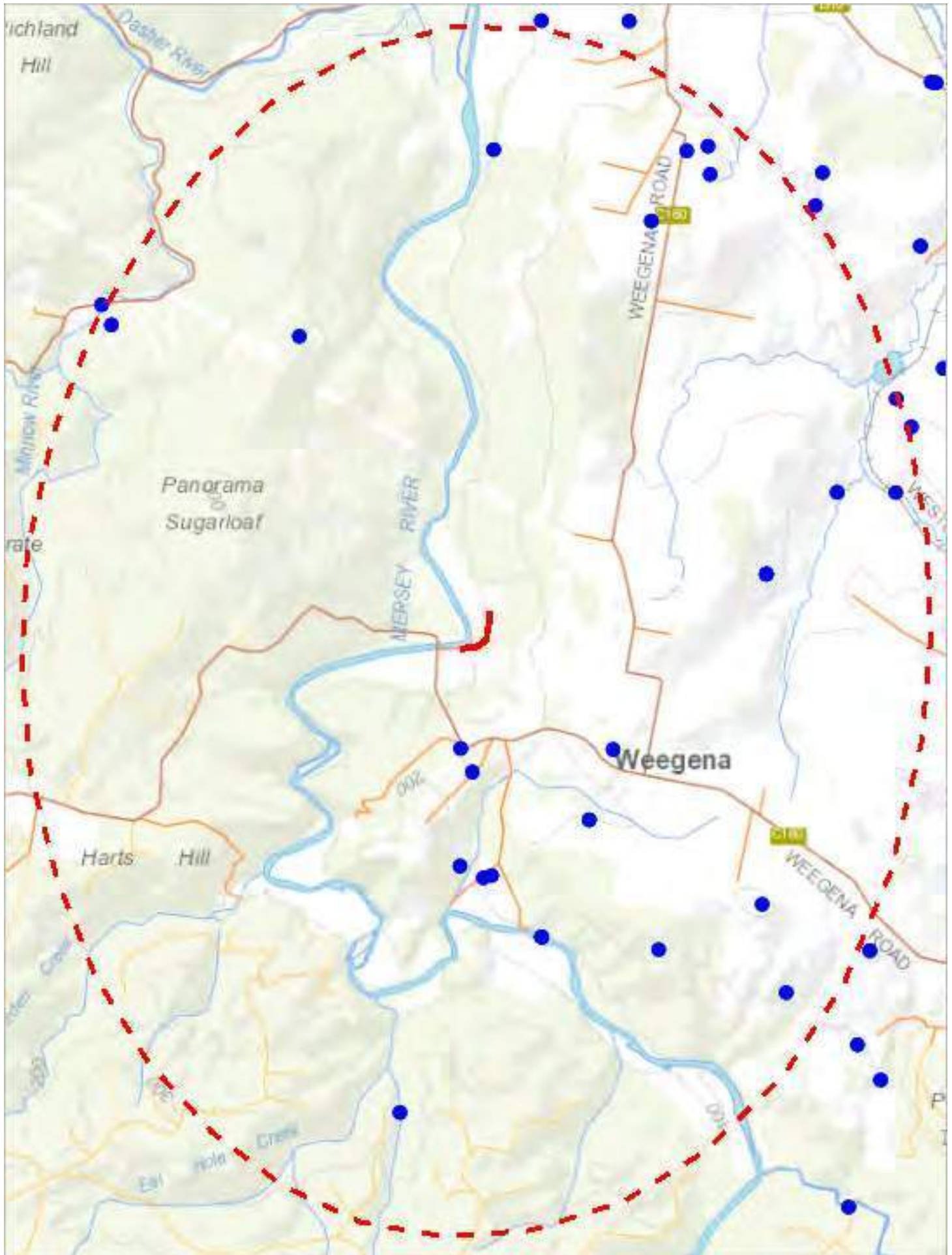
For more information about raptor nests, please contact the Manager, Threatened Species and Marine Section.

Telephone: (03) 6165 4340

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

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

*** No Tas Management Act Weeds found within 500 metres ***



451571, 5405305

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 5000 m

Verified Records

Id	Species	Common Name	Observers	Date	Easting/Northing GDA94 Zone 55	Location Description	WMA	Wons Density	Data Source
368698	Rubus fruticosus	blackberry	Allison Woolley (3222)	01-Aug-1998	457112, 5414183 +/- 100m		Present	Yes	
369357	Rubus fruticosus	blackberry	Allison Woolley (3222)	01-Aug-1998	458112, 5411183 +/- 100m		Present	Yes	
858493	Rubus fruticosus	blackberry	Antonius (Tony) Moscal (2435)	28-Apr-1983	456212, 5408083 +/- 100m		Present	Yes	
369572	Rubus fruticosus	blackberry	Allison Woolley (3222)	01-Aug-1998	454112, 5413183 +/- 100m		Present	Yes	
909103	Senecio jacobaea	ragwort	John Ireson (3188)	07-Jan-1999	458572, 5414603 +/- 100m		Present	Yes	
909104	Senecio jacobaea	ragwort	John Ireson (3188)	07-Jan-1999	457592, 5414823 +/- 100m		Present	Yes	
908688	Senecio jacobaea	ragwort	John Ireson (3188)	18-Jan-1996	455782, 5408604 +/- 100m		Present	Yes	
908149	Senecio jacobaea	ragwort	John Ireson (3188)	17-Mar-1988	458712, 5411883 +/- 100m		Present	Yes	
908236	Senecio jacobaea	ragwort	John Ireson (3188)	09-Jan-1997	451012, 5411083 +/- 100m		Present	Yes	
908310	Senecio jacobaea	ragwort	John Ireson (3188)	23-Jan-1992	459412, 5413983 +/- 100m		Present	Yes	
908985	Senecio jacobaea	ragwort	John Ireson (3188)	31-Dec-1997	458092, 5408373 +/- 100m		Present	Yes	
908993	Senecio jacobaea	ragwort	John Ireson (3188)	06-Jan-1998	459612, 5412942 +/- 100m		Present	Yes	
908350	Senecio jacobaea	ragwort	John Ireson (3188)	06-Jan-1998	459342, 5412442 +/- 100m		Present	Yes	
908453	Senecio jacobaea	ragwort	John Ireson (3188)	30-Mar-1990	451512, 5409983 +/- 100m		Present	Yes	
907764	Senecio jacobaea	ragwort	John Ireson (3188)	05-Feb-1994	459012, 5407983 +/- 100m		Present	Yes	
908470	Senecio jacobaea	ragwort	John Ireson (3188)	02-Mar-1994	459212, 5411883 +/- 100m		Present	Yes	
908471	Senecio jacobaea	ragwort	John Ireson (3188)	02-Mar-1994	457412, 5414783 +/- 100m		Present	Yes	
908472	Senecio jacobaea	ragwort	John Ireson (3188)	02-Mar-1994	459712, 5408883 +/- 100m		Present	Yes	
907814	Senecio jacobaea	ragwort	John Ireson (3188)	02-Mar-1994	457212, 5407983 +/- 100m		Present	Yes	
907815	Senecio jacobaea	ragwort	John Ireson (3188)	02-Mar-1994	459212, 5412683 +/- 100m		Present	Yes	
907817	Senecio jacobaea	ragwort	John Ireson (3188)	02-Mar-1994	457612, 5414583 +/- 100m		Present	Yes	
908515	Senecio jacobaea	ragwort	John Ireson (3188)	06-Jan-1995	455712, 5408583 +/- 100m		Present	Yes	
907843	Senecio jacobaea	ragwort	John Ireson (3188)	06-Jan-1995	455612, 5409483 +/- 100m		Present	Yes	
907845	Senecio jacobaea	ragwort	John Ireson (3188)	06-Jan-1995	455512, 5409683 +/- 100m		Present	Yes	
255553	Senecio jacobaea	ragwort	Winifred M. Curtis (5737)	28-Feb-1952	456612, 5409083 +/- 1000m	Weegena, near Dunorlan.	Present	Yes	
255552	Senecio jacobaea	ragwort	Winifred M. Curtis (5737)	08-Feb-1952	456612, 5409083 +/- 1000m	Weegena, near Dunorlan.	Present	Yes	
908986	Senecio jacobaea	ragwort	John Ireson (3188)	31-Dec-1997	458302, 5407623 +/- 100m		Present	Yes	
907646	Senecio jacobaea	ragwort	John Ireson (3188)	20-Jan-1993	456812, 5409683 +/- 100m		Present	Yes	
907993	Senecio jacobaea	ragwort	John Ireson (3188)	22-Feb-1995	460112, 5409683 +/- 100m		Present	Yes	
907672	Senecio jacobaea	ragwort	John Ireson (3188)	05-Mar-1993	460012, 5411983 +/- 100m		Present	Yes	
909030	Senecio jacobaea	ragwort	John Ireson (3188)	07-Jan-1998	455762, 5414783 +/- 100m		Present	Yes	
909102	Senecio jacobaea	ragwort	John Ireson (3188)	07-Jan-1999	458512, 5414323 +/- 100m		Present	Yes	
866512	Senecio jacobaea	ragwort	Antonius (Tony) Moscal (2435)	28-Apr-1983	456212, 5408083 +/- 100m		Present	Yes	
908410	Senecio jacobaea	ragwort	John Ireson (3188)	20-Jan-1994	458912, 5407183 +/- 100m		Present	Yes	
123195	Senecio jacobaea	ragwort	Kristen J. Williams (21729)	08-Jul-1987	455012, 5406583 +/- 100m		Present	Yes	
368611	Senecio jacobaea	ragwort	Allison Woolley (3222)	01-Aug-1998	458112, 5411183 +/- 100m		Present	Yes	

Tas Management Act Weeds within 5000 m

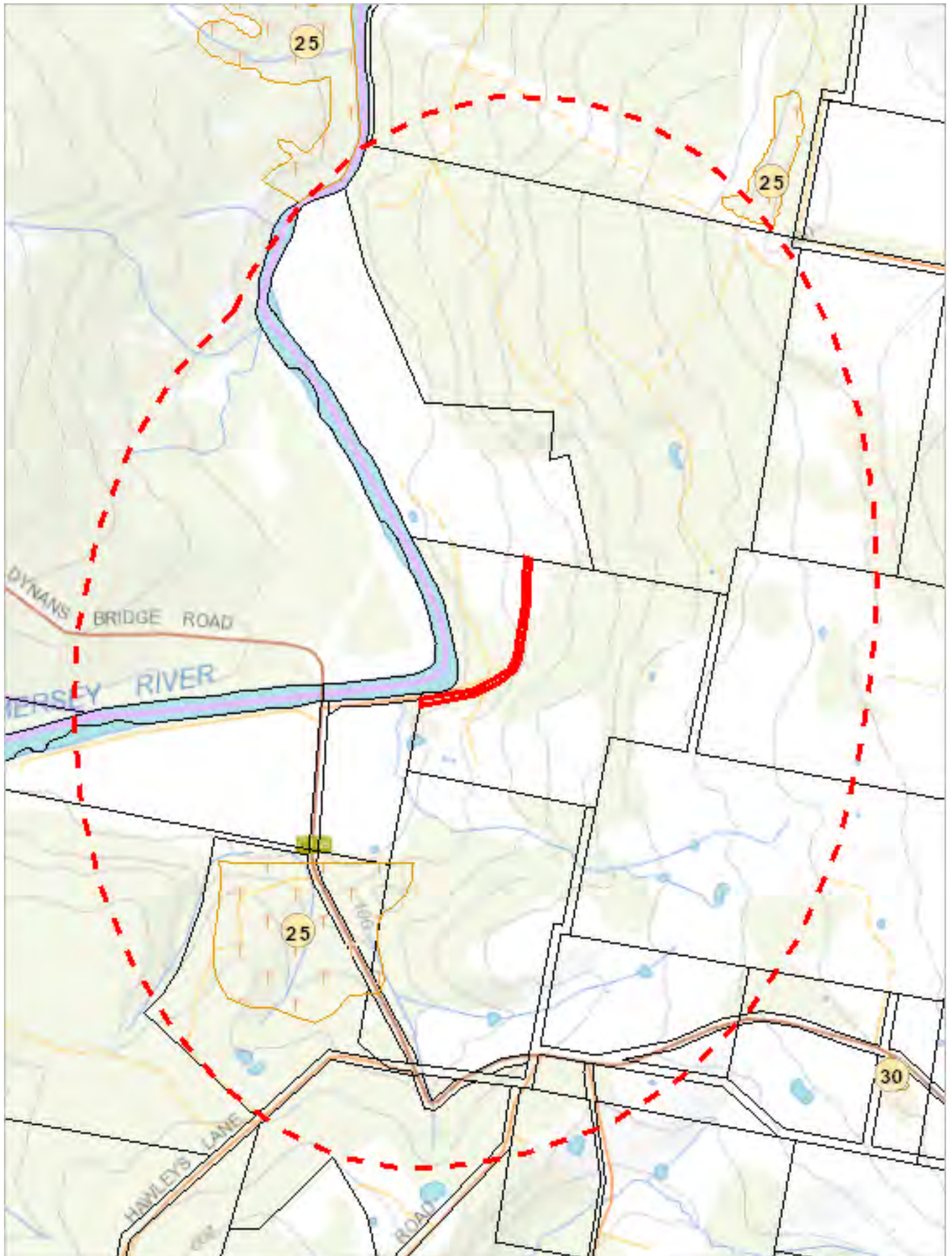
Id	Species	Common Name	Observers	Date	Easting/Northing GDA94 Zone 55	Location Description	WMA	Wons Density	Data Source
908514	Senecio jacobaea	ragwort	John Ireson (3188)	06-Jan-1995	455512, 5408683 +/- 100m		Present	Yes	
1245759	Ulex europaeus	gorse	Phil Gerke (22864)	17-Nov-2011	452507, 5413269 +/- 10m	LOWER BUELAH	Present	Yes	
1163700	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Jan-2007	452422, 5413441 +/- 1m		Present	Yes	Less than 1%

Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area.
<http://www.dpipwe.tas.gov.au/inter.nsf/WebPages/TPRY-52J8Z3?open>

*** No Priority Weeds found within 500 metres ***

*** No Priority Weeds found within 5000 metres ***



454606, 5409319

Threatened Communities (TNVC 2014) within 1000 metres

Legend: Threatened Communities

- ☐ 1 - Alkaline pans
- ☐ 2 - Allocasuarina littoralis forest
- ☐ 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- ☐ 4 - Athrotaxis cupressoides open woodland
- ☐ 5 - Athrotaxis cupressoides rainforest
- ☐ 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- ☐ 7 - Athrotaxis selaginoides rainforest
- ☐ 8 - Athrotaxis selaginoides subalpine scrub
- ☐ 9 - Banksia marginata wet scrub
- ☐ 10 - Banksia serrata woodland
- ☐ 11 - Callitris rhomboidea forest
- ☐ 13 - Cushion moorland
- ☐ 14 - Eucalyptus amygdalina forest and woodland on sandstone
- ☐ 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- ☐ 16 - Eucalyptus brookeriana wet forest
- ☐ 17 - Eucalyptus globulus dry forest and woodland
- ☐ 18 - Eucalyptus globulus King Island forest
- ☐ 19 - Eucalyptus morrisbyi forest and woodland
- ☐ 20 - Eucalyptus ovata forest and woodland
- ☐ 21 - Eucalyptus risdonii forest and woodland
- ☐ 22 - Eucalyptus tenuiramis forest and woodland on sediments
- ☐ 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- ☐ 24 - Eucalyptus viminalis Furneaux forest and woodland
- ☐ 25 - Eucalyptus viminalis wet forest
- ☐ 26 - Heathland on calcareous substrates
- ☐ 27 - Heathland scrub complex at Wingaroo
- ☐ 28 - Highland grassy sedge land
- ☐ 29 - Highland Poa grassland
- ☐ 30 - Melaleuca ericifolia swamp forest
- ☐ 31 - Melaleuca pustulata scrub
- ☐ 32 - Notelaea - Pomaderris - Beyeria forest
- ☐ 33 - Rainforest fernland
- ☐ 34 - Riparian scrub
- ☐ 35 - Seabird rookery complex
- ☐ 36 - Sphagnum peatland
- ☐ 36A - Spray zone coastal complex
- ☐ 37 - Subalpine Diplarrena latifolia rushland
- ☐ 38 - Subalpine Leptospermum nitidum woodland
- ☐ 39 - Wetlands

Legend: Cadastral Parcels



Threatened Communities (TNVC 2014) within 1000 metres

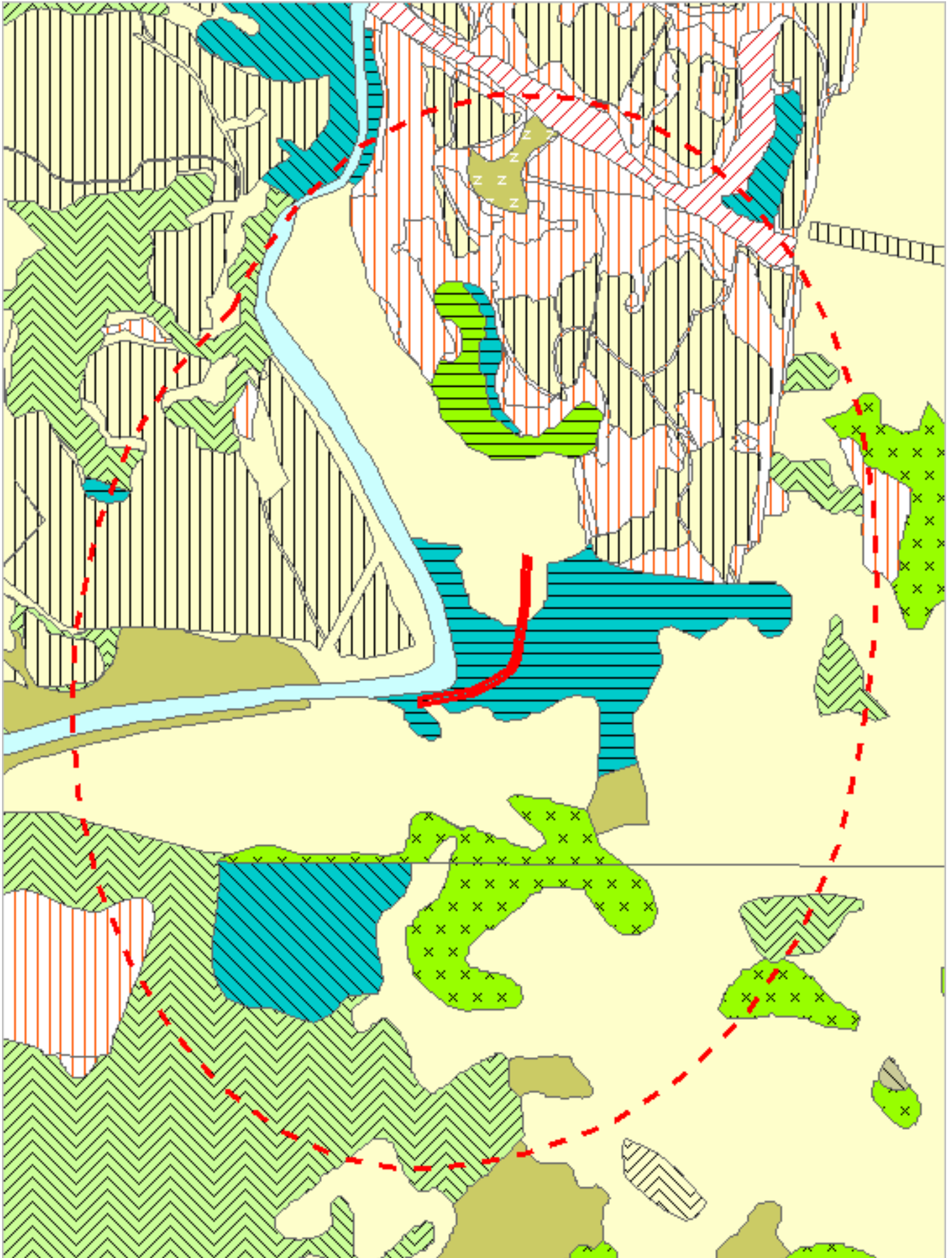
Scheduled Community Id	Scheduled Community Name
25	Eucalyptus viminalis wet forest
25	Eucalyptus viminalis wet forest
25	Eucalyptus viminalis wet forest

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program, Conservation Values Information Section.

Telephone: (03) 6165 4320

Email: TVMMPsupport@dpiwve.tas.gov.au

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





























































454606, 5409319












































Legend: TASVEG 3.0

	DAC - Eucalyptus amygdalina coastal forest and woodland
	DAD - Eucalyptus amygdalina forest and woodland on dolerite
	DAS - Eucalyptus amygdalina forest and woodland on sandstone
	DAM - Eucalyptus amygdalina forest on mudstone
	DAZ - Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
	DSC - Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
	DBA - Eucalyptus barberi forest and woodland
	DCO - Eucalyptus coccifera forest and woodland
	DCR - Eucalyptus cordata forest
	DDP - Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
	DDE - Eucalyptus delegatensis dry forest and woodland
	DGL - Eucalyptus globulus dry forest and woodland
	DGW - Eucalyptus gunnii woodland
	DMO - Eucalyptus morrisbyi forest and woodland
	DNI - Eucalyptus nitida dry forest and woodland
	DNF - Eucalyptus nitida Furneaux forest
	DOB - Eucalyptus obliqua dry forest
	DOV - Eucalyptus ovata forest and woodland
	DOW - Eucalyptus ovata heathy woodland
	DPO - Eucalyptus pauciflora forest and woodland not on dolerite
	DPD - Eucalyptus pauciflora forest and woodland on dolerite
	DPE - Eucalyptus perriniana forest and woodland
	DPU - Eucalyptus pulchella forest and woodland
	DRI - Eucalyptus risdonii forest and woodland
	DRO - Eucalyptus rodwayi forest and woodland
	DSO - Eucalyptus sieberi forest and woodland not on granite
	DSG - Eucalyptus sieberi forest and woodland on granite
	DTD - Eucalyptus tenuiramis forest and woodland on dolerite
	DTG - Eucalyptus tenuiramis forest and woodland on granite
	DTO - Eucalyptus tenuiramis forest and woodland on sediments
	DVF - Eucalyptus viminalis Furneaux forest and woodland
	DVG - Eucalyptus viminalis grassy forest and woodland
	DVC - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
	DKW - King Island Eucalypt woodland
	DMW - Midlands woodland complex
	WBR - Eucalyptus brookeriana wet forest
	WDA - Eucalyptus dalrympleana forest
	WDL - Eucalyptus delegatensis forest over Leptospermum
	WDR - Eucalyptus delegatensis forest over rainforest
	WDB - Eucalyptus delegatensis forest with broad-leaf shrubs
	WDU - Eucalyptus delegatensis wet forest (undifferentiated)
	WGK - Eucalyptus globulus King Island forest
	WGL - Eucalyptus globulus wet forest
	WNL - Eucalyptus nitida forest over Leptospermum
	WNR - Eucalyptus nitida forest over rainforest
	WNU - Eucalyptus nitida wet forest (undifferentiated)
	WOL - Eucalyptus obliqua forest over Leptospermum
	WOR - Eucalyptus obliqua forest over rainforest
	WOB - Eucalyptus obliqua forest with broad-leaf shrubs
	WOU - Eucalyptus obliqua wet forest (undifferentiated)
	WRE - Eucalyptus regnans forest
	WSU - Eucalyptus subcrenulata forest and woodland
	WVI - Eucalyptus viminalis wet forest
	RPF - Athrotaxis cupressoides - Nothofagus gunnii short rainforest
	RPW - Athrotaxis cupressoides open woodland
	RPP - Athrotaxis cupressoides rainforest
	RKF - Athrotaxis selaginoides - Nothofagus gunnii short rainforest
	RKP - Athrotaxis selaginoides rainforest
	RKS - Athrotaxis selaginoides subalpine scrub

TASVEG 3.0 Communities within 1000 metres

	RCO - Coastal rainforest
	RSH - Highland low rainforest and scrub
	RKX - Highland rainforest scrub with dead Athrotaxis selaginoides
	RHP - Lagarostrobos franklinii rainforest and scrub
	RMT - Nothofagus - Atherosperma rainforest
	RML - Nothofagus - Leptospermum short rainforest
	RMS - Nothofagus - Phyllocladus short rainforest
	RFS - Nothofagus gunnii rainforest and scrub
	RMU - Nothofagus rainforest (undifferentiated)
	RFE - Rainforest fernland
	NAD - Acacia dealbata forest
	NAR - Acacia melanoxylon forest on rises
	NAF - Acacia melanoxylon swamp forest
	NAL - Allocasuarina littoralis forest
	NAV - Allocasuarina verticillata forest
	NBS - Banksia serrata woodland
	NBA - Bursaria - Acacia woodland and scrub
	NCR - Callitris rhomboidea forest
	NLE - Leptospermum forest
	NLM - Leptospermum lanigerum - Melaleuca squarrosa swamp forest
	NLA - Leptospermum scoparium - Acacia mucronata forest
	NME - Melaleuca ericifolia swamp forest
	NLN - Subalpine Leptospermum nitidum woodland
	AHF - Fresh water aquatic herbland
	ASF - Freshwater aquatic sedgeland and rushland
	AHL - Lacustrine herbland
	AHS - Saline aquatic herbland
	ARS - Saline sedgeland/rushland
	AUS - Saltmarsh (undifferentiated)
	ASS - Succulent saline herbland
	AWU - Wetland (undifferentiated)
	SAL - Acacia longifolia coastal scrub
	SBM - Banksia marginata wet scrub
	SBR - Broad-leaf scrub
	SCH - Coastal heathland
	SSC - Coastal scrub
	SCA - Coastal scrub on alkaline sands
	SRE - Eastern riparian scrub
	SED - Eastern scrub on dolerite
	SCL - Heathland on calcareous substrates
	SKA - Kunzea ambigua regrowth scrub
	SLG - Leptospermum glaucescens heathland and scrub
	SLL - Leptospermum lanigerum scrub
	SLS - Leptospermum scoparium heathland and scrub
	SLW - Leptospermum scrub
	SRF - Leptospermum with rainforest scrub
	SMP - Melaleuca pustulata scrub
	SMM - Melaleuca squamea heathland
	SMR - Melaleuca squarrosa scrub
	SRH - Rookery halophytic herbland
	SSK - Scrub complex on King Island
	SSZ - Spray zone coastal complex
	SHS - Subalpine heathland
	SWR - Western regrowth complex
	SSW - Western subalpine scrub
	SWW - Western wet scrub
	SHW - Wet heathland
	HCH - Alpine coniferous heathland
	HCM - Cushion moorland
	HHE - Eastern alpine heathland
	HSE - Eastern alpine sedgeland

TASVEG 3.0 Communities within 1000 metres

	HUE - Eastern alpine vegetation (undifferentiated)
	HHW - Western alpine heathland
	HSW - Western alpine sedgeland/herbland
	MAP - Alkaline pans
	MBU - Buttongrass moorland (undifferentiated)
	MBS - Buttongrass moorland with emergent shrubs
	MBE - Eastern buttongrass moorland
	MGH - Highland grassy sedgeland
	MBP - Pure buttongrass moorland
	MRR - Restionaceae rushland
	MBR - Sparse buttongrass moorland on slopes
	MSP - Sphagnum peatland
	MDS - Subalpine Diplarrena latifolia rushland
	MBW - Western buttongrass moorland
	MSW - Western lowland sedgeland
	GHC - Coastal grass and herbfield
	GPH - Highland Poa grassland
	GCL - Lowland grassland complex
	GSL - Lowland grassy sedgeland
	GPL - Lowland Poa labillardierei grassland
	GTL - Lowland Themeda triandra grassland
	GRP - Rockplate grassland
	FAG - Agricultural land
	FUM - Extra-urban miscellaneous
	FMG - Marram grassland
	FPE - Permanent easements
	FPL - Plantations for silviculture
	FPF - Pteridium esculentum fernland
	FRG - Regenerating cleared land
	FSM - Spartina marshland
	FPU - Unverified plantations for silviculture
	FUR - Urban areas
	FWU - Weed infestation
	QCS - Coastal slope complex
	QCT - Coastal terrace mosaic
	QKB - Kelp beds
	QAM - Macquarie alpine mosaic
	QMI - Mire
	QST - Short tussock grassland/rushland with herbs
	QTT - Tall tussock grassland with megaherbs
	ORO - Lichen lithosere
	OSM - Sand, mud
	OAQ - Water, sea

Legend: Cadastral Parcels



TASVEG 3.0 Communities within 1000 metres

Code	Community	Emergent Species
FAG	(FAG) Agricultural land	
DOB	(DOB) Eucalyptus obliqua dry forest	
FAG	(FAG) Agricultural land	
DOB	(DOB) Eucalyptus obliqua dry forest	
FPU	(FPU) Unverified plantations for silviculture	
FAG	(FAG) Agricultural land	
FPU	(FPU) Unverified plantations for silviculture	
FPL	(FPL) Plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPL	(FPL) Plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
WVI	(WVI) Eucalyptus viminalis wet forest	
FPU	(FPU) Unverified plantations for silviculture	
FAG	(FAG) Agricultural land	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	
FPU	(FPU) Unverified plantations for silviculture	
FPL	(FPL) Plantations for silviculture	
FPL	(FPL) Plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FAG	(FAG) Agricultural land	
NAD	(NAD) Acacia dealbata forest	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
DOB	(DOB) Eucalyptus obliqua dry forest	
FPL	(FPL) Plantations for silviculture	
FAG	(FAG) Agricultural land	
FAG	(FAG) Agricultural land	
FPU	(FPU) Unverified plantations for silviculture	
DAD	(DAD) Eucalyptus amygdalina forest and woodland on dolerite	
FPU	(FPU) Unverified plantations for silviculture	
FPE	(FPE) Permanent easements	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
OAQ	(OAQ) Water, sea	
FPL	(FPL) Plantations for silviculture	
WVI	(WVI) Eucalyptus viminalis wet forest	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPL	(FPL) Plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPL	(FPL) Plantations for silviculture	
DOB	(DOB) Eucalyptus obliqua dry forest	
FPU	(FPU) Unverified plantations for silviculture	
NAD	(NAD) Acacia dealbata forest	
WVI	(WVI) Eucalyptus viminalis wet forest	
FAG	(FAG) Agricultural land	
FPU	(FPU) Unverified plantations for silviculture	
NBA	(NBA) Bursaria - Acacia woodland and scrub	
FAG	(FAG) Agricultural land	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
DOB	(DOB) Eucalyptus obliqua dry forest	
DSC	(DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest	

TASVEG 3.0 Communities within 1000 metres

Code	Community	Emergent Species
FAG	(FAG) Agricultural land	
NAD	(NAD) Acacia dealbata forest	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	
FPL	(FPL) Plantations for silviculture	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	
FPL	(FPL) Plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPL	(FPL) Plantations for silviculture	
FAG	(FAG) Agricultural land	
FPU	(FPU) Unverified plantations for silviculture	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPL	(FPL) Plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
NAD	(NAD) Acacia dealbata forest	
DSC	(DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest	
DSC	(DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest	
DSC	(DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
DOB	(DOB) Eucalyptus obliqua dry forest	
FAG	(FAG) Agricultural land	
FAG	(FAG) Agricultural land	
FPL	(FPL) Plantations for silviculture	
NAD	(NAD) Acacia dealbata forest	
FPL	(FPL) Plantations for silviculture	
FPL	(FPL) Plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPU	(FPU) Unverified plantations for silviculture	
FPL	(FPL) Plantations for silviculture	
DOB	(DOB) Eucalyptus obliqua dry forest	

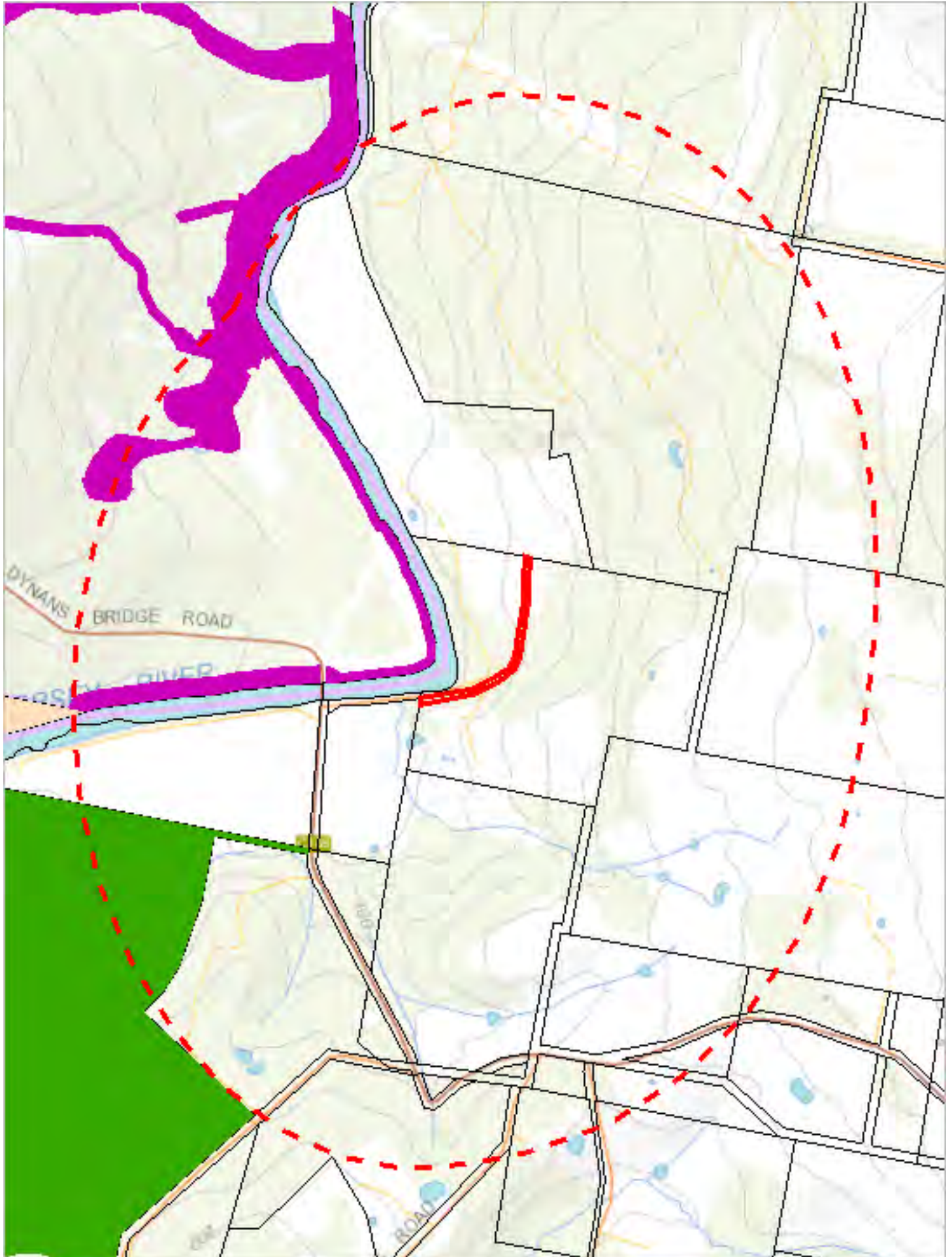
For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program, Conservation Values Information Section.

Telephone: (03) 6165 4320

Email: TVMMPsupport@dpiwve.tas.gov.au

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

*** No Geoconservation sites found within 1000 metres. ***



454606, 5409319

Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

-  Conservation Area
-  Game Reserve
-  Historic Site
-  Indigenous Protected Area
-  National Park
-  Nature Reserve
-  Nature Recreation Area
-  Regional Reserve
-  State Reserve
-  Wellington Park
-  Public authority land within WHA
-  Future Potential Production Forest
-  Informal Reserve on State Forest or Forestry Tas. managed land
-  Informal Reserve on other public land
-  Conservation Covenant (NCA)
-  Private Sanctuary
-  Private land within WHA
-  Management Agreement
-  Management Agreement and Stewardship Agreement
-  Stewardship Agreement
-  Part 5 Agreement (Meander Dam Offset)
-  Other Private Reserve

Legend: Cadastral Parcels



Reserves within 1000 metres

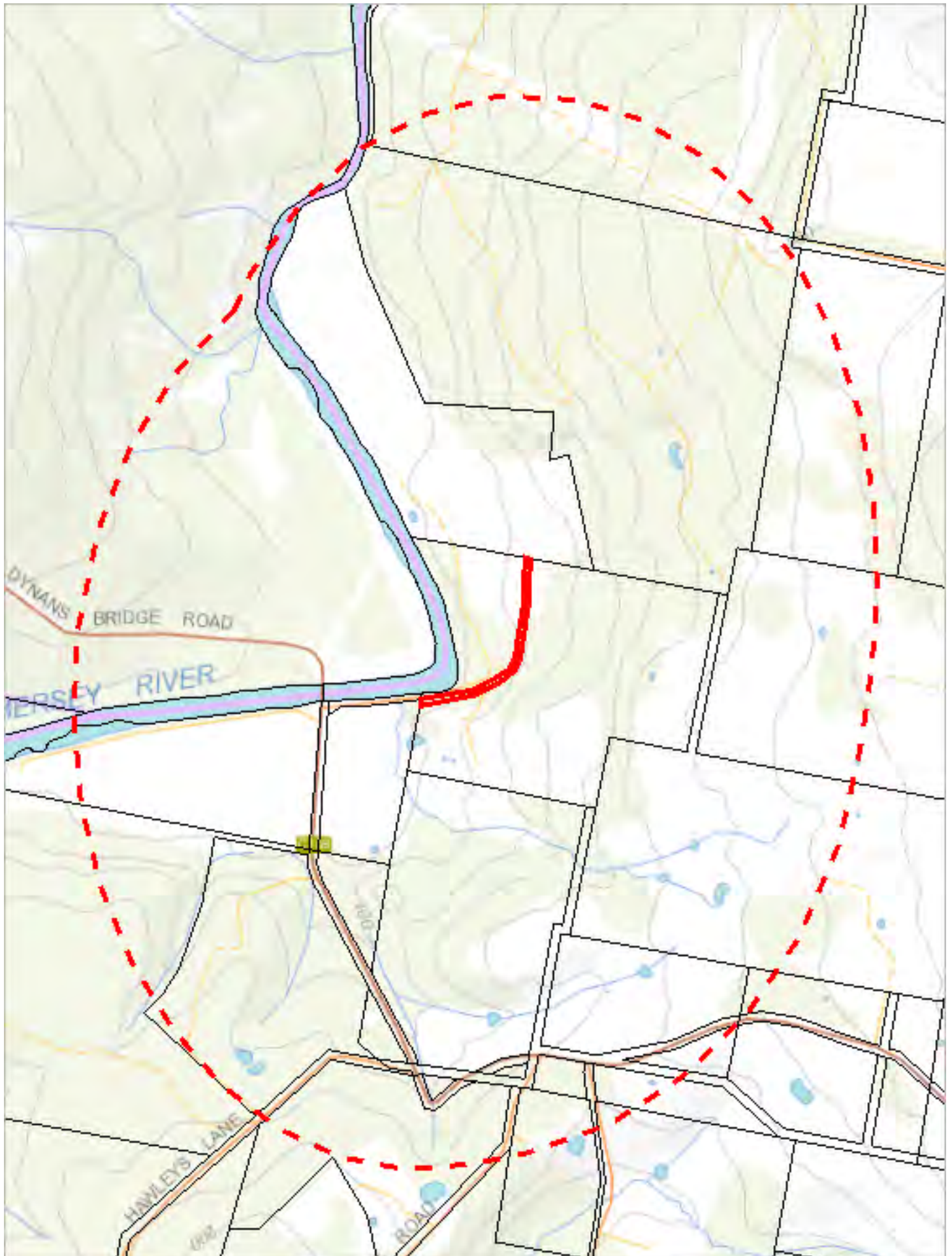
Name	Classification	Status
	Other Private Reserve	Private Reserve (Variable)
	Informal Reserve on State Forest or Forestry Tas. managed land	Informal Reserve
	Conservation Covenant (NCA)	Private Reserve (Perpetual)
	Other Private Reserve	Private Reserve (Variable)

For more information about the Tasmanian Reserve Estate, please contact the Sustainable Land Use and Information Management Branch.

Telephone: (03) 6233 2744

Fax: (03) 6223 8603

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



454606, 5409319

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Hygiene infrastructure

- Location Point Verified
- Location Point Unverified
- Location Line Verified
- Location Line Unverified
- Location Polygon Verified
- Location Polygon Unverified

Legend: Cadastral Parcels



Known biosecurity risks within 1000 meters

Species of biosecurity risk

No known species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed <http://www.dpipwe.tas.gov.au/inter.nsf/Publications/LBUN-8896DT?open>

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles <http://www.dpipwe.tas.gov.au/inter.nsf/ThemeNodes/SLN-5NU68G?open>
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant <http://www.dpipwe.tas.gov.au/inter.nsf/Publications/LBUN-8896DT?open>
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town through a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres



EPBC Act Protected Matters Report

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

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

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 29/10/16 10:01:38

[Summary](#)

[Details](#)

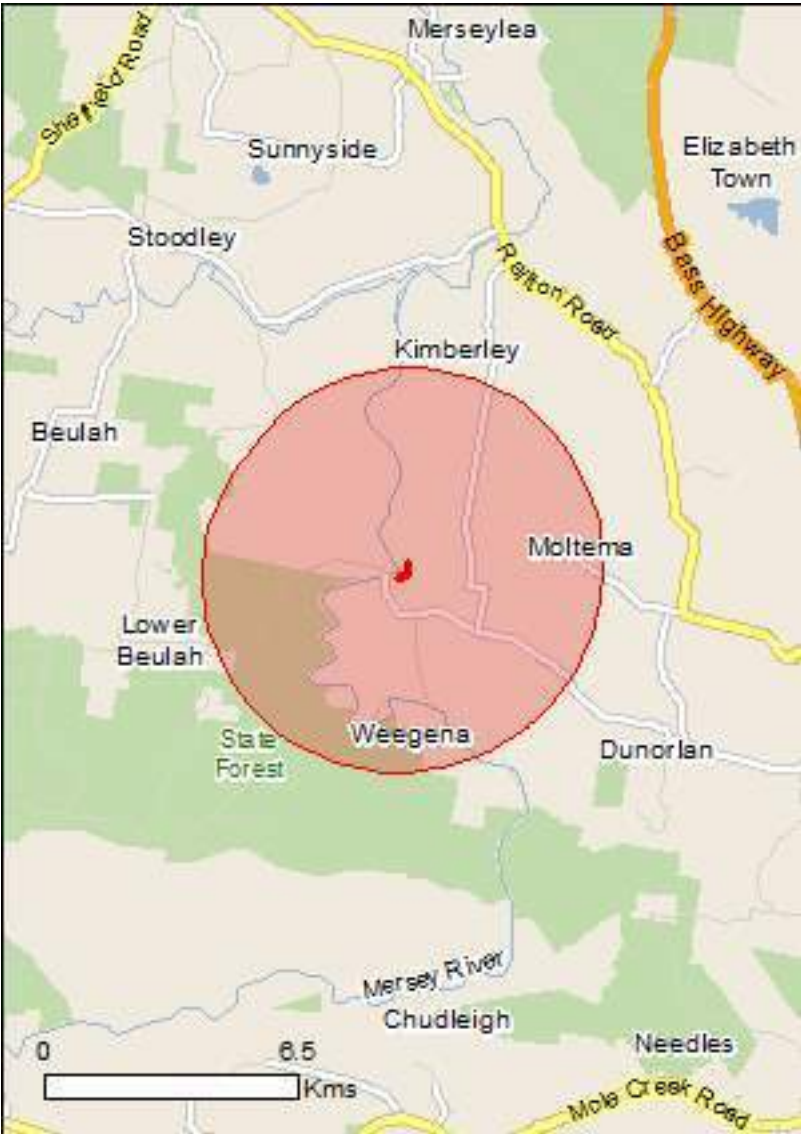
[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

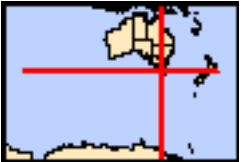
[Acknowledgements](#)



This map may contain data which are
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[Coordinates](#)

[Buffer: 5.0Km](#)



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	None
Listed Threatened Species:	22
Listed Migratory Species:	7

Other Matters Protected by the EPBC Act

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

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

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	11
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Commonwealth Reserves Marine:	None

Extra Information

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

State and Territory Reserves:	6
Regional Forest Agreements:	1
Invasive Species:	28
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Listed Threatened Species		[Resource Information]
Name	Status	Type of Presence
Birds		
Aquila audax fleayi Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Ceyx azureus diemenensis Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat likely to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pterodroma leucoptera leucoptera Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area
Tyto novaehollandiae castanops (Tasmanian population) Masked Owl (Tasmanian) [67051]	Vulnerable	Breeding known to occur within area
Crustaceans		
Astacopsis gouldi Giant Freshwater Crayfish, Tasmanian Giant Freshwater Lobster [64415]	Vulnerable	Species or species habitat known to occur within area
Engaeus granulatus Central North Burrowing Crayfish [78959]	Endangered	Species or species habitat likely to occur within area
Fish		
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat known to occur within area
Frogs		
Litoria raniformis Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog [1828]	Vulnerable	Species or species habitat known to occur within area
Mammals		

Name	Status	Type of Presence
Dasyurus maculatus maculatus (Tasmanian population) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area
Dasyurus viverrinus Eastern Quoll, Luaner [333]	Endangered	Species or species habitat known to occur within area
Perameles gunnii gunnii Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat likely to occur within area
Sarcophilus harrisii Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area

Plants		
Barbarea australis Native Wintercress, Riverbed Wintercress [12540]	Endangered	Species or species habitat likely to occur within area
Caladenia caudata Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat likely to occur within area
Caladenia pallida Rosy Spider-orchid, Pale Spider-orchid, Summer Spider-orchid [9604]	Critically Endangered	Species or species habitat likely to occur within area
Epacris exserta South Esk Heath [19879]	Endangered	Species or species habitat known to occur within area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area
Lepidium hyssopifolium Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat may occur within area

Listed Migratory Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area

Migratory Terrestrial Species		
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat likely to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area

Migratory Wetlands Species		
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area

Name	Threatened	Type of Presence
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species	[Resource Information]	
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat likely to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species

Name	Status	Type of Presence
Sturnus vulgaris Common Starling [389]		habitat likely to occur within area
		Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
Mammals		
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Capra hircus Goat [2]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii		
Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Ulex europaeus		
Gorse, Furze [7693]		Species or species habitat likely to occur within area
Reptiles		
Hemidactylus frenatus		
Asian House Gecko [1708]		Species or species habitat likely to occur within area

Caveat

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

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

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

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

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

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

- migratory and
- marine

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

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

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

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

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

Coordinates

-41.452784 146.470193,-41.453637 146.47015,-41.454722 146.469935,-41.454931 146.469796,-41.455124 146.469474,-41.455325 146.468937,-41.455381 146.46868,-41.455582 146.467435

Acknowledgements

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

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Parks and Wildlife Commission NT, Northern Territory Government](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Atherton and Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- Other groups and individuals

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

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

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Appendix F: Advice from Forest Practices Advisor



From: Fergusson, James (FPA) <James.Fergusson@fpa.tas.gov.au>
Sent: Monday, 14 November 2016 11:46 AM
To: admin@rgassociates.com.au
Cc: clairekaka@hotmail.com
Subject: Query whether FPP is required for access road construction

Hi Rebecca

The reference in ECOtas's report to section Forest Practices Regulations 4 (j) would be applicable if the roading was on private land.

As the reserve road is owned by the crown and as such a road formed on this would be a public road. I believe the road construction on the reserve road would be exempt from having a forest practices plan however any roading would have to comply with any other government regulations eg (Meander Valley Interim Planning Scheme 2013).

I believe the following excerpts fit your proposed road fairly neatly.

[FOREST PRACTICES REGULATIONS 2007](#)

[4. Circumstances in which forest practices plan, &c., not required](#)

[For the purpose of section 17\(6\) of the Act, the following circumstances are prescribed:](#)

[\(d\) the harvesting of timber or the clearing of trees on any land, or the clearance and conversion of a threatened native vegetation community on any land, for one or more of the following purposes:](#)

[\(iv\) the construction and maintenance of public roads;](#)

[public road means –](#)

[\(a\) a State highway within the meaning of section 3 of the Roads and Jetties Act 1935; and](#)

[\(b\) a subsidiary road within the meaning of section 3 of the Roads and Jetties Act 1935; and](#)

[\(c\) a country road within the meaning of section 3 of the Roads and Jetties Act 1935; and](#)

[\(d\) a highway under local management within the meaning of section 4\(6\) of the Local Government \(Highways\) Act 1982;](#)

[ROADS AND JETTIES ACT 1935 - SECT 3](#)

[3. Interpretation](#)

[country road means a road not being or forming portion of a State highway or subsidiary road, but does not include a street in any town;](#)

Regards

James Fergusson
Forest Practices Advisor
Mobile; 0428354061
Email; James.Fergusson@fpa.tas.gov.au

From: Rebecca Green
Sent: 19 Dec 2016 22:20:10 +0000
To: Planning @ Meander Valley Council
Cc: Justin Simons;'claire ford' (clairekaka@hotmail.com)
Subject: Access Driveway to 262 Dynans Bridge Road

Hello Justin

Further to our conversation this morning I wish to address E9.6.3 Construction of Roads in the Meander Valley Interim Planning Scheme 2013 which I apologise was omitted from the original submission.

The proposal relies upon assessment against the performance criteria as there is no corresponding acceptable solution.

The access driveway proposed is to be within 50m of a watercourse, in fact crossing a watercourse at one point. The proposal will be constructed in accordance with the requirements of the *Wetlands and Waterways Works Manual*, in particular the guidelines for siting and designing stream crossings. The proposal is to provide a culvert that maximises the opportunity for fauna to move upstream and downstream,

But recognising that the stream is narrow. This would be the most appropriate form of structure that is least likely to cause environmental harm. The design of the culvert can be conditioned to ensure that the potential environmental effects are minimised. A work plan is proposed to be prepared before constructing the culvert and will outline the works to be undertaken and the measures that will be used to minimise the risk of causing environmental harm. The plan will include the requirement for all contractors and plant operators installing the culvert to adopt the principles outlines in *Environmental Best Practice Guidelines 2. Construction Practices in Waterways and Wetlands* as well as the culvert's capacity. With appropriate conditions placed upon a permit, the proposal will ensure compliance with the performance criteria.

Kind regards

Rebecca Green
Senior Planning Consultant & Accredited Bushfire Hazard Assessor
Rebecca Green & Associates
m. 0409 284422
P.O. Box 2108, Launceston, 7250

Reference number: 17114. PEDRO THØGGERSEN & GUDÉARNE AIADABROKIE,

MARTIN GILL.

"RAVEN-HILL PARK" 260 DYNARS BRIDGE ROAD, WEEGENA, TAS 7304.

GENERAL MANAGER:

13TH JANUARY 2017.

Index No.		7304.	
Doc No.			
RCVD	16 JAN 2017	MVC	
Action Officer		Dept.	
EQ		OD	

DEAR SIR,

WE ARE MAKING A REPRESENTATION IN RELATION TO PLANNING APPLICATION

PA/17/0091.

WE OBJECT TO THIS PLANNING APPLICATION AND WE CALL FOR COUNCIL TO REJECT THE APPLICATION BY R.GREEN ASSOCIATES ON BEHALF OF HUSTON AND FORD.

THE REPORT CONTAINS MULTIPLE INACCURACIES, AND THE ENVIRONMENTAL VALUES HAVE BEEN UNDERSTATED; EVEN THE ADDRESS ON THE FIRST PAGE IS INCORRECT — OUR PROPERTY IS NOT ADJACENT TO THE CROWN LAND, IT IS BISECTED BY THE PROPOSED DEVELOPEMENT: WE OWN THE LAND ON BOTH SIDES OF THE CROWN RESERVE THE FULL LENGTH THERE OF.

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WE HAVE NUMEROUS POINTS OF CONTENTION; WHICH WILL BE DETAILED IN OUR FULL SUBMISSION, WHICH WE WILL HAVE IN YOUR OFFICE BY CLOSE OF BUSINESS MONDAY 16TH JANUARY 2017.

PLEASE REJECT THE PLANNING APPLICATION PA/17/0091.

Yours Sincerely,

PEDRO THØGGERSEN. AND

GUDÉARNE AIADABROKIE.

13TH JANUARY 2017.

C&D 2

Reference no: 177114.

PEDRO THOMPSON AND GUDERNE AIADABROKIE,

"RAVEN-HILL PARK" 260 DYNANS BRIDGE ROAD,

MARTIN GILL,

WEEGENA, TASMANIA, 7304.

15 JAN 2017.

GENERAL MANAGER.

regards planning application PA/17/0091

PA/17/0091.

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KEY POINTS OF CONTENTION:

⇒ THERE HAS NEVER BEEN A NOTICE OF ANY KIND GIVEN TO US VIA THE CROWN LANDS DEPARTMENT OR OTHER. OF THE LICENSE ISSUED TO HUSTON AND FORD CONCERNING THE CROWN ROAD RESERVE, WHICH THERE SHOULD OF BEEN AT THE TIME OF THEIR LICENSE CONSIDERING THE CROWN RESERVE IS CONTAINED IN OUR PROPERTY AT 260 DYNANS BRIDGE RD. WEEGENA 7304.

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Page 2.

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⇒ THE PLANNING SUBMISSION FIRST PAGE WITH AERIAL PHOTOGRAPH WHICH IS RECENT:

The beginning of the Planning Application PA/17/0091 says the reason for the application is to give access to the dwelling at 262 Dynans Bridge Road, which is such a joke, as clearly from the aerial photograph that the only existing dwelling at this address already shows an access driveway going from the Dynans Bridge main road (near the bridge) via properties no 257 and 260 Dynans Bridge road to their boundary property gateway and beyond passing beside their only dwelling and surrounding it and continuing into their river flats paddocks beyond.

This same access driveway, which is very well constructed and survived the major June/July 2016 floods, has been in continual use as an access to 262 Dynans Bridge Road for Cropping, and many farming activities allowing for Large semi-trailers, various harvesters, excavators, tractors of all sizes and a wide range of other associated agricultural machinery to use for well over 40 years or more. The past two owners and all of the firms, companies and private contractors adjoining the property at 262 Dynans Bridge Rd have been using this same access without the need to cause unnecessary drama. Q&D 2

Page 3.

any unnecessary landscape.

⇒ The Crown Reserve land mentioned in the application should be noted has been in continual use as part of the farmland of

262 Dynans Bridge Road, Weegana for as long as records have been held. And the mere fact that this gully containing the Crown land on our farm at this address has not changed dramatically in over 100 years, having been with various owners in that time.

Also the fact that the trees and foliage is Old Growth forest/s that has not been logged in anyway, or burnt in all this time is a very rare asset, considering most of the neighbouring farms in the Weegana areas and beyond have virtually been denuded to put into pasture or to plant into plantations of some kind that are now sick or dying mostly. - very unsuccessful.

To want to destroy such a rare habitat unnecessarily is wrong on so many levels. Especially when all this valley and surrounding areas of land on a very large scale have been damaged so badly by the June/July 2016 floods.

Because of the various changes that have occurred statewide and in this area of the Mersey river flood zones 2016 we do not accept this submission. There is need for more accurate, relevant assessments of environmental values included in the reports submitted in regards to bushfires, flooding, erosion, landslips, endangered species: i.e. the Freshwater Crayfish, Platypus, Tasmanian devils, Quolls, birdlife etc.

⇒ Environmental values have been vastly understated in this report and application.

⇒ Addressing other options for access that don't flood or landslip regularly hasn't been done.

⇒ The photographs contained in the planning application PA/17/0091 don't reflect the quality of the forest, native growth landscape in reality. The one photograph that somewhat captures the

Page 4.

true nature of the section of Crownland in question is the photo on Page 33 or the 1st page of the Ecological Assessment by Ecomas Mark Wapstra / Senior Scientist / Manager.

This photograph is taken @ 5.10 pm from the paddock called the Lucerne / Festival paddock - The thickness of the Forrest of a combination of Eucalyptus ovata and giant Teatree (melaleuca ericifolia) growing all the way to the ground - being unpenetrable in places, is what it used to look like before the blatant and will full damage done to the Crownland Reserve and our land on several occasions, during and after the Crownland Reserve was surveyed and before the Flora and Fauna report was done by Mark Wapstra Ecomas. Obviously Huston + Ford knew if there was virtually nothing left to observe then this would make decisions more favourable for them only!

⇒ We have many photo images of the Crownland Reserve and surrounding areas before and after the devastation by Huston + Ford + ASSOCIATES.

⇒ There ^{are} Images of the Crownland Reserve in question taken by Phil Thompson - The Regional Property Officer / Crownland Bailiff from Crown Dept - before June 2016 floods and destruction by Huston + Ford etc.

Phil Thompson did a complete report on the Crownland Reserve in question - located in 260 Dynans Bridge Road boundaries in the early months of 2016 and his conclusion and recommendation was:

The Crown road Reserve should be transferred to the existing constructed driveway, located below Crown Reserve as the Crown road Reserve Land was totally impractical and contained important ecological habitat for the Endangered Freshwater Crayfish, Platypus etc. and substantial protected Flora and Fauna.

Page 5.

The already existing, well constructed driveway below the Crownland Reserve, was made where it is because the land above it has suffered many major land slips and land erosion due to the massive amounts of water that are carried down this valley of land. And the instability of the rocks, soil and trees in these areas. This gully acts as a major stream carrying the water from two farms above it and surrounding hillsides down to the Mersey River. The topography is obvious when you look beyond the boundary of the Crown Reserve piece of land, and at the neighbouring land above and below the Crown.

In the Ecological Assessment done by Mark Wapstra ECOTAS on Page 20 of his Assessment: in the summary and recommendations he says:

However, in my opinion, every effort should be made to explore options to avoid the necessity to clear the threatened vegetation to access 262 Dynans Bridge Road. Without taking into consideration any particular legal opinion or the desires of the relevant land owners (including the owners of 260 and 262 Dynans Bridge Road and the Crown), not withstanding that this is clearly important in the current situation, from a conservation management perspective it appears that utilising the existing access down slope from Crown road reserve would result in minimal clearing of native vegetation (perhaps minor works at the stream crossing point and minor widening to bring the road to an appropriate standard to meet engineering specifications and bushfire hazard management guidelines). etc.

There is also an email from Jesse Walker Team Leader (Unit Manager, Policy & Projects) Crown Land Services.

Jesse makes the main point of email to meet the

following:

Please ^{also} note: it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or reserved land. Additionally, it is not Crown Land Services practice for the Crown to enter into agreements under Part 5 of the Land Use Planning and Approvals Act 1993 in support of development on private property.

⇒ Endangered and Vulnerable Species:

There are 22 endangered or Vulnerable species mentioned in various reports referred to in Planning Application PA/17/0091. And the consultant pointed out that there was a need for further investigations.

⇒ Currently we have Swift parrots (many) here at the farm "Ravenhill Park". Everyday Sea-eagles patrol and perch watching over the Mersey River and the creeks, streams and dams of the whole property + Crownland.

Last night a Tiger Quoll (large female) killed 3 more ducklings in our parkland surrounding the house. They are seen with sensor cameras and lights. That makes the tally for killings from Spotted quolls 20 ducklings, 4 ducks, 10 chicks + 1 goose and numerous native hens. We have many photo images of various wildlife mentioned in the reports:

i.e. Eastern barred Bandicoot, Eastern Spotted Quoll, Tiger Quoll, Swift parrots, Sea Eagles, Bell Frogs, giant freshwater Crayfish, Wedge-tailed Eagles, Tasmanian Devils, Peregrine Falcons, White goshawks, Wombats, Platypus. - platypus are in all our dams at present. The nature and wildlife that are contained and living in or coming through our land & Crown to live, breed, eat @ 260 Dynans Bridge Road is extensive. We have many photographic images and sightings of a large number of birds, mammals, frogs etc.

C&D 2

Page 7.

We are keen Environmentalists and gardeners; so it is our Hobby and work place to observe all the wildlife about us, either on or about the land, the dams, creeks, springs and the Mersey River

We brought this farm Raven-Hill Park @ 260 Dynans Bridge Road to preserve it and make it even better, healthier environment for nature, wildlife to love and breed. All the people who have visited or shared our farm with various activities i.e. artists, musicians, photographers groups, yoga retreats, fundraisers and activities. - i.e. Long distance horse endurance race fundraiser for local Fire Brigade, Birthday parties, Weddings, gardening groups and a couple of music and art festivals - have all respected the facts that you leave only footprints and take only memories and photographs.

We have had literally 1000's of people on our property in the past 5 years and you can't see where they have been.

The floods in June/July 2016 have done far more damage than all those people, kids, vehicles and camping ever did. The existing driveway already in place has had literally hundreds of vehicles on it, use it in just our time of owning this property "Raven-Hill Park" and to say the latest owners of 262 Dynans Bridge Road and the guy they had adjusting the River flats to in the past year have done more damage to the driveway ~~than~~ and the surrounding land either side, drains and culverts would be an understatement!

And when asked Huston + Ford - were asked once to please help clear out a small drain that runs along a section of the last piece of driveway before their property boundary - (large amounts of rain + wind not during June 2016 floods but 6 months earlier) Anyway they refused and have done absolutely no maintenance or even so much as moved branches or sticks etc or put any gravel in the pot holes (they created) at all. They Huston + Ford + ASSOCIATES (not R Green) others travelled to their property via our driveway and land at all times of day and night no restrictions from the beginning or before their ownership of 262 Dynans Bridge Road till recently. Everyday 2 vehicles minimum

Page 8.

in & out of their property via ours - their families, friends etc.

There has been no thanks, or real communication - on their part in either dealing with storm damage, wind damage, general maintenance, weed control etc. The trespassing constantly of their livestock from Hustons + Fords property to ours from inadequate fencing or their boundary gate being left open on numerous occasions. Then allowing a friend of theirs to shoot from his vehicle on our driveway land, wallabies, possums and one of our sheep at least. (him not always killing the wallabies)

And excessive speeds travelled in their eagerness to get home at the end of day - but these speeds not allowing for poor visibility at night time, foggy and wet conditions, livestock in river paddocks and the possibility of people walking or in other vehicles, pushbikes, go-carts, tractors etc. Huston + Ford have actually been rather rude and arrogant in their presence on our property and as neighbours.

Everybody who has either owned or visited the Land 51 262 Dynast Bridge before Huston + Ford have been courteous, respectful and friendly (the occasional chat and waving if we see each other doing farming activities). Other owners have used the existing driveway without causing disturbances to us, our family and friends, activities at our farm or upsetting or causing disturbances to our livestock or injuries.

Even when Huston's + Ford's livestock ie. goats, ponies, chicks and ducks were continually entering our property hungry and grazing - needing us to put them back home to Huston's + Fords they refused to stop their vehicles everyday or each time we saw them driving to discuss these issues for weeks & months causing Pedro to have to go to their dwelling finally to talk about these issues of animals trespassing and the constant barking of their 2 large dogs in a caged area by the dwelling.

Currently Merender Valley Council has a contested Abatement notice concerning these 2 aggressive barking dogs - due to be heard in Horncastle courts supposedly early this year. This unnecessary drama could have been dealt with in very civil way over a year ago or more. We have been told directly by various employees

Page 9.

of the Crownland departments (who wish to keep their jobs) and our first acting Lawyers Baker/Wilson & Houston that this planning application PA/17/0091 and other actions involving untruths and extremely bad manners of behalf of Houston + Ford also involving recently befriended neighbours by them - in a virtual gang type fashion Bullying tactics and making us feel very marginalized has all been motivated by Vengeance from Houston + Ford.

We have absolutely no real idea why they are treating us these ways as it has been very strange, neighbourly non-relationship on their part from the beginning before they actually moved into the adjoining property @ 262, Dynans Bridge Road.

Our Lawyers Temple Smith & Devonport and Baker/Wilson & Houston are currently analysing this Planning Application PA/17/0091 and all the reports and assessments contained therein and those reports etc not in the application printed that have been done in relation to the Crownland mentioned. Both Law firms have been on their Summer brakes during the timing of this planning application which has been deliberately made to occur during the most inconvenient time for all concerned to reply and could have been presented well over 2 months ago Anyway our lawyers will be in contact with Meander Valley Council very soon..

DIPWE is also analysing information on farms, lands and River Systems involved in the 2016 Floods + Fires and as yet nobody knows when their findings and reports are exactly due to be released to the public.

Relevant Govt Dept also are being consulted on this matter.

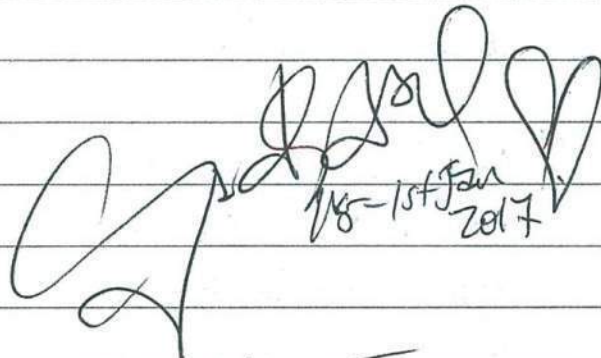
In conclusion we would happily like this whole scenario resolved and either the existing driveway be considered again or if not Houston + Ford may decide to keep accessing their property (which was their choice) via another neighbours property higher up the hill - which seems to have suited them and anybody visiting them at

Page 10.

their property in the past few months quite nicely.

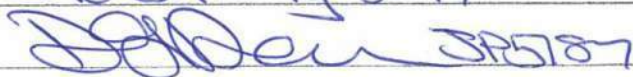
Yours Sincerely
Pedro Thogesen
and Gudezene Adabrokie
"Raven-Hill Park"
260 Dynans Bridge Road
Weeana. 7304

15th January 2017.


15-1st Jan 2017
Pedro Thogesen
15-1-2017

I, Danielle Louise Donovan, Justice of the Peace
of 63 Emu Bay Road, Deloraine in Tasmania,
hereby certify this document to be a true and
complete copy of the original

Dated: 16 January 2017

 DP5787

C&D 2

Attention
your reference no
177114

Planning Application RA/17/0019
(copy)

Justin Simons,
Town Planner,
MEANDER VALLEY COUNCIL
Westbury
Tisbury

POSTCODE

Reference number: 17114. PEDRO THØGENSEN & GUDEARNE AIADABROKIE, 7304.
MARTIN GILL. "RAVEN-HILL PARK" 260 DYNAMIS BRIDGE ROAD, WEEGENA, TAS
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C&D 2

Page 3.

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Page 4.

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This photograph is taken @ 5.10 pm from the paddock called the Lucerne / Festival paddock - The thickness of the forest of a combination of Eucalyptus ovata and Giant Teatree (melaleuca ericifolia) growing all the way to the ground - being unpenetrable in places, is what it used to look like before the blatant and willful damage done to the Crownland Reserve and our land on several occasions, during and after the Crownland Reserve was surveyed and before the Flora and Fauna report was done by Mark Wapstra ECOTAS. Obviously HUSTON + FORD knew if there was virtually nothing left to observe then this would make decisions more favourable for them only!
⇒ We have many photo images of the Crownland Reserve and surrounding areas before and after the devastation by HUSTON + FORD + ASSOCIATES.

⇒ There ^{are} Images of the Crownland Reserve in question taken by Phil Thompson - The Regional Property Officer / Crownland Bailiff from Crown Dept - before June 2016 floods and destruction by HUSTON + FORD etc.

Phil Thompson did a complete report on the Crownland Reserve in question - located in 260 Dynans Bridge Road boundaries in the early months of 2016 and his conclusion and recommendation was:

The Crown road Reserve should be transferred to the existing constructed driveway, located below Crown Reserve as the Crown road Reserve Land was totally impractical and contained important ecological habitat for the Endangered Freshwater Crayfish, Platypus etc and substantial protected flora and fauna.

Page 5.

The already existing, well constructed driveway below the Crownland Reserve, was made where it is because the land above it has suffered many major land slips and land erosion due to the massive amounts of water that are carried down this valley of land. And the instability of the rocks, soil and trees in these areas. This gully acts as a major stream carrying the water from two farms above it and surrounding hillsides down to the Mersey River. The topography is obvious when you look beyond the boundary of the Crown Reserve piece of land, and at the neighbouring land above and below the Crown.

In the Ecological Assessment done by Mark Wapstra ECORAS on Page 20 of his Assessment: in the summary and recommendations he says:

However, in my opinion, every effort should be made to explore options to avoid the necessity to clear the threatened vegetation to access 262 Dynans Bridge Road. Without taking into consideration any particular legal opinion or the desires of the relevant land owners (including the owners of 260 and 262 Dynans Bridge Road and the Crown), not withstanding that this is clearly important in the current situation, from a conservation management perspective it appears that utilising the existing access down slope from Crown road reserve would result in minimal clearing of native vegetation (perhaps minor works at the stream crossing point and minor widening to bring the road to an appropriate standard to meet engineering specifications and bushfire hazard management guidelines). etc.

There is also an email from Jesse Walker Team Leader (Unit Manager, Policy & Projects) Crown Land Services.

Jesse makes the main point of email to mention the

C&D 2

Page 8.

in & out of their property via ours - their families, friends etc.

There has been no thanks, or real communication - on their part in either dealing with storm damage, wind damage, general maintenance, weed control etc. The trespassing constantly of their livestock from Huston's + Ford's property to ours from inadequate fencing or their boundary gate being left open on numerous occasions. Then allowing a friend of theirs to shoot from his vehicle on our driveway (and wallabies, possums and one of our sheep at least. (him not always killing the wallabies)

And excessive speeds travelled in their eagerness to get home at the end of day - but these speeds not allowing for poor visibility at night time, foggy and wet conditions, ^{our} livestock in River paddocks and the possibility of people walking or in other vehicles, pushbikes, go-carts, tractors etc. Huston + Ford have actually been rather rude and arrogant in their presence on our property and as neighbours.

Everybody who has either owned or assisted the Land 5 Z62 Dynast Bridge before Huston + Ford have been courteous, respectful and friendly (the occasional chat and waving if we see each other doing farming activities) other owners have used the existing driveway without causing disturbances to us, our family and friends, activities at our farm or upsetting or causing disturbances to our livestock or injuries.

Even when Huston's + Ford's livestock i.e. goats, ponies, chicks and ducks were continually entering our property hungry and grazing - needing us to put them back home to Huston's + Ford's they refused to stop their vehicles everyday or each time we saw them driving to discuss these issues for weeks & months causing Pedro to have to go to their dwelling finally to talk about these issues of animals trespassing and the constant barking of their 2 large dogs in a caged area by the dwelling.

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C&D 2

following:

Please ^{also} note: it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or reserved land. Additionally, it is not Crown Land Services practice for the Crown to enter into agreements under Parts of the Land Use Planning and Approvals Act 1993 in support of development on private property.

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i.e. Eastern barred Bandicoot, Eastern Spotted Quoll, Tiger Quoll, Swift parrots, Sea Eagles, Bell Frogs, giant Freshwater Crayfish, Wedge-tailed Eagles, Tasmanian Devils, Peregrine Falcons, White goshawks, Wombats, Platypus. - platypus are in all our dams at present. The nature and wildlife that are contained and living in or coming through our land & Crown to live, breed, eat @ 260 Dynans Bridge Road is extensive. We have many photographic images and sightings of a large number of birds, mammals, frogs etc.

C&D2

Page 7.

We are keen Environmentalists and gardeners; so it is our Hobby and work place to observe all the wildlife about us, either on or about the land, the dams, creeks, springs and the Mersey River

We brought this farm Raven-Hill Park @ 260 Dynans Bridge Road to preserve it and make it even better, healthier environment for nature, wildlife to live and breed. All the people who have visited or shared our farm with various activities i.e. artists, musicians, photographers groups, yoga retreats, fundraisers and activities. - i.e. long distance horse endurance race fundraiser for local Fire Brigade, Birthday parties, Weddings, gardening groups and a couple of music and art festivals - have all respected the facts that you leave only footprints and take only memories and photographs.

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Page 9.

of the Crownland departments (who wish to keep their jobs) and our first acting Lawyers Baker/Wilson & Hustonville that this planning application PA/17/0091 and other actions involving intruders and extremely bad manners of behalf of Huston+Ford also involving recently befriended neighbours by them - in a virtual gang type fashion Bullying tactics and making us feel very marginalized has all been motivated by Vengeance from Huston+Ford.

We have absolutely no real idea why they are treating us these ways as it has been very strange, neighbourly non-relationship on their part from the beginning before they actually moved into the adjoining property. @ 262. Dynans Bridge Road.

Our Lawyers Temple Smith & Devonport and Baker/Wilson & Hustonville are currently analysing this Planning Application PA/17/0091 and all the reports and assessments contained therein and those reports etc not in the application printed that have been done in relation to the Crownland mentioned. Both Law Firms have been on their Summer breaks during the timing of this planning application which has been deliberately made to occur during the most inconvenient time for all concerned to reply and could have been presented well over 2 months ago. Anyway our lawyers will be in contact with Meander Valley Council very soon..

DIP.N.E is also analysing information on farms, lands and River Systems involved in the 2016 Floods + Fires and as yet nobody knows when their findings and reports are exactly due to be released to the public.

Relevant Govt Dept also are being consulted on this matter.

In conclusion we would happily like this whole scenario resolved and either the existing driveway be considered again or if not Huston+Ford may decide to keep accessing their property (which was their choice) via another neighbours property higher up the hill - which seems to have suited them and anybody visiting them at

Page 10.

their property in the past few months quite nicely.

Yours Sincerely

Pedro Thogesen

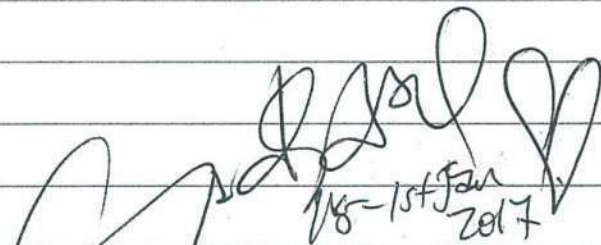
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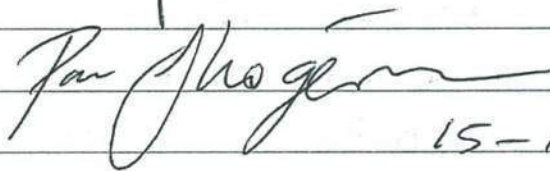
"Raven-Hill Park"

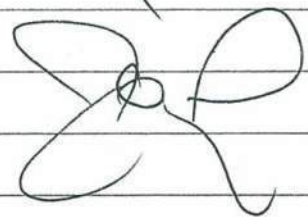
260 Dynans Bridge Road

Weegana. 7304

15th January 2017.


15-1st Jan 2017


15-1-2017



I, Danielle Louise Donovan, Justice of the Peace
of 63 Emu Bay Road, Deloraine in Tasmania,
hereby certify this document to be a true and
complete copy of the original

Dated: 16 January 2017

 JP5187

C&D 2

Planning Application Reply
PA/17/0041

DRAIG PERKINS
Meander Valley Major,
Meander Valley Council.
Westbury

POSTCODE

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your reference no
17/114

Reference number: 177114. PEDRO THØGGERSEN & GUDERNE AIADABROKIE, 7304.
 MARTIN JILL. "RAVEN-HILL PARK" 260 DYNABRIDGE ROAD, WEEGENA, TAS
 GENERAL MANAGER: 13TH JANUARY 2017

RCVD	16 JAN 2017	MVC
Action Office	Dept.	

DEAR SIR,

WE ARE MAKING A REPRESENTATION IN RELATION TO PLANNING APPLICATION PA/17/0091.

WE OBJECT TO THIS PLANNING APPLICATION AND WE CALL FOR COUNCIL TO REJECT THE APPLICATION BY R.GREEN ASSOCIATES ON BEHALF OF HUSTON AND FORD.

THE REPORT CONTAINS MULTIPLE INACCURACIES, AND THE ENVIRONMENTAL VALUES HAVE BEEN UNDERSTATED; EVEN THE ADDRESS ON THE FIRST PAGE IS INCORRECT — OUR PROPERTY IS NOT ADJACENT TO THE CROWN LAND, IT IS BISECTED BY THE PROPOSED DEVELOPEMENT: WE OWN THE LAND ON BOTH SIDES OF THE CROWN RESERVE THE FULL LENGTH THERE OF.

THE OBVIOUS IMPACTS OF THE RECENT 2016 FLOODING EVENTS OF THE MERSEY RIVER AND THE TRIBUTORY CREEKS AND STREAMS ARE YET TO BE FULLY EVALUATED. NECESSARY CHANGES IN VALUES AND EROSION MEASURES MUST BE CONSIDERED: TO MAKE A NEW ACCESS IN SUCH A FLOOD PRONE AREAS OF LAND IS UNWISE AND UNSAFE.

BECAUSE COUNCIL OFFICES HAVE BEEN CLOSED SINCE BEFORE THE DATE OF THE PLANNING NOTICE RECEIVED IN THE MAIL AND THE HEFTINESS OF THE SUMMER FARMING SEASON; IT HAS BEEN HARD, DIFFICULT, TO ACCESS SUFFICIENT INFORMATION TO PREPARE A DETAILED SUBMISSION IN LESS THAN 2 WEEKS.

WE HAVE NUMEROUS POINTS OF CONTENTION; WHICH WILL BE DETAILED IN OUR FULL SUBMISSION, WHICH WE WILL HAVE IN YOUR OFFICE BY CLOSE OF BUSINESS MONDAY 16TH JANUARY 2017.

PLEASE REJECT THE PLANNING APPLICATION PA/17/0091.

YOURS SINCERELY,

PEDRO THØGGERSEN. AND

GUDERNE AIADABROKIE.

13TH JANUARY 2017.

 C&D 2

Reference no: 177114.

PEDRO THØGENSEN AND GUDEARNE AIADABROKIE,

"RAVEN-HILL PARK" 260 DYNANS BRIDGE ROAD,

MARTIN GILL,

WEEGENA. TASMANIA. 7304.

15 JAN 2017.

GENERAL MANAGER.

regards planning application PA/17/0091

DEAR SIR,

WE WISH TO REGISTER OUR SECOND AND MORE DETAILED RESPONSE TO THE PLANNING APPLICATION BY R. GREEN ASSOCIATES ON BEHALF OF HUSTON + FORD WE CALL FOR COUNCIL TO REJECT THE PLANNING APPLICATION PA/17/0091 TO BUILD A PRIVATE DRIVEWAY OR ROAD ON CROWN RESERVE BISECTING OUR PROPERTY AT 260 DYNANS BRIDGE ROAD, WEEGENA BECAUSE OF NUMEROUS INACCURACIES AND TOTAL UNTRUTHS PERTAINING THE LAND IN QUESTION, THE ENVIRONMENTAL VALUES, THE FLOOD CODES, EROSION ISSUES WHICH ARE VERY SERIOUS, AND THE COMPLETE UNNECESSARY NEED FOR A NEW ACCESS TO BE CONSTRUCTED WHEN THERE IS CLEARLY ALREADY A VERY EXCELLENT ACCESS CONSTRUCTED THAT HAS BEEN IN CONTINUAL USE AS A FARMING, DOMESTIC ACCESS FOR WELL OVER 40 YEARS PLUS AND SURVIVED THE MAJOR FLOODS OF JUNE 2016 VERY WELL.

KEY POINTS OF CONTENTION:-

⇒ THERE HAS NEVER BEEN A NOTICE OF ANY KIND GIVEN TO US VIA THE CROWN LANDS DEPARTMENT OR OTHER OF THE LICENSE ISSUED TO HUSTON AND FORD CONCERNING THE CROWN ROAD RESERVE, WHICH THERE SHOULD OF BEEN AT THE TIME OF THEIR LICENSE CONSIDERING THE CROWN RESERVE IS CONTAINED IN OUR PROPERTY AT 260 DYNANS BRIDGE RD. WEEGENA 7304.

⇒ THE CROWN HAS AN OBLIGATION TO MONITOR AND ACCESS THE CROWN RESERVE CONTAINED IN OUR PROPERTY - THE DAMAGE CAUSED BY THE FLOOD OF JUNE/JULY 2016. AND THE ILLEGAL ACTIVITIES ENGAGED IN BY THE PLANNING APPLICANTS AND THEIR ASSOCIATES.

⇒ THE ONLY STUDIES OR OBSERVATIONS BY CROWN WERE BEFORE FLOODS - DONE IN FEB/MARCH 2016. BY PHIL THOMPSON (THE REGIONAL PROPERTY OFFICER / CROWN LAND BAILIFF FROM CROWN DEPT.

⇒ THE PLANNING APPLICATION PA/17/0091 CONTAINS C&D 2

Page 2.

INACCURACIES - BEGINNING WITH THE FIRST PAGE IN THE WRONG ADDRESS:

PROPERTY ADDRESS SHOULD READ:

CROWN RESERVE BISECTING 260 DYNANS BRIDGE ROAD, NEEGENH

(OR) CROWN RESERVE CONTAINED IN FARMLAND OF 260 DYNANS BRIDGE RD.

AND THE DEVELOPMENT PAGE 1 SHOULD READ:

CONSTRUCTION OF DRIVEWAY CONTAINED IN MAJOR WATER COURSE AND GEOLOGICAL SOIL AND ROCK SLIP ZONE WITH-IN 50 METRES OF A MAJOR WATERCOURSE - THE MERSEY RIVER

⇒ THE PLANNING SUBMISSION FIRST PAGE WITH AERIAL PHOTOGRAPH WHICH IS RECENT:

The beginning of the Planning Application PA/17/0091 says the reason for the application is to give access to the dwelling at 262 Dynans Bridge Road, which is such a joke, as clearly from the aerial photograph that the only existing dwelling at this address already shows an access driveway going from the Dynans Bridge main road (near the Bridge) via properties no 257 and 260 Dynans Bridge road to their boundary property gateway and beyond passing beside their only dwelling and surrounding it and continuing into their river flats paddocks beyond.

This same access driveway, which is very well constructed and survived the major June/July 2016 floods, has been in continual use as an access to 262 Dynans Bridge Road for Cropping, and many farming activities allowing for Large semi-trailers, various harvesters, excavators, tractors of all sizes and a wide range of other associated agricultural machinery to use for well over 40 years or more. The past two owners and all of the firms, companies and private contractors adjoining the property at 262 Dynans Bridge Rd have been using this same access without the need to cause unnecessary drama or destroying

C&D 2

Page 3.

any unnecessary landscape.

⇒ The Crown Reserve land mentioned in the application should be noted has been in continual use as part of the farmland of 262 Dynans Bridge Road, Weegena for as long as records have been held. And the mere fact that this gully containing the Crown land on our farm at this address has not changed dramatically in over 100 years, having been with various owners in that time.

Also the fact that the trees and foliage is old growth forest/s that has not been logged in anyway, or burnt in all this time is a very rare asset, considering most of the neighbouring farms in the Weegena areas and beyond have virtually been denuded to put into pasture or to plant into plantations of some kind that are now sick or dying mostly. - very unsuccessful.

To want to destroy such a rare habitat unnecessarily is wrong on so many levels. Especially when all this valley and surrounding areas of land on a very large scale have been damaged so badly by the June/July 2016 floods.

Because of the various changes that have occurred statewide and in this area of the Mersey river flood zones 2016 we do not accept this submission. There is need for more accurate, relevant assessments of environmental values included in the reports submitted in regards to bushfires, flooding, erosion, landslips, endangered species: ie. the freshwater Crayfish, Platypus, Tasmanian devils, Quolls, birdlife etc.

⇒ Environmental values have been vastly understated in this report and application.

⇒ Addressing other options for access that don't flood or landslide regularly.
 hasn't been done.

⇒ The photographs contained in the planning application PA/17/0091 don't reflect the quality of the forest, native old growth landscape in reality. The one photograph that somewhat captures the

C&D 2

Page 4.

true nature of the section of Crownland in question is the photo on Page 33 or the 1st page of the Ecological Assessment by Eco-tas Mark Wapstra / Senior Scientist / Manager.

This photograph is taken @ 5.10 pm from the paddock called the Lucerne / Festival paddock - The thickness of the Forrest of a combination of *Eucalyptus ovata* and Giant Teatree (*Melaleuca ericifolia*) growing all the way to the ground - being unpenetrable in places, as what it used to look like before the blatant and willfull damage done to the Crownland Reserve and our land on several occasions, during and after the Crownland Reserve was surveyed and before the Flora and Fauna report was done by Mark Wapstra Eco-tas. Obviously HUSTON + FORD knew if there was virtually nothing left to observe then this would make decisions more favourable for them only!

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Page 8.

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Yours Sincerely
Pedro Th

Pedro Thøgersen

and Gudezene Adabrokle.

Raven-Hill Park

260 Dynans Bridge Road

Weegens. 7304

15th January 2017.

1/8-1st Jan 2017

15-

15-1-2017

I, Danielle Louise Donovan, Justice of the Peace
of 63 Emu Bay Road, Deloraine in Tasmania,
hereby certify this document to be a true and
complete copy of the original
Dated: 16 January 2017

Dated: 16 January 2017

[Handwritten signature]

Attention:
your reference no
177114

Planning Application 19/17100911
copy.

CHRISTA PALFREYMAN,
PLANNING DEPT,
WEMMEDE VALLEY COUNCIL,
WEST BURY
WASINGHAM.

POSTCODE

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Reference number: 17114.

PEDRO THORGERSEN & GUDEARNE AIADABROKIE,

7304.

MARTIN GILL.

"RAVEN-HILL PARK" 260 DYNANS BRIDGE ROAD, WEEGENA.TAS

GENERAL MANAGER:

13TH JANUARY

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THE OBVIOUS IMPACTS OF THE RECENT 2016 FLOODING EVENTS OF THE MERSEY RIVER AND THE TRIBUTORY CREEKS AND STREAMS ARE YET TO BE FULLY EVALUATED. NECESSARY CHANGES IN VALUES AND EROSION MEASURES MUST BE CONSIDERED TO MAKE A NEW ACCESS IN SUCH FLOOD PRONE AREAS OF LAND IS UNWISE AND UNSAFE.

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WE HAVE NUMEROUS POINTS OF CONTENTION; WHICH WILL BE DETAILED IN OUR FULL SUBMISSION, WHICH WE WILL HAVE IN YOUR OFFICE BY CLOSE OF BUSINESS MONDAY 16TH JANUARY 2017.


PLEASE REJECT THE PLANNING APPLICATION PA/17/0091.

Yours Sincerely,

PEDRO THORGERSEN. AND

GUDEARNE AIADABROKIE.

13TH JANUARY 2017.

 C&D 2

Reference no: 177114.

PEDRO THOMPSON AND GUDERNE AIADABROKIE,
"RAVEN-HILL PARK" 260 DYNANS BRIDGE ROAD,
WEEGENA. TASMANIA. 7304. 15 JAN 2017.

MARTIN GILL,
GENERAL MANAGER.

regards planning application PA/17/0091.

DEAR SIR,

WE WISH TO REGISTER OUR SECOND AND MORE DETAILED RESPONSE TO THE PLANNING APPLICATION BY R. GREEN ASSOCIATES ON BEHALF OF HUSTON + FORD. WE CALL FOR COUNCIL TO REJECT THE PLANNING APPLICATION PA/17/0091 TO BUILD A PRIVATE DRIVEWAY OR ROAD ON CROWN RESERVE BISECTING OUR PROPERTY AT 260 DYNANS BRIDGE ROAD, WEEGENA BECAUSE OF NUMEROUS INACCURACIES AND TOTAL UNTRUTHS PERTAINING THE LAND IN QUESTION, THE ENVIRONMENTAL VALUES, THE FLOOD CODES, EROSION ISSUES WHICH ARE VERY SERIOUS, AND THE COMPLETE UNNECESSARY NEED FOR A NEW ACCESS TO BE CONSTRUCTED WHEN THERE IS CLEARLY ALREADY A VERY EXCELLENT ACCESS CONSTRUCTED THAT HAS BEEN IN CONTINUAL USE AS A FARMING, DOMESTIC ACCESS FOR WELL OVER 40 YEARS PLUS AND SURVIVED THE MAJOR FLOODS OF JUNE 2016 VERY WELL.

KEY POINTS OF CONTENTION:-

⇒ THERE HAS NEVER BEEN A NOTICE OF ANY KIND GIVEN TO US VIA THE CROWN LANDS DEPARTMENT OR OTHER OF THE LICENSE ISSUED TO HUSTON AND FORD CONCERNING THE CROWN ROAD RESERVE, WHICH THERE SHOULD OF BEEN AT THE TIME OF THEIR LICENSE CONSIDERING THE CROWN RESERVE IS CONTAINED IN OUR PROPERTY AT 260 DYNANS BRIDGE RD. WEEGENA 7304.

⇒ THE CROWN HAS AN OBLIGATION TO MONITOR AND ACCESS THE CROWN RESERVE CONTAINED IN OUR PROPERTY - THE DAMAGE CAUSED BY THE FLOOD OF JUNE/JULY 2016. AND THE ILLEGAL ACTIVITIES ENGAGED IN BY THE PLANNING APPLICANTS AND THEIR ASSOCIATES.

⇒ ^{THE} ONLY STUDIES OR OBSERVATIONS BY CROWN WERE BEFORE FLOODS - DONE IN FEB/MARCH 2016 BY PHIL THOMPSON (THE REGIONAL PROPERTY OFFICER / CROWNLAND BAILIFF FROM CROWN DEPT.

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Page 2.

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The beginning of the Planning Application PA/17/0091 says the reason for the application is to give access to the dwelling at 262 Dynans Bridge Road, which is such a joke, as clearly from the aerial photograph that the only existing dwelling at this address already shows an access driveway going from the Dynans Bridge main road (near the bridge) via properties no 257 and 260 Dynans Bridge road to their boundary property gateway and beyond passing beside their only dwelling and surrounding it and continuing into their river flats paddocks beyond.

This same access driveway, which is very well constructed and survived the major June/July 2016 floods, has been in continual use as an access to 262 Dynans Bridge Road for cropping, and many farming activities allowing for large semi-trailers, various harvesters, excavators, tractors of all sizes and a wide range of other associated agricultural machinery to use for well over 40 years or more. The past two owners and all of the firms, companies and private contractors adjoining the property at 262 Dynans Bridge Rd have been using this same access without the need to cause unnecessary drama or destroying

C&D 2

Page 3.

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⇒ The Crown Reserve land mentioned in the application should be noted has been in continual use as part of the farmland of.

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Also the fact that the trees and foliage is Old Growth forest/s that has not been logged in anyway, or burnt in all this time is a very rare asset, considering most of the neighbouring farms. in the Weegena areas and beyond have virtually been denuded to put into pasture or to plant into plantations of some kind that are now sick or dying mostly. - very unsuccessful.

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⇒ Environmental values have been vastly understated in this report and application.

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⇒ The photographs contained in the planning application PA/17/0091 don't reflect the quality of the forest, native old growth landscape in reality. The one photograph that somewhat **C&D 2** the

Page 4.

true nature of the section of Crownland in question is the photo on Page 33 or the 1st page of the Ecological Assessment by Eco-tas Mark Wapstra / Senior Scientist / Manager.

This photograph is taken @ 5.10 pm from the paddock called the Lucerne / Festival paddock - The thickness of the forest of a combination of Eucalyptus ovata and Giant Teatree (Melaleuca ericifolia) growing all the way to the ground - being unpenetrable in places, is what it used to look like before the blatant and willful damage done to the Crownland Reserve and our land on several occasions, during and after the Crownland Reserve was surveyed and before the Flora and Fauna report was done by Mark Wapstra Eco-tas. Obviously HUSTON + FORD knew if there was virtually nothing left to observe then this would make decisions more favourable for them only!

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Phil Thompson did a complete report on the Crownland Reserve in question - located in 260 Dynans Bridge Road boundaries in the early months of 2016 and his conclusion and recommendation was:

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Page 5.

The already existing, well constructed driveway below the Crownland Reserve, was made where it is because the land above it has suffered many major land slips and land erosion due to the massive amounts of water that are carried down this valley of land. And the instability of the rocks, soil and trees in these areas. This gully acts as a major stream carrying the water from two farms above it and surrounding hillsides down to the Mersey River. The topography is obvious when you look beyond the boundary of the Crown Reserve piece of land, and at the neighbouring land above and below the Crown.

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There is also an email from Jesse Walker Team Leader (Unit Manager, Policy & Projects) Crown Land Services.

Jesse makes the main point of email to mention the

C&D 2

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Please ^{also} note: it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or reserved land. Additionally, it is not Crown Land Services practice for the Crown to enter into agreements under Parts of the Land Use Planning and Approvals Act 1993 in support of development on private property.

⇒ Endangered and Vulnerable Species:

There are 22 endangered or Vulnerable species mentioned in various reports referred to in Planning Application PA/17/0091. And the consultant pointed out that there was a need for further investigations.

⇒ Currently we have Swift parrots (many) here at the farm "Ravenhill Park". Everyday Sea-eagles patrol and Perch watching over the Mersey River and the creeks, streams and dams of the whole property + Crownland.

Last night a Tiger Quoll (large female) killed 3 more ducklings in our parkland surrounding the house. They are seen with sensor cameras and lights. That makes the tally for killings from Spotted quolls 20 ducklings, 4 ducks, 10 chooks + 1 goose and numerous native hens. We have many photo images of various wildlife mentioned in the reports:

ie. Eastern barred Bandicoot, Eastern Spotted Quoll, Tiger Quoll, Swift parrots, Sea Eagles, Bell Frogs, giant Freshwater Crayfish, Wedge-tailed Eagles, Tasmanian Devils, Peregrine Falcons, White goshawks, Wombats, Platypus. - platypus are in all our dams at present. The nature and wildlife that are contained and living in or coming through our land & Crown to live, breed, eat @ 260 Dynans Bridge Road is extensive. We have many photographic images and sightings of a large number of birds, mammals, frogs etc.

C&D2

Page 7.

We are keen Environmentalists and gardeners; so it is our Hobby and work place to observe all the wildlife about us, either on or about the land, the dams, creeks, springs and the Mersey River

We brought this farm Raven-Hill Park @ 260 Dynans Bridge Road to preserve it and make it even better, healthier environment for nature, wildlife to live and breed. All the people who have visited or shared our farm with various activities i.e. artists, musicians, photographers groups, yoga retreats, fundraisers and activities. - i.e. Long distance horse endurance race fundraiser for local Fire Brigade, Birthday parties, Weddings, gardening groups and a couple of music and art festivals - have all respected the facts that you leave only footprints and take only memories and photographs.

We have had literally 1000's of people on our property in the past 5 years and you can't see where they have been.

The floods in June/July 2016 have done far more damage than all those people, kids, vehicles and camping ever did. The existing driveway already in place has had literally hundreds of vehicles on it, use it in just our time of owning this property "Raven-Hill Park" and to say the latest owners of 262 Dynans Bridge Road and the guy they had adjusting the River flats to in the past year have done more damage to the driveway ~~than~~ and the surrounding land either side, drains and culverts would be an understatement!

And when asked Huston + Ford - were asked once to please help clear out a small drain that runs along a section of the last piece of driveway before their property boundary - (large amounts of rain + wind not during June 2016 floods but 6 months earlier) Anyway they refused and have done absolutely no maintenance or even so much as moved branches or sticks etc or put any gravel in the pot holes (they created) at all. They Huston + Ford + ASSOCIATES (not R Green) others. Travelled to their property via our driveway and land at all times of day and night no restrictions from the beginning or before their ownership or 262 Dynans Bridge Road till recently. Everyday 2 vehicles minimum

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in & out of their property via ours - their families, friends etc.

There has been no thanks, or real communication - on their part in either dealing with storm damage, wind damage, general maintenance, weed control etc. The trespassing constantly of their livestock from Hustons + Fords property to ours from inadequate fencing or their boundary gate being left open on numerous occasions. Then allowing a friend of theirs to shoot from his vehicle on our driveway (and wallabies, possums and one of our sheep at least. (him not always killing the wallabies)

And excessive speeds travelled in their eagerness to get home at the end of day - but these speeds not allowing for poor visibility at night time, foggy and wet conditions, livestock in river paddocks and the possibility of people walking or in other vehicles, pushbikes, go-carts, tractors etc. Huston + Ford have actually been rather rude and arrogant in their presence on our property and as neighbours.

Everybody who has either owned or assisted the Land 5 Z62 Dynast Bridge before Huston + Ford have been courteous, respectful and friendly (the occasional chat and waving if we see each other doing farming activities) other owners have used the existing driveway without causing disturbances to us, our family and friends, activities at our farm or upsetting or causing disturbances to our livestock or injuries.

Even when Huston's + Ford's livestock i.e. goats, ponies, chooks and ducks were continually entering our property hungry and grazing - needing us to put them back home to Huston's + Ford's they refused to stop their vehicles everyday or each time we saw them driving to discuss these issues for weeks & months causing Pedro to have to go to their dwelling finally to talk about these issues of animals trespassing and the constant barking of their 2 large dogs in a caged area by the dwelling.

Currently Merender Valley Council has a contested Abatement notice concerning these 2 aggressive barking dogs - due to be heard in Lancaster courts supposedly early this year. This unnecessary drama could have been dealt with in very civil ways over a year ago or more. We have been told directly by various employees

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of the Crownland departments (who wish to keep their jobs) and our first acting Lawyers Baker/Wilson & Hustonville that this planning application PA/17/0091 and other actions involving untruths and extremely bad manners of behalf of Huston+Ford also involving recently befriended neighbours by them - in a virtual gang type fashion Bullying tactics and making us feel very marginalized has all been motivated by Vengeance from Huston+Ford.

We have absolutely no real idea why they are treating us these ways as it has been very strange neighbourly non-relationship on their part from the beginning before they actually moved into the adjoining property @ 262. Dynans Bridge Road.

Our Lawyers Temple Smith & Devonport and Baker/Wilson & Hustonville are currently analysing this Planning Application PA/17/0091 and all the reports and assessments contained therein and those reports etc not in the application printed that have been done in relation to the Crownland mentioned. Both Law firms have been on their Summer breaks during the timing of this planning application which has been deliberately made to occur during the most inconvenient time for all concerned to reply and could have been presented well over 2 months ago. Anyway our lawyers will be in contact with Meander Valley Council very soon..

DIPNE is also analysing information on farms, lands and River systems involved in the 2016 Floods + Fires and as yet nobody knows when their findings and reports are exactly due to be released to the public.

Relevant Govt Dept also are being consulted on this matter.

In conclusion we would happily like this whole scenario resolved and either the existing driveway be considered again or if not Huston+Ford may decide to keep accessing their property (which was their choice) via another neighbours property higher up the hill - which seems to have suited them and anybody visiting them at

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Page 10.

their property in the past few months quite nicely.

Yours Sincerely

Pedro Thogesen

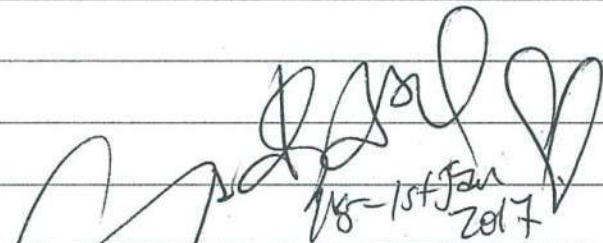
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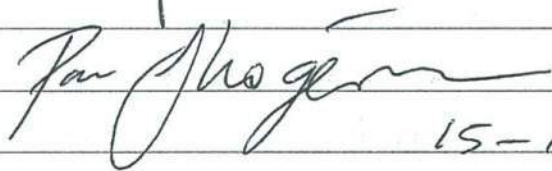
"Raven-Hill Park"

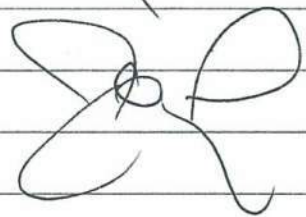
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15th January 2017.

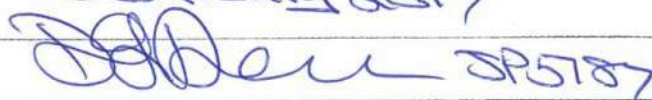

15-1st Jan 2017


15-1-2017



I, Danielle Louise ~~Doran~~ Justice of the Peace
of 63 Emu Bay Road, ~~Deloraine~~ in Tasmania,
hereby certify this document to be a true and
complete copy of the original

Dated: 15 January 2017

 DP5787

C&D 2

Attention
your reference no
177114

SANDI SCOTT,
Development Services office,
Wooden Valley Council,
Westbury
Wiltshire.

Planning Application PA/17/009
(reply)

POSTCODE

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Reference number: 17114.

PEDRO THORGERSEN & GUDEARNE AIADABROKIE,

MARTIN GILL.

"RAVEN-HILL PARK" 260 DYNABOX BRIDGE ROAD, WEEGENA, TAS 7304.

GENERAL MANAGER:

13TH JANUARY 2017

Doc No.		
RCVD	16 JAN 2017	MVC
Action Officer		Dept.

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PA/17/0091

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There are 22 endangered or Vulnerable species mentioned in various reports referred to in Planning Application PA/17/0091. And the consultant pointed out that there was a need for further investigations.

⇒ Currently we have Swift parrots (many) here at the farm "Raven-Hill Park". Everyday Sea-eagles patrol and perch watching over the Mersey River and the creeks, streams and dams of the whole property + Crownland.

Last night a Tiger Quoll (large female) killed 3 more ducklings in our parkland surrounding the house. They are seen with sensor cameras and lights. That makes the tally for killings from Spotted quolls 20 ducklings, 4 ducks, 10 chicks, 1 goose and numerous native hens. We have many photo images of various wildlife mentioned in the reports:

i.e. Eastern barred Bandicoot, Eastern Spotted Quoll, Tiger Quoll, Swift parrots, Sea Eagles, Bell Frogs, giant Freshwater Crayfish, Wedge-tailed Eagles, Tasmanian Devils, Peregrine Falcons, White goshawks, Wombats, Platypus. - platypus are in all our dams at present. The nature and wildlife that are contained and living in or coming through our land & Crown to live, breed, eat @ 260 Dynans Bridge Road is extensive. We have many photographic images and sightings of a large number of birds, mammals, frogs

C&D2

Page 7.

We are keen Environmentalists and gardeners; so it is our Hobby and work place to observe all the wildlife about us, either on or about the land, the dams, creeks, springs and the Mersey River

We brought this farm Raven-Hill Park @ 260 Dynans Bridge Road to preserve it and make it even better, healthier environment for nature, wildlife to love and breed. All the people who have visited or shared our farm with various activities i.e. artists, musicians, photographers groups, yoga retreats, fundraisers and activities - i.e. Long distance horse endurance race fundraiser for local Fire Brigade, Birthday parties, Weddings, gardening groups and a couple of music and art festivals - have all respected the facts that you leave only footprints and take only memories and photographs.

We have had literally 1000's of people on our property in the past 5 years and you can't see where they have been.

The floods in June/July 2016 have done far more damage than all those people, kids, vehicles and camping ever did. The existing driveway already in place has had literally hundreds of vehicles on it, use it in just our time of owning this property "Raven-Hill Park" and to say the latest owners of 262 Dynans Bridge Road and the guy they had adjoining the river flats to in the past year have done more damage to the driveway ~~than~~ and the surrounding land either side, drains and culverts would be an understatement!

And when asked Huston + Ford - were asked once to please help clear out a small drain that runs along a section of the last piece of driveway before their property boundary - (large amounts of rain + wind not during June 2016 floods but 6 months earlier) Anyway they refused and have done absolutely no maintenance or even so much as moved branches or sticks etc or put any gravel in the pot holes (they created) at all. They Huston + Ford + ASSOCIATES (not R. Green) others travelled to their property via our driveway and land at all times of day and night no restrictions from the beginning or before their ownership or 262 Dynans Bridge Road till recently. Everyday 2 vehicles **C&D 2**

Page 8.

in & out of their property via ours - their families, friends etc.

There has been no thanks, or real communication - on their part in either dealing with storm damage, wind damage, general maintenance, weed control etc. The trespassing constantly of their livestock from Hustons + Fords property to ours from inadequate fencing or their boundary gate being left open on numerous occasions. Then allowing a friend of theirs to shoot from his vehicle on our driveway (and, wallabies, possums and one of our sheep at least. (him not always killing the wallabies)

And excessive speeds travelled in their eagerness to get home at the end of day - but these speeds not allowing for poor visibility at night time, foggy and wet conditions, ^{our} livestock in river paddocks and the possibility of people walking or in other vehicles, pushbikes, go-carts, tractors etc. Huston + Ford have actually been rather rude and arrogant in their presence on our property and as neighbours

Everybody who has either owned or assisted the Land 5262 Dynast Bridge before Huston + Ford have been courteous, respectful and friendly (the occasional chat and waving if we see each other doing farming activities) Other owners have used the existing driveway without causing disturbances to us, our family and friends, activities at our farm or upsetting or causing disturbances to our livestock or injuries.

Even when Huston's + Ford's livestock i.e. goats, ponies, chicks and ducks were continually entering our property hungry and grazing - needing us to put them back home to Huston's + Fords they refused to stop their vehicles everyday or each time we saw them driving to discuss these issues for weeks & months causing Pedro to have to go to their dwelling finally to talk about these issues of animals trespassing and the constant barking of their 2 large dogs in a caged area by the dwelling.

Currently Merender Valley Council has a contested Abatement notice concerning these 2 aggressive barking dogs - due to be heard in Lancaster courts supposedly early this year. This unnecessary Drama could have been dealt with in very civil ways over a year ago or more. We have been told directly by **0800 2** employees

Page 9.

of the Crownland departments (who wish to keep their jobs) and our first acting Lawyers Baker/Wilson & Hustonville that this planning application PA/17/0091 and other actions involving intrusions and extremely bad manners of behalf of Huston+Ford also involving recently befriended neighbours by them - in a vertical gang type fashion Bullying tactics and making us feel very marginalized has all been motivated by Vengeance from Huston+Ford.

We have absolutely no real idea why they are treating us these ways as it has been very strange neighbourly non-relationship on their part from the beginning before they actually moved into the adjoining property @ 262. Dynans Bridge Road.

Our Lawyers Temple Smith & Devonport and Baker/Wilson & Hustonville are currently analysing this Planning Application PA/17/0091 and all the reports and assessments contained therein and those reports etc not in the application printed that have been done in relation to the Crownland mentioned. Both Law Firms have been on their Summer brakes during the timing of this planning application which has been deliberately made to occur during the most inconvenient time for all concerned to reply and could have been presented well over 2 months ago. Anyway our lawyers will be in contact with Meander Valley Council very soon..

DIPWE is also analysing information on farms, lands and River systems involved in the 2016 Floods + Fires and as yet nobody knows when their findings and reports are exactly due to be released to the public.

Relevant Govt Dept also are being consulted on this matter.

In conclusion we would happily like this whole scenario resolved and either the existing driveway be considered again or if not Huston+Ford may decide to keep accessing their property (which was their choice) via another neighbours property higher up the hill - which seems to have suited them and anybody using them at

their property in the past few months quite nicely.

Yours Sincerely
Pedro Thøgersen
and Gudrun Thøgersen
"Raven-Hill Park"
260 Dynans Bridge Road
Weegena. 7304

15th January 2017.

1/8-1st Jan 2017

Pan Jho g'm

15-1-

15-1-2017

I, Danielle Louise Donovan, Justice of the Peace
of 63 Emu Bay Road, Deloraine in Tasmania,
hereby certify this document to be a true and
complete copy of the original
Dated: 16 January 2017

SP5187

C&D 2

Planning Application PA/17/0091
reply

MARTIN GILL
GENERAL MANAGER & FOI OFFICER,
MEANDER VALLEY COUNCIL,

WESTBURY
WILTSHIRE

POSTCODE

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Attention
your reference no
is 17/114

Page 1 of 2

PEDRO & GUDERNE THORSEN,
"RAVEN-HILL PARK"

260 DYNARS BRIDGE ROAD,
WEEJENAH. 7504.

Index No.	17114		
Doc No.	90 2100 0460 4th JAN 2017.		
RCV'D	09 JAN 2017	MVC	
Action Officer	MG	Dept.	C
EO		OD	✓

Attention:
SANDI SCOTT
DEVELOPEMENT SERVICES OFFICER

DEAR SANDI,

We understand a planning application has been made regarding land running through the middle of our farming land, and the date regarding to respond is set at 16th January 2017.

We only received the notice regarding this matter in the mail yesterday: 3rd January 2017. So the time to respond and enquire of the relevant government departments in relation to various issues ie. vulnerable species of trees and wildlife etc. that exist in the named Crown Reserve; the land that is now subject to a planning application for private road through our property is very limited.

As we have lost some 10 days due to the public holidays and a non-mail delivery we are requesting that the time to respond to this application be extended another 10 days from the 16th January 2017 to the 26th January 2017.

We are in the process of contacting and discussing various issues with various relevant Government Departments regarding the land in question and surrounding land and species contained there-in on land mentioned in Planning Permit PA/17/0091

We do not have access at our property to a computer or have an email address or mobile phone coverage and we are sure you are aware we do not have N.B.N. either.

We would like you to forward us a copy of this application PA/17/0091 in the mail, as we are unable to attend Council office's for the 5 hours or more at least required to go through the total of the application mentioned. This is the busiest time of the year for us at our farm and other properties we own or are involved with ie. haymaking, berry picking & processing, shearing sheep etc.

We will be making a representation and believe this application requires some considerable time to investigate, and seeing as the applicants have had over 16 months to prepare.

Also as asked before on previous occasions to **C&D 2**

Page 2 of letter from PEDRO AND Gudraene.

Attention

Sandi Scott,

Development Services Officer

"Raven-Hill Park"

260 Dynars Bridge Road.

Weegena. 7304

4th Jan 2017

regards: planning application PA/17/0091.

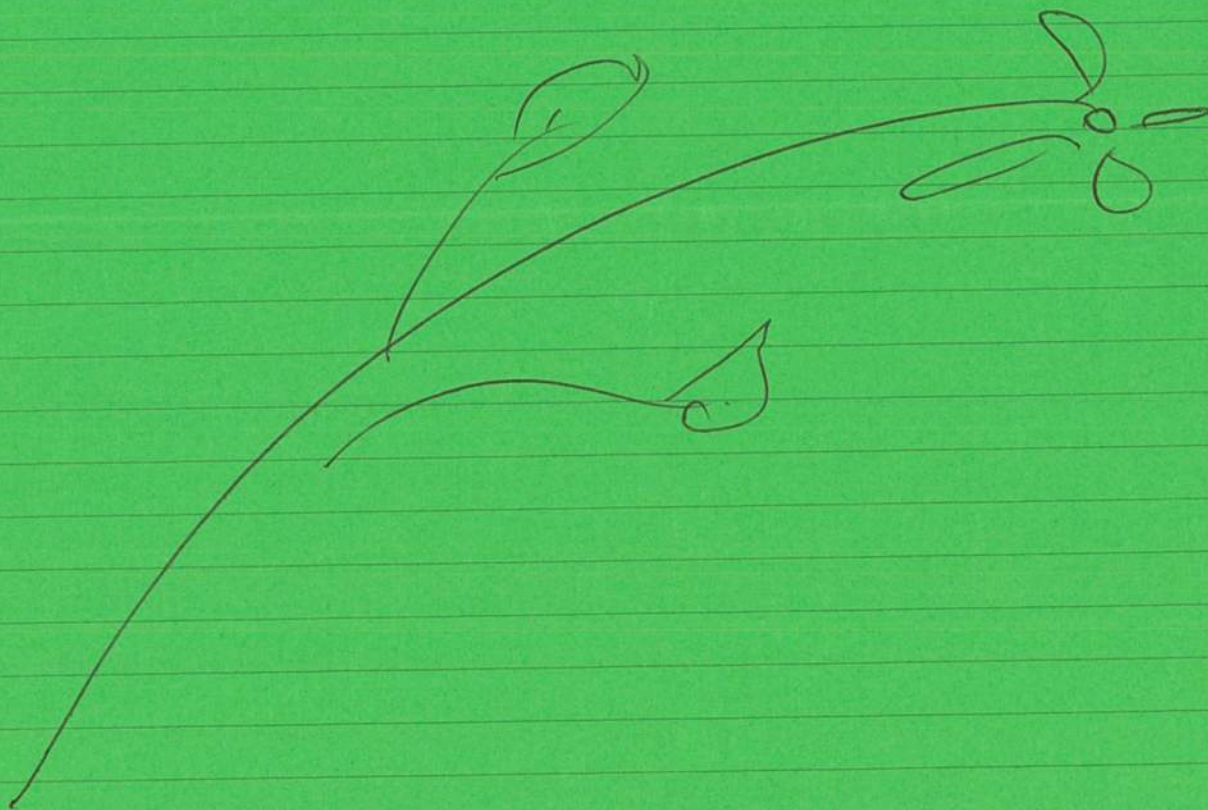
continued:

regards: will Meander Valley Council be responsible for the maintenance and up keep etc. of the proposed private driveway to access 262 Dynars Bridge Road planned running through the middle of our farming land property. We would like this reply in writing thank you as previously requested twice.

We are looking forward to receiving your response by mail.

Yours faithfully,

Pedro Thogersen and Gudraene Aradabrdie.
"Raven-Hill Park."
Weegena.



Our Ref: 177114

11 January 2017

Peter M Thogersen & Gudearne Aiadabrokie
260 Dynans Bridge Road
WEEGENA TAS 7504

Dear Peter and Gudearne

RE: PA\17\0091 – Road Reserve adjacent to 260 Dynans Bridge Road, Weejena – Construction of driveway

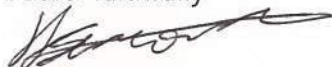
Thank you for your enquiry regarding the planning application PA\17\0091. A copy of the application documentation is enclosed as per your request.

It has been determined that your request to have additional time to respond to the application will not be granted. The statutory exhibition period for planning applications is 14 days. In this case, the exhibition period has already been significantly extended over the Christmas period to account for Council closures and public holidays. Being aware of the application on or before the date of your letter, 4 January 2017, you have had and still have opportunity to submit a representation.

Once Council has determined the planning application, should you disagree with the outcome, you will have further opportunity to appeal the decision and prepare additional evidence.

If you have any further questions regarding the above, please do not hesitate to contact Council on 63 935 320 or via email at planning@mvc.tas.gov.au quoting the assessment number PA\17\0091.

Yours faithfully



Justin Simons
Town Planner
Development Services

C&D 3 POLICY REVIEW NO. 6 – BUILDING APPROVALS IN INCOMPLETE SUBDIVISIONS

1) Introduction

The purpose of this report is for Council to review Policy No 6 – Building Approval in incomplete subdivisions.

2) Background

This Policy provides guidance about the granting of Building Permits in new subdivisions. The Policy is in place to address situations where the release of individual lots occurs ahead of the provision of infrastructure services to these lots.

To assist developers, Council has for many years been prepared to take bonds and bank guarantees in lieu of incomplete infrastructure works in subdivisions. This practice allows developers to obtain title and therefore realise cash flow by selling lots before all infrastructure is completed.

Council has supported this practice; however, to mitigate potential risk to Council and inconvenience to purchasers of the lots, the Policy requires all infrastructure to be completed in the relevant stages of the subdivision before building permits will be issued.

Council officers have noted that this Policy is not used in the daily management of development applications.

The Building Act 2000 and other related legislation including the Water and Sewerage Industry Act 2008 ensure that any decision to issue a building permit falls within the statutory function of the Permit Authority. The guidance provided by the policy simply reiterates the requirements of legislation.

3) Strategic/Annual Plan Conformance

The Annual Plan provided for the policy to be reviewed in the 2017 March quarter.

4) Policy Implications

The process of Policy review will ensure that policies are up to date and appropriate.

5) Statutory Requirements

Building Act 2000

Land Use Planning and Approval Act 1993

Local Government (Building and Miscellaneous Provisions) Act 1993

6) Risk Management

Not applicable

7) Consultation with State Government and other Authorities

Not applicable

8) Community Consultation

Not applicable

9) Financial Impact

Not applicable

10) Alternative Options

Council can elect to continue, or amend and continue the existing Policy.

11) Officers Comments

The Building Act 2000 requires that the Permit Authority take into account certain matters including the provision of water and sanitation to the premises, before granting an application for a building permit.

It is also a requirement that a Certificate of Certifiable Work, a requirement of the Water and Sewerage Industry Act 2008, is granted before a Building Permit can be issued by the Permit Authority.

Discontinuing the Policy does not change the way Council is required to make decisions on these matters.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council discontinue Policy No 6 – Building Approvals in Incomplete Subdivisions:

POLICY MANUAL

Policy Number: 6

Building Approval in Incomplete Subdivisions

Purpose:

The purpose of this Policy is to avoid problems associated with the issuing of building permits in new subdivisions where services are incomplete and non-operational

Department:

Development Services

Author:

Martin Gill, Director

Council Meeting Date:

21 January 2014

Minute Number:

10/2014

Next Review Date:

March 2017

POLICY

1. Definitions

N/A

2. Objective

The objective of this Policy is to outline the basis upon which building permits will be issued for dwellings in new subdivisions.

3. Scope

The policy shall apply to all building applications received by Council.

4. Policy

A Building Permit will not be granted where Council has sealed the final plan of a subdivision and has accepted a bond and bank guarantee in lieu of incomplete infrastructure, until all services are provided and are operational at the subject lot.

5. Legislation

Land Use Planning and Approval Act 1993

Local Government (Building and Miscellaneous Provisions) Act 1993
Building Act 2000

6. Responsibility

The Director Development Services is responsible for ensuring compliance with the policy.

DECISION:

C&D 4 POLICY REVIEW NO. 74 – CONSERVATION COVENANT INCENTIVE SCHEME

1) Introduction

The purpose of this report is for Council to review Policy No. 74 – Conservation Covenant Incentive Scheme.

2) Background

The Conservation Covenant (Rates Rebate) Incentive Scheme commenced operation in 2001 and was formalised into a Council Policy at the August 2007 Council Meeting.

The scheme has recognised that Local Government is in a position to establish incentive schemes that encourage private landholders to become partners in conserving biodiversity, particularly remnant vegetation, as part of sustainable land management and farm production.

When Council introduced the pilot Scheme in 2001, there were no registered conservation covenants within the municipality, although about ten were under negotiation.

At the last review point in 2013, the scheme had expanded to the stage where rebates were applied to 2,000 Ha of land on 66 titles with Rate Rebates totalling \$9,705 per annum.

Currently rebates are applied to 2,374 Ha of land on 79 titles with a Rate Rebate of \$11,789 per annum.

3) Strategic/Annual Plan Conformance

The Annual Plan provides that this Policy was to be reviewed in the September 2016 quarter.

4) Policy Implications

The process of Policy review will ensure that policies are up to date and appropriate.

5) Statutory Requirements

Not applicable

6) Risk Management

Not applicable

7) Consultation with State Government and other Authorities

State Government provides input to the granting and management of conservation covenants, and provides administrative support to councils that offer rates rebate schemes.

8) Community Consultation

Landowners with a conservation covenant have been advised that this Policy is being reviewed at this Council Meeting. Submissions on the Policy review were sought from these landowners in August 2016.

Eight submissions were received, and these are provided in Attachment **C&D 4(a)**.

9) Financial Impact

There has been an increase in financial obligations under the Policy, the total Rate Rebates for 2016-2017 is currently at \$11,789.

10) Alternative Options

Council can elect to discontinue or amend the existing Policy.

11) Officers Comments

The current Policy continues to provide conservation incentive, on a voluntary basis. Conservation Covenant landowners continue to be proactive in collectively addressing issues of relevance to their conserved land, including topical field days with a focus on such things as fire management and weed management. They continue to be supported in this endeavour through the Tasmanian Government's Private Land Conservation Program and the Tasmanian Land Conservancy. (TLC) Distribution of covenanted titles is provided in Attachment **C&D 4(b)**.

The TLC, in partnership with the Private Land Conservation Program, is monitoring the condition of the conserved areas and ensuring that a current, negotiated Nature Conservation Plan exists for the vast majority of covenanted land (a small number early in the covenanting program had a different type of management agreement applied). Currently, according to TLC, ninety percent of covenanted land has a Nature Conservation Plan. The review process began twelve months ago and is set to be completed twelve months hence. Reviews will address both landowner's preferences for management and prescriptions for managing the natural values for which the covenant was put in place. Thus, in a year's time, all covenanted land in Tasmania will have a current and appropriate Nature Conservation Plan in place to promote stewardship. They will all be up for review again ten years after being put in place.

Whilst a minority of conservation covenant landowners have sometimes struggled to meet management expectations, the vast majority take monitoring and managing their high conservation value assets seriously, enhancing the reserve estate across Meander Valley.

Some threatened species, especially plants such as *Pimelea curviflora* var. *gracilis* (slender curved riceflower), *Brunonia australis* (blue pincushion) and *Pomaderris phyllifolia* (narrow-leaf dogwood), are poorly reserved on public land and so are reliant on private reserves for effective conservation. Threatened Vegetation Communities on covenanted land are likewise either not present or poorly represented in formal reserve areas (Refer Attachment **C&D 4(c)**). Even where natural values occur on both public and private land, there is value in safeguarding private land populations as insurance against catastrophes such as fire, flood or disease incursion. In many places the covenanting process has provided additional community benefits by securing landscape amenity and potentially adding to tourism experiences.

Proposed revisions to the Policy are minor, and update the Policy.

AUTHOR: Stuart Brownlea
NRM OFFICER

12) Recommendation

It is recommended that Council continues Policy No. 74 – Conservation Covenant Incentive Scheme, with the following changes:

POLICY MANUAL

Policy Number: 74

Conservation Covenant Incentive Scheme

Purpose: To establish guidelines for administering a Rates Rebate Incentive Scheme for land under Conservation Covenants.

Department: Economic Development & Sustainability Community
Author: and Development Services
Stuart Brownlea, NRM Officer

Council Meeting Date: 13th August 2013 14 February, 2017
Minute Number: 146/2013

Next Review Date: ~~August 2016~~ February 2020

POLICY

1. Definitions

Conservation Covenant: means a land title covenant registered under Part 5 of the *Nature Conservation Act 2002*, once signed by both the relevant Tasmanian Minister and the landowner.

2. Objective

To formally encourage, recognise and reward voluntary conservation of high priority natural values, in the form of Conservation Covenants and to support objectives in the *Meander Valley Council Natural Resource Management Strategy*, 3rd Edition (2010).

3. Scope

This policy only applies to that proportion of private land titles within the Meander Valley that is the subject of Conservation Covenants and to the General Rate (net of any other rebate or remission). The rebate level is calculated on the number of hectares that are covered by the Conservation Covenant, rather than the whole area of a title that has a Conservation Covenant within it.

4. Policy

Council recognises that conservation covenants:

- play a role in protecting habitats for a wide range of native species, including threatened plants and animals, from wedge-tailed eagles to native grasses. They also help to

maintain the scenic values of Tasmanian landscapes that benefit tourism, can be a direct tourism venture asset, and contribute to the maintenance of water quality by preventing soil erosion and salinity problems.

- are a way that private landowners can ensure the long-term conservation of natural values on their land. Landowners are ~~now~~ helped to establish these covenants by a single program in Tasmania: the *Private Land Conservation Program*. Landowners who place perpetual conservation covenants on their land title are helping to achieve conservation benefits for the whole community.
- are legally binding agreements between the landowners and the State Government that are registered on land titles and travel with those titles to future owners. A ~~management agreement~~ **Nature Conservation Plan** has or will ~~usually~~ be implemented with ~~almost~~ conservation covenants. Together, the two documents detail a management regime that will protect conservation values on a property whilst allowing for continued use of the land.
- are decided upon by a landowner only after considerable planning and management negotiation. Professionally determined ~~Management~~ **Nature Conservation** Plans are developed with the landowner's input and consent. The desire to utilise the reserve, for example to collect domestic loads of firewood or graze stock periodically, are accommodated wherever this will not have a long term negative impact on the reserved values.
- may have flow on benefits for a tourism venture, be an area that is not commercially viable, provide an offset for other development, leverage funding for conservation aims, protect other land from degradation such as salinity, or provide access to management advice from the Tasmanian Government.

Individual Rates Rebate Calculation

The rebate amount is to be calculated on the following basis:

As at 1st July, 2013~~36~~, base rate of \$~~5.916.35~~ per ha of land area covered by the Conservation Covenant only with a minimum amount of \$~~59.1063.35~~ and maximum of \$~~591.00635.00~~ for any one property AND with no rebate in any case to exceed 50% of the General Rate (net of other rebates or remissions).

Annual Adjustment

The base rate, minimum and maximum amounts are to be adjusted by the same percentage as the General Rate adjustment each financial year ~~commencing 1st July 2007~~.

Commencement of Entitlement

Entitlement to a Rates Rebate amount under the Scheme is to commence from the 1st July of the next rating period immediately following the date of signing of the Conservation Covenant.

Cessation of Entitlement

Entitlement to a Rates Rebate amount payable under the Scheme ceases when a covenant no longer exists on the affected title.

5. Legislation

Nature Conservation Act 2002.

6. Responsibility

Responsibility for the operation of this policy rests with the Director, **Economic Development and Sustainability Community and Development Services**.

DECISION:

Kingsley and Lynette Dunstan
458 Maralla Road
Bullsbrook
Western Australia 6084.

Stuart Brownlea
NRM Officer
Meander Valley Council
26 Lyall Street
Westbury
Tasmania 7303

23 August 2016

Dear Stuart

Re: Review of Meander Valley Council Policy 74 - Conservation Covenant Incentive Scheme.

Thank you for the opportunity to comment on the review of the Conservation Covenant Incentive Scheme Policy 74.

It is noted that the purpose of the policy is to establish guidelines for administering the rates rebate incentive scheme only. With that in mind, the following comments are provided for consideration.

1. Objective – agree.
2. Scope – agreed
3. Policy – agreed however it should be noted that activities on surrounding properties can severely undermine the conservation efforts of land owners. It is not clear how these impacts can be managed and may in fact be out of the scope of Policy 74.
4. Rates rebate calculations – It is the view of the landowners that the rebate amount is relatively insignificant when considering the costs landowners incur when trying to care for their property. A rebate of \$86 per year does little to offset costs. I do not understand why the rebate cannot exceed 50% of the general rate, especially if council is serious about meeting policy objectives.
5. Annual adjustment – agreed

Trusting this information is of use. There is not much in the policy to comment about, the main thing of course is the rebate amount and the maximums applicable.

Please contact me on 0411 712 955 if more information is required.

Yours sincerely

Kingsley Dunstan

Merrilyn Young

From: Judy Hawkes <jhawkes@bordnet.com.au>
Sent: Sunday, 21 August 2016 1:52 PM
To: Stuart Brownlea
Subject: Conservation Covenant Incentive Scheme

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Stuart

We are writing to you, in regards to the review of the Meander Valley Council Policy 74 concerning the Conservation Covenant Incentive Scheme, in which we are listed.

By placing perpetual conservation covenants on our land titles, we have been able to guarantee the continued preservation of the natural values of our immediate area.

We have appreciated the Council's commitment to understanding the importance of conservation covenants and the role they play in protecting habitat, maintaining scenic amenity and enhancing tourism in the Meander Valley area.

To be formally recognised by the Council, through the Incentive Scheme, for our voluntary role in protecting and maintaining our habitat has been greatly appreciated.

We hope that, with the continued support of the Meander Valley Council, we will be able to continue, in future years, to assist in the preservation of our immediate region and help also to achieve benefits for the greater community.

Yours sincerely

Michael & Judith Hawkes
464 Larcombes Road
Reedy Marsh
Tasmania 7304
Australia

999 Denmans Road
Birrilee Tas 7303
19/7/2016

To all Councillors
Meander Valley Council

We are writing strongly to encourage the Council to retain its Conservation Covenant Incentive Scheme (MVC Policy 74).

Conservation covenants on private land are an essential part of the National Reserve System of Australia and require the support of local government. It is important that Council meet its NRM obligations, support ecological sustainability and assist in the management of areas with threatened species and/or remnant areas of all natural forest communities in the municipality. The incentive scheme is one of the few things the Council can do quite easily with little expense to encourage the preservation of the municipality's precious natural vegetation.

We took an active role in the community consultation that lead to the development of Councils first award-winning *Vegetation Management Strategy* some years ago. It does seem to us that very few of the recommendations of this strategy have ever been implemented and it has been disheartening to see that areas of vegetation considered as high priority for retention in that Strategy have since been cleared for pivot irrigators or for plantation establishment.

Despite being aged pensioners we consider conservation "in perpetuity" of our forested 130 acres to be much more important than any profit we might get by exploiting its resources. The area is rich in threatened forest types and provides habitat and breeding sites for Grey Goshawk, Wedge-tailed Eagle and Collared sparrowhawk. There are populations of Tasmanian Devil and Spotted Tail Quoll. Important scientific studies continue on these properties, including an internationally significant study of the dawn chorus. Ongoing research into Myxomycetes (also known as slime moulds) has revealed dozens of species not yet recorded in Tasmania, and at least two that are completely new to science. We are confident that much more remains to be found and described. It is exciting to live a place with such rich natural wonders. This should be a matter of pride for the Council.

The two titles concerned are not easily accessed and are not suitable for the construction of any further homes. In other words, we consider that we have made considerable financial sacrifice to help Council meet its obligations. A rate rebate may not amount to a huge amount of money even for us, but of equal importance is the recognition by Council that we are performing an important public service.

yours sincerely,

Sarah Lloyd

Ron Nagorcka

Andrew Ricketts
Bradys Creek
780 Larcombes Road
REEDY MARSH 7304
Phone 03 6368 1343
Email: AndrewRicketts@antmail.com.au

27th July 2016

The Mayor and Councillors and
Council's NRM Officer
Meander Valley Council
Lyall Street
Westbury 7303

By email to:

Craig Perkins (Mayor) mvcperkins@bigpond.com
Michael Kelly (Deputy Mayor) mjkelly1970@gmail.com
Andrew Connor (Councillor) at connor4mvc@gmail.com
Bob Richardson (Councillor) at abd@bigpond.com
Deborah White (Councillor) at debwhite99@bigpond.com
Ian Mackenzie (Councillor) at macca.mvc@skymesh.com.au
John Temple (Councillor) at john@john temple gallery.com.au
Rodney Synfield (Councillor) at eaglerise2@gmail.com
Tanya King (Councillor) at tanyaking01@gmail.com

Stuart Brownlea: stuart.brownlea@mvc.tas.gov.au

Conservation Covenant Incentive Scheme - MVC Policy 74

Dear Mayor, Councillors and Mr Brownlea,

For about a decade or so the Meander Valley Council has operated a Conservation Covenant Incentive Scheme - supported by MVC Policy 74, now in its third version. A copy of Policy 74 is attached and can be found in Council's Policy Manual.

I write both as a supporter and a beneficiary of the Conservation Covenant Incentive Scheme, which in my case supports the two in perpetuity conservation covenants registered on my private land titles in Reedy Marsh.

It is to be noted that Council has also supported some of the covenanted land here through zoning as part of an Environment Living Zone. Only one such area exists in the MVC area with most covenants lying outside such land-use zoning.

I wish to advocate the retention of Meander Valley Council's Conservation Covenant Incentive Scheme in its current form. This letter sets out the salient, germane matters around Policy 74.

Conservation covenants are binding agreements, made voluntarily between a landholder and the state government, to protect and enhance the natural, cultural and scientific values of a

piece of private land. They can apply to all or part of a property and are registered on the title of the land and generally are intended to remain in force in-perpetuity.

A covenant is a promise contained in a document under seal. Such a promise is enforceable on the basis of **privity of contract**. The Minister administering the Nature Conservation Act is the dominant tenement. There are remedies if a covenant is breached. Covenants generally are hard to remove once placed on a title.

Regardless of which scheme created the conservation covenants - (PFRP, PAPL, FCF (inc Mole Creek component), or the revolving fund of TLC), in essence the act of reserving private land in Tasmania represents a private donation to the public good. The extent of that donation may not be easily quantified but is undeniably of intergenerational importance.

The Meander Valley Council Policy 74 currently provides an ongoing (capped) annual rates rebate for people who own private land subject to a conservation covenant. The objective and details are spelt out in the Policy. Council's Policy is reviewed every few years. It could be reviewed less often in my view.

I understand Policy 74 is currently scheduled for review again shortly. A decision whether to renew the Policy or to ditch it will likely be considered at an upcoming Council workshop and a decision possibly made at the Council meeting in September 2016.

Council's Policy No 74 is important in showing tangible local government support for private land owners who have committed their land to the in-perpetuity conservation of nature, priority vegetation and threatened species across our municipality.

Significantly, often such high conservation values are found as a priority on private land and in general it is private land, which has a greater extent and a higher number of high conservation biodiversity values. As you know the conservation covenants, which are currently supported by Council, are binding on subsequent owners of the land on which they are registered.

There may be a lack of understanding amongst councillors of the value of retaining the Meander Valley Council's Conservation Covenant Incentive Scheme and perhaps there is an anti-conservation element sitting on Council, which I believe, sadly sees, either little benefit in such a scheme or worse, even holds antipathy towards it. This letter however, is directed to all councillors regardless of any subjective view of mine as to any bias or pre-held opinion, one way or the other and is designed to elucidate salient facts and relevant considerations from my perspective.

There are some 80 conservation covenants in Meander Valley Council's Conservation Covenant Incentive Scheme. The landowners holding in-perpetuity conservation covenants under the Nature Conservation Act represent a wide social, vocational, economic and geographic spectrum within our Municipality.

Some conservation covenants bind most or the whole of a title and some bind only a portion. The Council's Scheme allows for such variations in a fair and elegant way. For my holding the protected portion is between 85% and 90% of the 127.8 Hectares. It is an obligation of responsibility, which I take very seriously.

When I applied to Council for a Conservation Covenant rates rebate I was requested to provide a copy of my covenants and if I recall correctly, a copy of my management plan or nature conservation plan.

The standard covenant under the Tasmanian Nature Conservation Act provides a specified range of obligations to the owner of the reserve. These may vary from one reserve to another but are all clearly articulated and enforceable. There is a rigorous approach to nature

conservation and considerable time and individual negotiation is involved in establishing each Covenant with the consequence that conservation covenants have substantial resilience and integrity. They have a planned approach to the management of the subject land and often include differing zones which assist planning in land use terms.

Bear in mind the Nature Conservation Act is a part of the RMPS, the same suite of legislation that has LUPAA, governing the creation of Planning Schemes.

To put Meander Valley's 80 conservation covenants into perspective, there are some 807 conservation covenants in Tasmania covering some 98,582 hectares. Meander Valley (MV) with its 80 Covenants, may seem to be only a relatively small portion of those 807 but when considered by Local Government area, MV has a far greater share than might be expected, being one of 29 local government areas in Tasmania. Even if one discounted the suburban municipalities the Meander Valley area has performed well above average in terms of conservation covenants. There would be a range of causal factors of course.

In terms of Meander Valley's rating base, the 80 private properties burdened by a conservation covenant under the Nature Conservation Act and thus a part of The Scheme represents less than one percent (0.66%) of the 12,000 or so rateable properties within the Municipality, thus its modest impact on Council's rates revenue is truly small by any measure. For Council, this is clearly not an expensive or complex Policy to administer or support.

Several important benefits accrue from retention of Meander Valley Council's Conservation Covenant Incentive Scheme. Firstly there are benefits to Council's reputation, in a climate where otherwise its performance over nature conservation and threatened species issues can only be described as relatively weak. Secondly it assists in meeting its various NRM obligations, as well as over its public interest ones regarding the conservation management of threatened species. It could be claimed Meander Valley Council's Conservation Covenant Incentive Scheme supports land sustainability objectives.

The Scheme recognises that to devote land for in-perpetuity conservation rather than economic gain is a significant private landowner donation to future generations. This intergenerational aspect is one which local government has a role in supporting.

In perpetuity conservation covenants on private land in Tasmania are a part of the National Reserve System of Australia, which in itself deserves to be supported by local government.

"The National Reserve System is Australia's network of protected areas, conserving examples of our natural landscapes and native plants and animals for future generations. Based on a scientific framework, it is the nation's natural safety net against our biggest environmental challenges.

The reserve system includes more than 10,000 protected areas covering 17.88 per cent of the country - over 137 million hectares. It is made up of Commonwealth, state and territory reserves, Indigenous lands and protected areas run by non-profit conservation organisations, through to ecosystems protected by farmers on their private working properties."

The next 20 years will be a critical period for biodiversity conservation in Australia. Now is not the time for Council to distance itself from nature conservation.

The following description reproduced in Meander Valley Council's Natural Resource Management Strategy 3rd Edition, originally sourced from the National Strategy for the Conservation of Australia's Biodiversity (Department of the Environment, Sport and Territories, 1996 Introduction), provides a concise summary of the role and benefits of biodiversity:

“The benefits of conserving biological diversity are numerous. Biological diversity is the primary source for fulfilment of humanity’s needs and provides a basis for adaptation to changing environments. An environment rich in biological diversity offers the broadest array of options for sustainable economic activity, for nurturing human welfare and for adapting to change.

The world’s species provide us with all our food and many medicines and industrial products. For example, the fishing, forestry, and wildflower industries rely on the harvest of biological resources from the wild. There is great scope for developing new or improved food crops from our biological diversity.

Benefits arising from the conservation of Australia’s biological diversity are not, however, restricted to the continued harvest of resources - they include the provision and maintenance of a wide array of ecological services. The maintenance of hydrological cycles (groundwater recharge, watershed protection and buffering against extreme events), climate regulation, soil production and fertility, protection from erosion, nutrient storage and cycling, and pollutant breakdown and absorption are some of the services. They are fundamental to the quality of our life and our economy, but they are often grossly undervalued.

[Additionally,] biological diversity can be important for cultural identity [, while] the aesthetic values of our natural ecosystems and landscapes contribute to the emotional and spiritual wellbeing of a highly urbanised population. Both active and passive recreational benefits of our ecosystems are highly valued by an increasing number of people.

There is in the community a view that the conservation of biological diversity also has an ethical basis. We share the earth with many other life forms that warrant our respect, whether or not they are of benefit to us. Earth belongs to the future as well as the present; no single species or generation can claim it as its own.”

I hope you can see that supporting the retention of Conservation Covenanted private land has significant public interest benefits, which accrue from the conservation of biological diversity.

Relying on covenanted land alone to protect biological diversity is not of itself sufficient but it represents the most secure strategy apart from reservation of public land. Council’s Natural Resource Management Strategy 3rd Edition remains the current strategic document over such issues. Council indeed gained accolades for its first NRM Strategy.

In considering other mechanisms in the MVC toolkit, Council would be well advised to consider the very limited impact of the Biodiversity Code in its Interim Planning Scheme (MVCIPS 2013) in enhancing secure outcomes for nature, which is under threat from development. Indeed the Council mapping associated with the Biodiversity Code, the Priority Habitat overlay of the MVCIPS 2013 does not even identify land which was previously identified by the Commonwealth and State as long ago as 1996, as being Key Fauna Habitat for Rare and Threatened Fauna Species. So Council is otherwise failing to achieve sustainability objectives in my view. The Biodiversity Code and Priority Habitat overlay have potential for improved outcomes. However such change may simply be occurring too slowly.

I have long been an advocate of private land conservation and reservation. Indeed within Meander Valley, it is surely without dispute there remains much that remains to be done in terms of stemming the decline of nature, protecting the natural environment and securing native species for future generations.

Please consider: Do we really want to declare that on our watch we acted negligently and allowed the Swift Parrot to go extinct, for example? Bear in mind that this bird species, which inhabits the Threatened Eucalyptus ovata forest in Meander Valley, is now listed as Critically Endangered. The E. ovata forest itself is about 95% depleted since European occupation.

The Tasmanian Devil is now estimated to have a 90% decline in places such as Meander Valley, yet we are not actively conserving its habitat on private land, aside from securely protected and covenanted land.

There are many more examples of species suffering decline due to human activity and development. Since the Regional Forest Agreement (RFA) of 1997 there has been several additions and upgraded listings to the state's Threatened Species List.

I consider the Meander Valley Council's Conservation Covenant Incentive Scheme to be an important action because simply, it represents a start. That cannot be understated.

There are many other initiatives, which Council could and should be doing. I am not suggesting that Policy 74 should be changed to encompass other solutions however, just that we need to do more, not less. Council could for example have a role to create new conservation covenants. It has the expertise.

I do wish to flag the likely need of a further private land conservation scheme arising from the RFA renegotiation process. Tasmania's poor performance over threatened species issues is both identified and acknowledged in the last RFA review. Indeed the various RFA related covenant programs have not succeeded in solving the adequate reservation of some vegetation communities and some species continue to suffer declines.

One of the benefits of Council, in not only retaining its current scheme but also in supporting new private land conservation programs (such as under a new RFA) would be that it potentially provides (probably federal) funding for private land owners for their public interest actions of conserving priority aspects of nature on their land.

Council should understand that increasingly Tasmania would need to conserve the remaining elements of nature to protect catchments for water, to mitigate against climate change and to protect our scenic assets. If that can be done with new initiatives then Council should be seen as a positive player in advocating such outcomes.

Tasmania has a unique situation in this regard. We are free of many pests and diseases and still have species, which are now extinct on the mainland. Meander Valley still has environments with high biophysical naturalness on private land and such land has a higher life support capacity. That is a higher life support capacity for all species including humans. The activity of the protection of such life support capacity absolutely deserves Council's support.

Without incentives, not only to create secure protective instruments such as conservation covenants but also to support their retention and also the costs associated with private retention, then it is highly likely we will simply fail to stem the losses in the natural world caused by economic growth and development.

Finally it should be recognised by Council that managing land for conservation is a valid land-use activity requiring time, energy and private resources and yet generally for most rate paying covenant owners their conservation reserves do not provide an income which offsets that loss, which may have been avoided through development. Meander Valley Council's Conservation Covenant Incentive Scheme is an example of such recognition and Council is to be congratulated for introducing and maintaining the scheme.

Please consider: If it is your view (and it is not mine) that a private property owner should have unfettered rights to develop and if in doing so the burden of protecting species from

extinction then falls to others with the consequence that the developer gains the short term economic benefit from the process of extinction, then surely it is still wise to have Schemes such as Meander Valley Council's Conservation Covenant Incentive Scheme where cautious long term propositions are supported.

Finally, recently I received a letter from Norma Bennett notifying me of the 2016/17 rebate amount. However it made no mention of a review of the Policy No 74. You may find that other covenant holders have a view over or an appreciation of Council's Conservation Covenant Incentive Scheme that may indeed assist Councillors in their review.

Conclusion

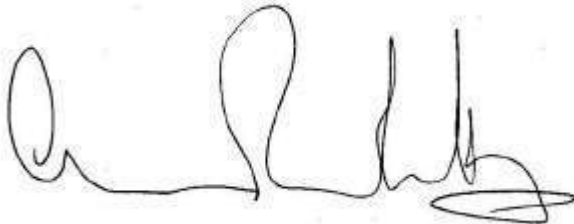
The continuation of Council's Policy 74 should be beyond contention, if Council actually has an interest in Sustainability. Please do not go backwards.

In reality your decision should consider whether it is a Public Interest for private land owners to be involved in conserving important elements of nature. Whether such a public interest formula should have Council support in the form of the Conservation Covenant Incentive Scheme.

I wish to contend Meander Valley Council's Conservation Covenant Incentive Scheme is clearly an example of Working Together for the public interest good. It is an initiative showing leadership quality.

For all of the above reasons, I am thus writing to strongly urge the retention of Meander Valley Council's Conservation Covenant Incentive Scheme and the associated Council Policy No 74.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Ricketts', with a stylized, cursive script.

Andrew Ricketts



Re – Conservation Covenant Incentive Scheme – MVC Policy 74

To the Meander Valley Mayor and Councillors

The [Tasmanian Land Conservancy](#) (TLC) is a private, not-for-profit organisation that conserves nature on private land in Tasmania. Our vision is for Tasmania to be a global leader in nature conservation.

TLC employs three main mechanisms to protect natural assets or conservation values on private land:

1. The purchase of land to be kept and managed by the TLC as permanent reserves, with conservation covenants registered on the reserve titles;
2. The operation of a Revolving Fund, where properties are purchased, protected by conservation covenants on the titles and on-sold; and
3. Working in partnership with private landholders and the Tasmanian and Australian governments, corporate sponsors and philanthropists to promote and facilitate nature conservation on private land, sometimes involving the establishment of conservation covenants.

In the fifteen years since inception, the TLC has grown rapidly to become one of the largest private landholders in Tasmania. Our sixteen permanent reserves across the state total around 13,099 hectares, protecting a range of important habitats from coastal wetlands to alpine meadows. We manage a further approximately 22,000 hectares for nature and have facilitated nature conservation over around 2% of the private land in Tasmania.

Conservation on private land is significant in Tasmania. In total (as at 30 June, 2016) there were 807 Conservation Covenants in the state, protecting 98,582 hectares of natural assets. In many cases covenants or property purchases have been aided by State or Federal government investment.

The Department of Primary Industries, Parks, Water and Environment (DPIPWE) along with the agricultural sector, regional Natural Resource Management (NRM) committees and some Tasmanian councils, acknowledge the significant role of private landowners in conserving Tasmania's natural capital and the public and private benefits that flow from this approach. 'Capable land stewardship conserves the natural environment, providing benefits for future Tasmanians and visitors while enabling landowners to maintain market access and capitalise on new opportunities' ([DPIPWE's Private Land Conservation Program](#)).

Covenants are legally binding under the *Nature Conservation Act (2002)* and are registered on the land title. They may apply to some or all of the land. Usually established in perpetuity, covenants give peace of mind that natural values, such as native flora and fauna, natural wetlands and geo-conservation assets, will persist for generations. Nature conservation on private land makes an enormous contribution to the [National Reserve System](#), Australia's network of protected areas.

The TLC applauds Tasmanian councils that recognise the public benefit of conservation covenants through rates rebates and landowner grants. The Meander Valley Council is one of sixteen Tasmanian councils, providing an annual rates rebate. Other councils that recognise the value of private land conservation include Glamorgan Spring Bay Council, Break O'Day Council, Burnie City Council, Clarence City Council, Devonport City Council, Dorset Council, George Town Council, Hobart City Council, Huon Valley Council, Kentish Council, Kingborough Council, Latrobe Council, Launceston City Council, Waratah-Wynyard Council and West Tamar Council.

As a property owner in the municipality, the TLC has been a grateful beneficiary of financial support through this scheme. Councillors and staff will be well aware of the cost of managing land, and covenanted properties may have special requirements regarding weed management, feral species control or recommended fire regimes to optimise conditions for significant species. The rate rebate provides a small contribution to landholders for the cost of managing important natural values. While a relatively small contribution of the total council budget, the rates rebate is noteworthy for landowners and strongly demonstrates the Council's commitment to the sustainable management of natural resources.

The commitment to the existing scheme is a credit to the Meander Valley Council as it has provided welcome support for the management of key environmental values in the area. While the rates rebate contributes towards the costs directly incurred by the landowners, the true benefits of healthy landscapes can be seen throughout the catchment. Testimony to the environmental benefits that flow from covenanting, a past State of the Environment Report for Tasmania recommended that all councils provide rate incentives to encourage private land conservation.

The TLC congratulates Meander Valley Council on the implementation of the Conservation Covenant Incentive Scheme in years' passed, and we implore you to continue the initiative in the future.

With regards



James Hattam

Acting CEO

Tasmanian Land Conservancy
PO Box 2112
Lower Sandy Bay TAS 7005
Ph 03 6225 1399
E info@tasland.org.au
www.tasland.org.au

From: Leigh Walters
Sent: 12 Dec 2016 01:40:39 +0000
To: Meander Valley Council Email
Cc: Martin Gill
Subject: Rate Rebates for Conservation Covenants
Attachments: Meander Valley Council Rate Rebate Scheme.docx

Dear Martin,

I understand there has or will be at some time a discussion about rate rebates for conservation covenant landowners, please see my attached letter supporting the continuation of the scheme.

To the Mayor, Councilors and General Manager.

Please see my attached letter regarding land managed for conservation.

Regards, Leigh



Leigh Walters
Operations Manager
Reserves and Conservation Programmes



Tasmanian Land Conservancy

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C&D 4(a)

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Views and opinions expressed in this message may be those personally held by the sender and do not necessarily represent the position of the Tasmanian Land Conservancy.

C&D 4(a)

Meander Valley Council

PO Box 102

Westbury, 7303

The Mayor and Councilors

I am writing in support of your program to provide rate re-bates for land holders that have conservation covenants on their land for which they receive a small rebate on their council rates.

The benefits in supporting land holders willing to manage all or part of their land for conservation purposes are many, not only to the land holder themselves but also to the region its inhabitants and Tasmanians in general. These benefits include the aesthetic values for which your area is famous, the maintenance of water quality and erosion control. Importantly these areas also provide habitat and refuge for a wide range of threatened flora and fauna. Areas protected under a conservation covenant form part of Australia's National Reserve System and therefore also contribute to Australia's international obligations such as the Convention on Biological Diversity.

Should you have any questions, please feel free to contact me.

Kind Regards,

A handwritten signature in dark ink, appearing to read 'L Walters', followed by a long horizontal flourish.

Leigh Walters

Operations Manager

Tasmanian Land Conservancy

lwalters@tasland.org.au

C&D 4(a)

Annemaree Woodward
Aeolia
700 Larcombes Rd
Reedy Marsh
Tasmania 7304
Email: yanga@antmail.com.au

24 July 2016

To the Mayor and all Councillors -
Craig Perkins, Michael Kelly, Bob Richardson, Andrew Connor, Deborah White, Tanya King, Rodney Synfield, Ian Mackenzie and John Temple.

CC NRM Officer, Stuart Brownlea

Conservation Covenant Incentive Scheme - MVC Policy 74

Dear Mesdames and Sirs,

I understand Meander Valley Councillors are attending a workshop on 26 July 2016, and will consider the Conservation Covenant Incentive Scheme - MVC Policy 74. I write to support the retention of Policy 74 and wish to point out the reasons for so doing.

I decided to conserve my block of land because it is located in a forested area where both the public and private land has high natural values. I considered it was an advantage to both nature and the public interest that I largely forgo development of my land.

My land is in an area of high biodiversity: it contains priority vegetation communities and is habitat for endangered species.

My block of land is small - 30.35 hectare of which 28.82 are conserved in perpetuity through the Private Forest Reserve Program. The balance is set aside as a homestead site. My land is now zoned Environmental Living.

At the time I was advised by the assessor from DPIWPE of the benefits that would accrue to me through conserving my land. Apart from a feeling of well-being, these were an incentive payment from the State Government and a rates' rebate from MVC.

The incentive payment was a modest 'one-off'. It was by no means compensation for the loss of development potential caused by the covenant – it was never considered as compensation by either the state government or myself.

I applied for inclusion in the Conservation Covenant Incentive Scheme in 2007 and have had the benefit of a reduction in my rates since that time. I am grateful for this benefit.

I understand that there are about 80 conservation covenants in the Meander Valley Municipality. Accordingly it would seem that the amount of revenue foregone by the

Conservation Covenant Incentive Scheme is not great. Nevertheless it is significant to the beneficiaries as recognition for their contribution to the conservation of nature.

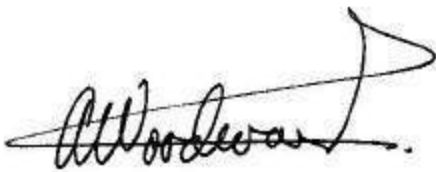
I am unaware of any other schemes the Meander Valley Council has to support biodiversity in our municipality. I do know that there is still ongoing removal of forest and it seems that the Council is unable to prevent the loss of priority habitat through the planning scheme.

This being the case I think it is important that the Conservation Covenant Incentive Scheme continues. Currently it appears to be the only way that Council can demonstrate its support for biodiversity conservation and sustainable development.

Accordingly I think Council should consider that the Conservation Covenant Incentive Scheme is an inexpensive, easy to manage benefit to our municipality that helps protect natural values whilst at the same time enhances the Meander Valley Council's standing in the national arena in the sphere of biodiversity conservation.

For these reasons I consider that Meander Valley Council should retain its Conservation Covenant Incentive Scheme. I hope you agree and would appreciate a reply with your opinion and any comment on the content of my letter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Annemaree Woodward', with a large, stylized flourish extending from the end of the signature.

Annemaree Woodward

Kali & Erik Bierens
1012 Bogan Road
Golden Valley
Tasmania 7304
(03) 6369 5217

22nd August 2016

Meander Valley Council
26 Lyall Street
Westbury Tas 7303

Attention: Stuart Brownlea

**Review of Meander Valley Council Policy 74,
Conservation Covenant Incentive Scheme**

Dear Sir,

Thank you for the invitation to comment on the review of the Conservation Covenant Incentive Scheme, Council Policy 74.

We support the objectives of this policy in its current form. The objectives being: "To formally encourage, recognise and reward voluntary conservation of high priority natural values", by offering a small financial rate rebate, through the implementation of the Conservation Covenant Incentive Scheme. We believe that the policy should be retained unchanged.

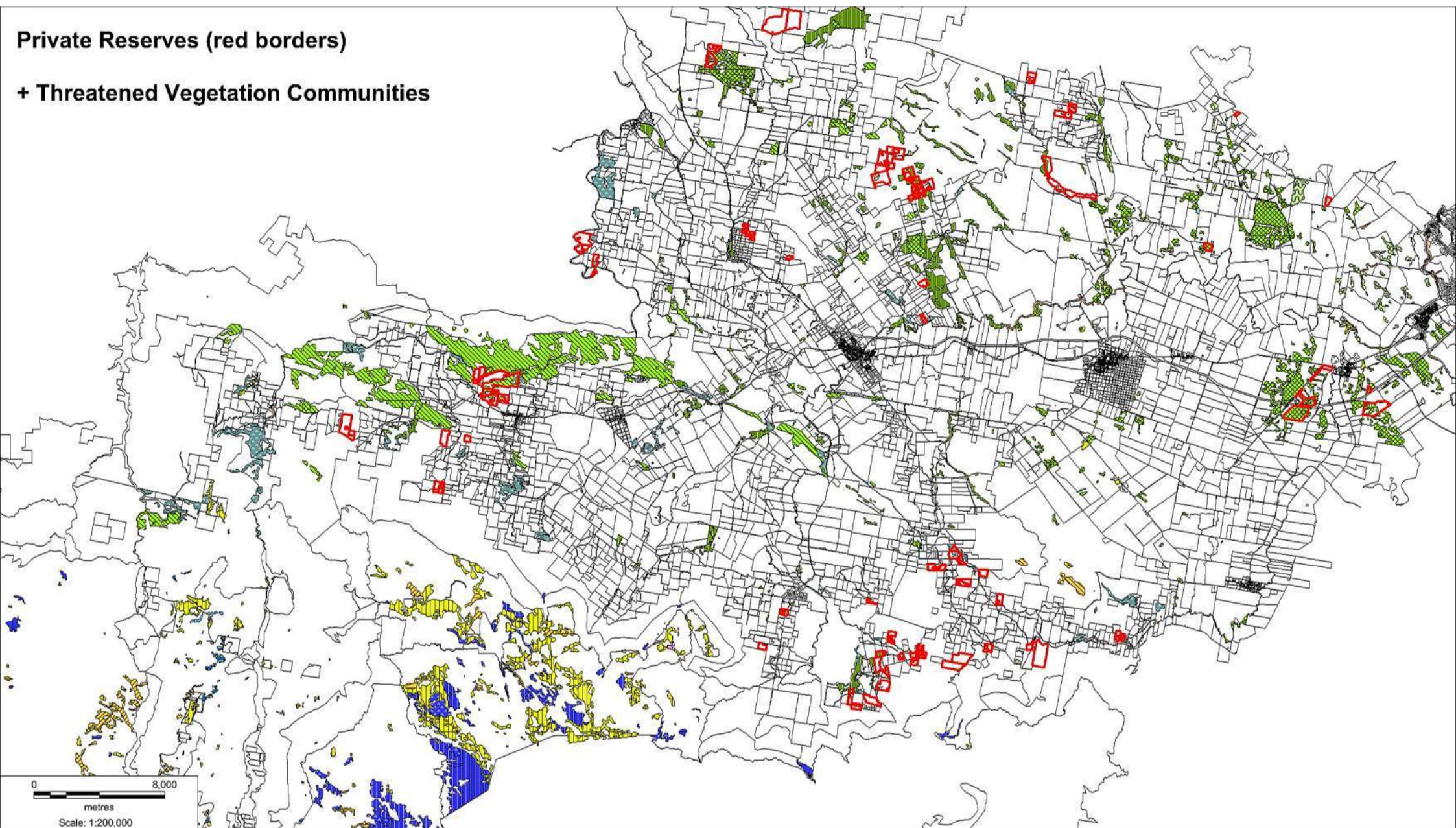
The policy states that the Council recognises that conservation covenants have flow on benefits for the tourism sector. It is true that land protected for its natural assets in perpetuity, enhances the scenic landscape and adds value to the visitor experience. Tourism has the potential to stimulate the local economy, attract visitors, retain residents through employment opportunities and sustain a local ratepayer base.

The conservation covenants are the outcome of an extensive formal process between private landholders and the state government, who together have identified significant areas of bio-diversity and ensured formal recognition and protection for these areas. Protecting significant habitat provides connectivity for threatened, endangered and endemic species of both flora and fauna. This adds outstanding value to our region.

We believe that residents taking part in the conservation covenant program should continue to be rewarded for their long term commitment to local conservation.

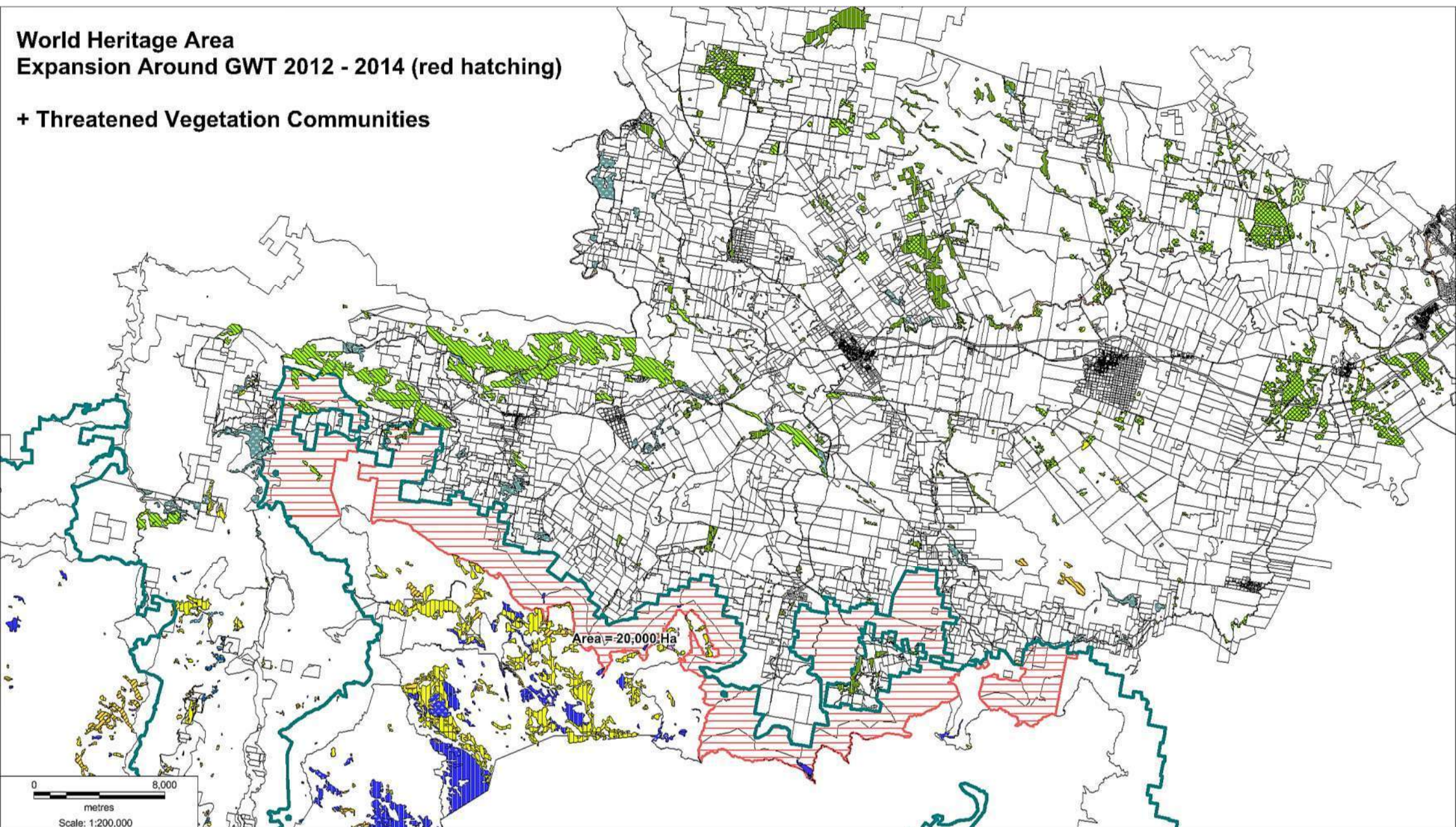
Yours sincerely,

Kali and Erik Bierens.



**World Heritage Area
Expansion Around GWT 2012 - 2014 (red hatching)**

+ Threatened Vegetation Communities



GOV 1 COUNCIL AUDIT PANEL RECEIPT OF MINUTES

1) Introduction

The purpose of this report is for Council to receive the minutes of the Council Audit Panel meeting held on 20 December 2016.

2) Background

The Meander Valley Council's audit panel charter section 11.4 requires the minutes of the meetings to be submitted to Council, as soon as practical after each meeting. The minutes of the Council Audit Panel meeting held on 20 December 2016 are attached for Council's information.

3) Strategic/Annual Plan Conformance

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

- Future Direction (5): Innovative leadership and community governance

Complies with the 2016-17 Annual Plan Program No 1.2 - Risk Management.

4) Policy Implications

Not applicable

5) Statutory Requirements

Sections 85, 85A and 85B of the Local Government Act 1993 and the Local Government (Audit Panels) Order 2014.

6) Risk Management

Not applicable

7) Consultation with State Government and other Authorities

Not applicable

8) Community Consultation

Not applicable

9) Financial Impact

Not applicable

10) Alternative Options

Not applicable

11) Officers Comments

The attached minutes of the Council Audit Panel meeting held on 20 December 2016 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.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council receive the minutes of the Council Audit Panel meeting held on 20 December 2016.

DECISION:



Audit Panel Minutes

Meeting Time and Date: 20 December 2016
11am

Venue: Meander Valley Council Offices

Present:

Chairman Steve Hernyk

Councillor Andrew Connor

Mr Chris Lyall

In Attendance:

Martin Gill, General Manager

Patrick Gambles, A/Director Gov & Comm Services

Malcolm Slater, Director Corporate Services

Jon Harmey, Senior Accountant

Rick Dunn, Director Economic Development

Krista Palfreyman, A/Director Development Services

Dino De Paoli, Director Infrastructure Services

Rob Little, Asset Management Co-Ordinator

Merrilyn Young, Personal Assistant

Sam Bailey, Risk & Safety Officer

Apologies:

Nil

ORDER OF BUSINESS

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 27 September 2016 be received and confirmed.

3. Outstanding from previous meeting - Action Sheet

The Panel reviewed the Action Sheet and discussed the following items -

1. *Review of Strategic Plan/Annual Plan/Asset Management Plan & Long Term Financial and Delivery Plan.*
Remove from Action sheet Martin advised that first workshop has been held with Councillors re these Plans.
2. *Long Term Financial Plan*
Concern at the erosion of Council funds. To be discussed at future workshop.
Remove from Action sheet
3. *Review Long Term Strategic Asset Management Policy*
Next Audit Panel Meeting
4. *Assessment of governance/integration with financial management*
Remove from Action sheet
5. *Risk Register*
Risk Register circulated
Remove from Action sheet
6. *Audit Panel Charter*
Tabled at October Council meeting
Remove from Action sheet
7. *Panel Work Plan*
Chairman to liaise with staff

4.	Review Annual Meeting Schedule and Work Plan The Chairman will work with the Council Officers to present recommendation for next Panel meeting.
Governance and Strategy	
5.	Review Annual Plan The Annual Plan Quarterly Review for September 2016 was tabled and was received by Council at the October Council meeting. Discussion held regarding targets not met (ie deferred) and the reporting of those deferrals. The Annual Plan was received and noted.
6.	Review Policies & Procedures The following Policies were reviewed – <i>Policy No 6 – Building approvals in incomplete subdivisions</i> It was recommended that this Policy be deleted. Recommended to Council for approval. <i>Policy No 20 – Infrastructure Contributions</i> Only minor changes noted. Recommended to Council for approval. <i>Policy No 56 – Recreation Facilities Pricing</i> Categorisation to be detailed. Recommended to Council for approval. <i>Policy No 60 – Asset Management</i> Recommended to Council for approval. <i>Policy No 80 – Management of Public Art</i> First review of this Policy. Very procedure heavy. Recommended to Council for approval.
7.	Review performance of plans, strategies and policies including performance against identified benchmarks. No matters for discussion and Council upcoming workshops will be addressing these plans
Financial and Management Reporting	
8.	Review most current results and report any relevant findings to Council The financial reports were tabled as per circulation in the November Briefing Reports to Councillors. The financial reports were received and noted.
9.	Review any business unit of special financial reports Nil
10.	Review the impact of changes to Australian Accounting Standards Council staff still waiting on advice from the LGAT and Audit Office who are preparing guidance on how changes to the related party standards are recommended to be implemented at Councils.

Information received and noted.	
Internal Audit	
11. Consider any available audit reports	Work Plan tabled and Internal Audits completed tabled and discussed. Information received and noted.
12. Review management's implementation of audit recommendations	Risk Register received and noted
External Audit	
13. Consider any available audit reports	The 2016 year-end financial audit was received on 27 September and circulated to Panel members – information noted.
14. Review managements implementation of audit recommendations	No matters outstanding from External Audit report.
15. Consider any performance audit reports that will be undertaken by the Audit Office and address implications for Council	Nil
Risk Management and Compliance	
16. Receive material risk management reports (risk profile, risk management and treatment and periodical/rotational risk review)	No matters to report.
17. Monitor ethical standards and any related transactions to determine the systems of control are adequate and review how ethical and lawful behaviour and culture is promoted within Council.	No update necessary as covered in last meeting.
18. Monitor any major claims or lawsuits by or against the Council and complaints against the Council.	Nil
19. Oversee the investigation of any instances of suspected cases of fraud or other illegal and unethical behaviour.	None reported

20.	Review W & S Management process To be covered in next meeting.
21.	Monitor any major claims or lawsuits by or against the Council and complaints against the Council Southern Cross Care matter discussed
22.	Oversee the investigation of any instances or suspected cases of fraud or other illegal and unethical behaviour N/A
23.	Review Audit Panel Charter and make any recommendations for change to the Council for adoption (every 2nd year) Review conducted and Charter submitted to October Council meeting and approved Chairman's contract renewal approved at Council and terms to be discussed with General Manager.
Other Business	
24.	Nil
25.	Meeting close The meeting closed at 12.00 noon
26.	Next Meeting The next meeting to be held on Tuesday 28 February at 11.00am

INFRA 1 PROPOSED SALE OF PUBLIC LAND AT **BLACKSTONE PARK**

1) Introduction

The purpose of this report is to seek a Council resolution notifying the intention to sell a portion of public land at Blackstone Park, Blackstone Heights.

2) Background

A request to purchase a portion of land in Blackstone Park has been made by Mr Matthew Seen. The area of land subject to the request has an approximate area of 2050 m² and adjoins Mr Seen's property located at 35 Longvista Road. The purpose of the request is to provide water frontage to 35 Longvista Road to enable use of a private pontoon.

3) Strategic/Annual Plan Conformance

Furthers the objectives of the Community Strategic Plan 2014 to 2024, in particular:

- Future Direction 1 – A sustainable natural and built environment
- Future Direction 6 – Planned infrastructure services

4) Policy Implications

Policy No 85 – Open Space

5) Statutory Requirements

Section 178 of the Local Government Act 1993 provides for the sale, exchange or disposal of public land and outlines the process that must be undertaken, including public notification.

6) Risk Management

Not applicable

7) Consultation with State Government and other Authorities

Not applicable

8) Community Consultation

Section 178(4) of the Local Government Act 1993 requires that the Council notify its intention to sell public land on two separate occasions in the newspaper and to display a sign at the boundary of the public land with a road. Any objections by a member of the public may be made within 21 days of the first newspaper notice.

Any objections received must be considered by the Council before making its decision as to whether it will proceed with the sale of the land. If Council proceeds with the sale of the land, objectors may appeal to the Resource Management & Planning Appeals Tribunal.

9) Financial Impact

Council could use all funds from the sale of the land to provide for improvements to Blackstone Park. Additionally, there would be a reduction in maintenance.

Council will incur the cost of advertising.

10) Alternative Options

Council can elect not to sell the portion of Blackstone Park land.

11) Officers Comments

The area of land that is the subject of the request is located to the north eastern edge of Blackstone Park land and does not form part of the main parkland area utilised for recreation purposes. Figure 1 below shows the proposed area subject to sale in the context of the park boundaries.

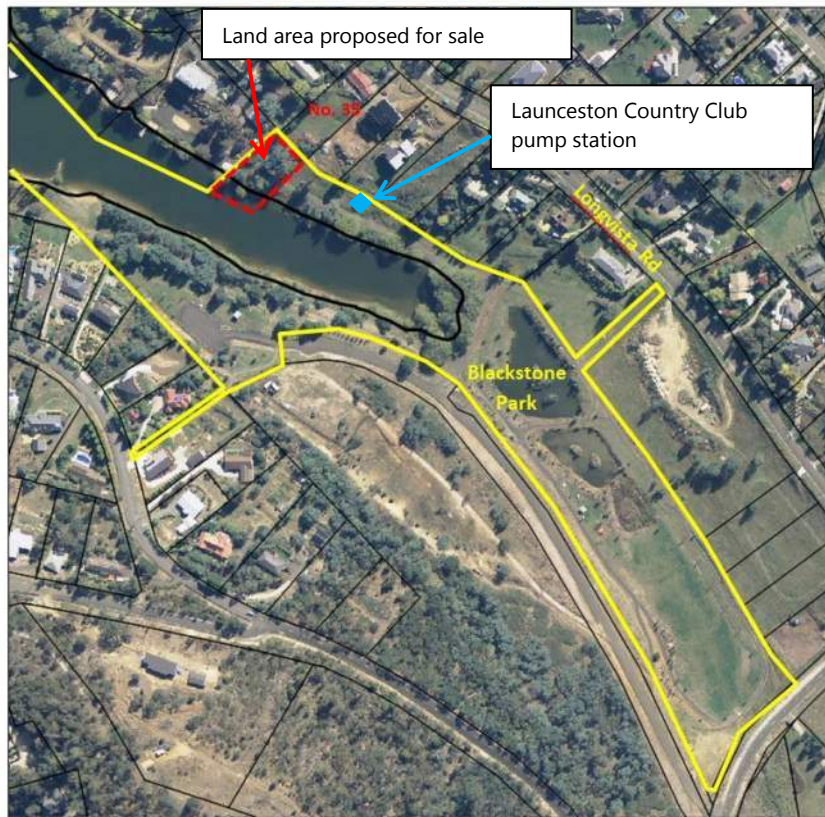


Figure 1 – Aerial photo of Blackstone Park showing area proposed for sale.

The land has a steep embankment to the water of Longbottom Inlet that would not be prioritised for public access to the water in the future as part of the park facilities. Currently, public water access is provided through the park to the other side of the inlet, via a graded slope located a short distance from the car park, toilet and BBQ facilities.



Photo 1 – View to the east across the subject land.



Photo 2 – View of embankment to edge of Longbottom Inlet on the subject land.



Photo 3 – View of pontoon installed on subject land.



Photo 4 – View of subject land across Longbottom Inlet (approximate outline in yellow).

Similarly, the land would not be prioritised for further development as a passive recreation area due to the slope and the degree of works that would be required to develop the area at an appropriate public standard. There are multiple areas within the park that are developed for passive recreation with associated facilities.

In the current context, the subject area of land is required to be maintained by Council, yet without providing any real recreational benefit to the public. The resources directed to this could be better utilised in other areas of the park.

It is noted that there is an informal track to the northern edge of Longbottom Inlet that appears to service 2A Bayview Drive, however, there is no formal entitlement to this access and private vehicular access is not provided across Blackstone Park. The one exception to this is to access the pump station belonging to the Launceston Country Club, which pumps water from Lake Trevallyn to the golf course dams. However this is located 50 metres to the east of the subject land and is not impacted by the land sale. The sale of the subject land does not entitle the land owner to private access to Blackstone Park, with the land able to be accessed through No.35 Longvista Road.

It is considered that there is merit in the request from Mr Seen to purchase the land. If Council opts to proceed with the sale of the land, the boundaries

and accurate area of land will be determined by a detail survey at the expense of the purchaser.

AUTHORS: Jo Oliver & Matthew Millwood
SENIOR TOWN PLANNER DIRECTOR WORKS

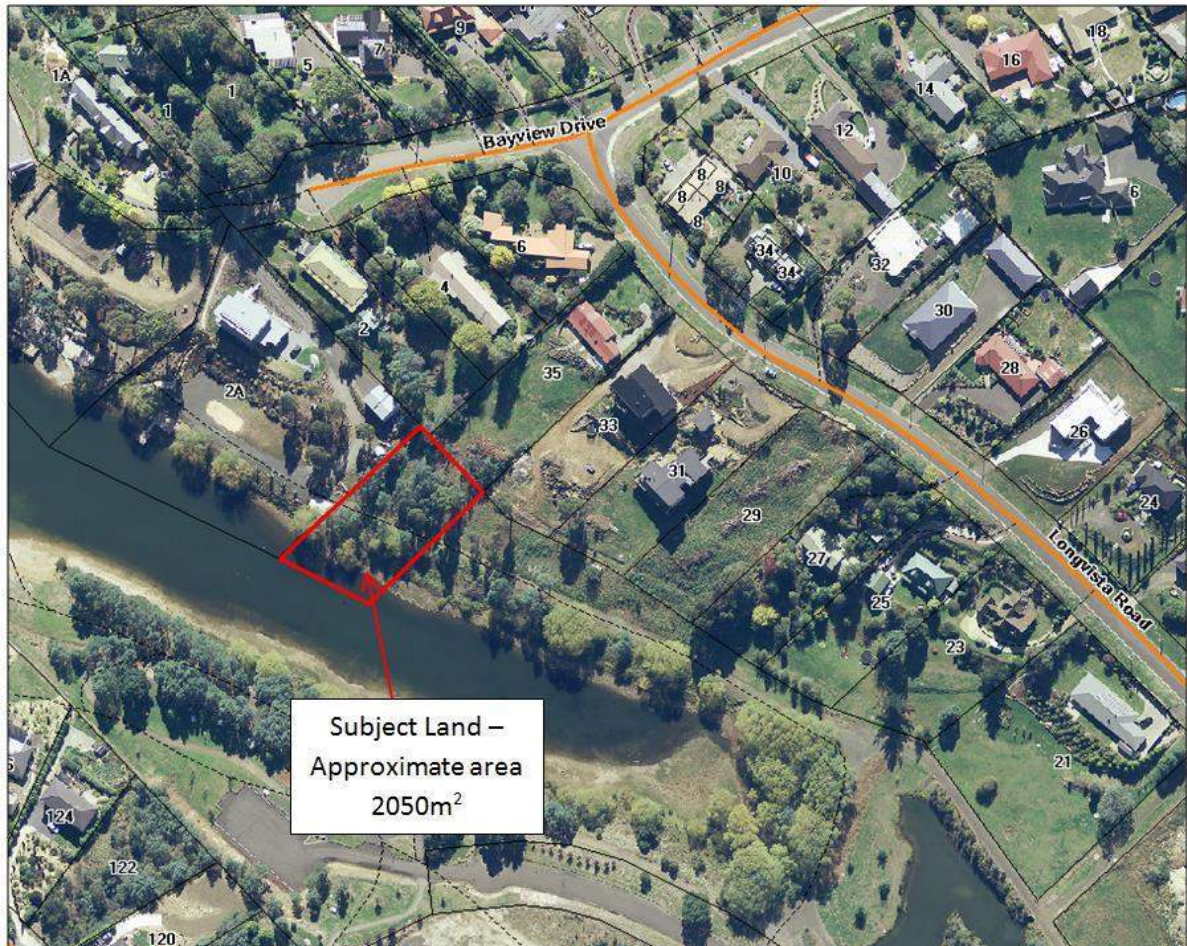
12) Recommendation

It is recommended that Council resolve by an absolute majority to notify its intention to sell a portion of public land located within Blackstone Park, as indicated in Attachment A, pursuant to section 178 of the Local Government Act 1993.

DECISION:

Attachment A

Land Area to be sold for addition to No.35 Longvista Road



INFRA 2 PROPOSED NEW MEDIA BOOTH, PROSPECT VALE PARK SOCCER GROUND

1) Introduction

The purpose of this report is to seek Council approval for the installation of a media booth adjacent to the soccer ground (grounds 5/6) at Prospect Vale Park Recreation Ground and accepting ownership of this asset donated as an initiative from the Launceston City Soccer Club.

2) Background

Council has received a request from the Launceston City Soccer Club wanting to install a media booth to enable the Victory League games to be more efficiently recorded. The games are currently recorded from the eastern side of the ground with the required power being supplied by an extension cable from the club room. The existing method is inefficient as the recording equipment is set up at the same height as the spectators, faces into the sun and creates a potential trip hazard to spectators. The new media booth will help the club to safely and efficiently satisfy the Victory League requirement to record games. As part of the project the score board will be relocated to the eastern side of the ground.



**Image 1:
Aerial photo
showing the
current
location (blue
lines) where
recordings are
currently
taken from
and the
proposed
location (red
lines) of the
media booth**



Image 2: An example of the media booth which informed the design of the Launceston Soccer Club's proposed media booth. *Note: Launceston City Soccer Club's proposed structure will comply with the Building Codes and Australian Standards incorporating appropriate access arrangements.*

3) Strategic/Annual Plan Conformance

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

- Future direction (4) – A Healthy and Safe Community

4) Policy Implications

Not applicable

5) Statutory Requirements

Not applicable

6) Risk Management

Risk management plays an important part in Council's Asset Management activities. Through the embedded risk management practices, Council can ensure that the inherent risks that are associated with asset ownership are minimised.

7) Consultation with State Government and other authorities

Not applicable

8) Community Consultation

Not applicable

9) Financial Impact

The upfront capital costs are an estimated \$4,000 for materials and construction costs which will be funded by the Soccer Club and donations from local club members and businesses. Upfront building permit costs will be funded by the Soccer Club.

The estimated Annual Life Cycle Cost for Council will be around \$900 per annum for operational and maintenance costs (including depreciation). It is anticipated that a Whole of Life Cost of approximately \$9,000 will be required over the expected 10 year life of the asset. A summary of costs is shown in the Table 1.

Table 1 – Cost Benefit Summary

Summary - Asset Assessment and Cost Benefit Analysis			
Media Booth			
Structure Type	Media Booth		
Executive Summary and Recommendation	Filming of matches is a requirement of the Victory League. The club currently uses a marque which is an inadequate shelter, the power is supplied by an extension cable which is a trip hazard and the media equipment is set up at the same height as the spectators. Providing the new media booth will address the above issues and provide a safer structure for the media team.		
Details			
Level of Service	Filming of Victory League games	Funding of Annual Council Operations	
Value	\$4,000	Rates	100%
Annual Life Cycle Cost	\$900	User/Other	N/A
Design Life (yrs)	10	Details:	N/A
Whole of Life Cost	\$9,000	Total	100%
Average Yearly Use	24	Assumes 24 games/annum	
Usage Cost	\$38	Cost per game (24/year)	

10) Alternative Options

Council can elect to not approve the recommendation.

11) Officers Comments

No community consultation has been undertaken by Council Officers as part of this gifted asset request. However, the Launceston City Soccer Club has contacted Council and requested Council accept this donated asset. The Soccer Club has been informed that Council will consider this request in line with our New and Gifted Asset Policy No. 78.

Council approval of the proposed design and gifted asset is required prior to the commencement of the work at the Prospect Vale Park Recreation Ground.

The proposed media booth should be considered in line with Council's Policy 78 – New and Gifted Assets which helps guide Council in making an informed decision regarding the long term implications of ownership of assets including new and donated assets.

The construction of the media booth will be undertaken by a licenced builder and in kind labour from a licenced electrician, who is a member of the club. Engineering consultants JMG have provided detailed engineering drawings for the booth foundations. The works are funded by both the Launceston City Soccer Club and donated materials and time from volunteers. Council's Works Department have not been requested to provide any resources to assist with the installation of the media booth.

The proposed structure will be a simple design providing adequate amenity for the media during Victory League games. The filming of the games is a requirement of the Victory League.

AUTHOR: Natasha Szczyglowska
TECHNICAL OFFICER – COMMUNITY SPACES

12) Recommendation

It is recommended that Council;

- a) Approve the installation of the media booth, and***
- b) Take ownership of the booth and associated power once completed which will be donated by the Launceston City Soccer Club in line with Council's Policy 78 – New and Gifted Assets***

DECISION:

INFRA 3 PROPOSED ROAD NAMING – NANKE COURT, PROSPECT VALE

1) Introduction

The purpose of this report is to seek Council endorsement of a proposed street name for an unnamed road off Bradford Avenue, Prospect Vale, as part of the SBGP Pty Ltd Stage 2 subdivision development.

2) Background

The following name was submitted to Council by the subdivision designer at the request of the subdivision developer:

- Nanke Court

As the road is within a proclaimed town boundary the name needs to be endorsed by Council under Section 20(E) of the *Survey Co-ordination Act 1944* before the approved name can be forwarded to the Nomenclature Board for formalisation.

3) Strategic/Annual Plan Conformance

Not applicable

4) Policy Implications

Not applicable

5) Statutory Requirements

Road naming is regulated under the *Survey Co-ordination Act 1944*.

6) Risk Management

Risk is managed through the formal process of ratifying street names to avoid conflict with street names in other municipalities within Tasmania, thus providing greater clarity for emergency services.

7) Consultation with State Government and other Authorities

Council endorsed street names are to be forwarded to the Nomenclature Board in accordance with section 20E of the *Survey Coordination Act 1944*.

8) Community Consultation

Not applicable

9) Financial Impact

Not applicable

10) Alternative Options

Council can choose a name other than that proposed or delegate this responsibility to Council staff.

11) Officers Comments

It is Council's jurisdiction to name urban streets in proclaimed towns. Council is required to endorse the name of 'Nanke Court' before it can be forwarded to the Nomenclature Board.

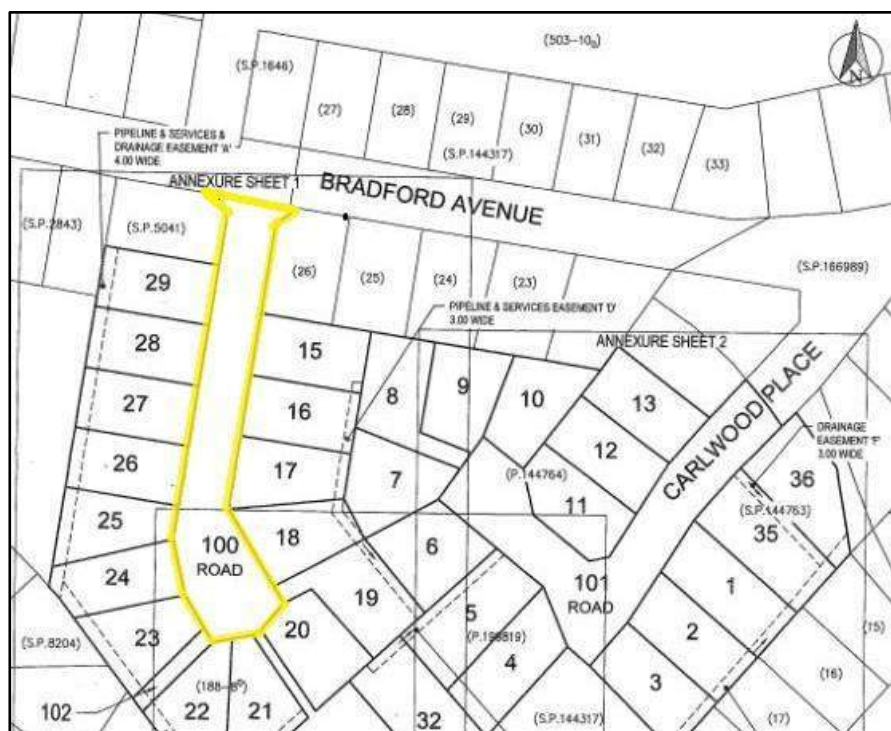


Figure 1: Subject Road Location – Prospect Vale

The proposed name of 'Nanke Court' is of Dutch origin. It is translated into English as 'Nancy', which means 'grace'. This name has significance for the subdivision designer as 'Nanke' was the name of his grandmother who lived in Holland. She was left a widow at an early age with nine children to raise by herself and was regarded as a much respected matriarch of the family into her old age.

The correct Dutch pronunciation of 'Nanke' is 'Nun-keh', however it is assumed that if this road name were allocated it would more likely be pronounced as it reads, 'Nan-ke' or 'Nan-kee'.

The proposed road name conforms to the *Rules for Place Names in Tasmania* as issued by the Nomenclature Board of Tasmania; these rules also apply to the naming of streets.

The Nomenclature Board defines a 'Court' as *a short enclosed roadway*. The subject road meets this definition.

A search of road names through Placenames Tasmania and the LIST (Land Information Systems Tasmania) indicate that the proposed name does not conflict with any other road or place names within Tasmania and that the closest name to that being proposed is a 'Nankervis Reserve' at Penguin.

The proposed name has been referred to the Department of Primary Industries, Parks, Water and Environment (DPIPWE) who have advised that the Nomenclature Board would consider the name of 'Nanke Court' suitable.

AUTHOR: Beth Williams
INFRASTRUCTURE ADMINISTRATION OFFICER

12) Recommendation

It is recommended that Council endorse the proposed street name of 'Nanke Court' for the unnamed road off Bradford Avenue, Prospect Vale, and forward it to the Nomenclature Board for formalisation.

DECISION:

INFRA 4 PROPOSED STOCK UNDERPASS ON RAILTON ROAD, MOLTEMA

1) Introduction

The purpose of this report is to seek Council approval for the construction of a stock underpass on Railton Road, Moltema, and in-principal support to contribute to the cost of construction in line with Council policy.

2) Background

Council has received a request from Mr Chris Dornauf for in-principal support for the construction of a stock underpass on Railton Road, Moltema. The underpass work is associated with the expansion of dairy operations by Mr Dornauf and the development of a new dairy. The approximate location of the underpass is as marked on the image below.



Mr Dornauf is the owner of 194 Railton Road and has recently purchased the properties at 344, 379 and 381 Railton Road to enable the growth of his operations.

Council's planning staff have been in discussion with Mr Dornauf in relation to the planning approval requirements for the new dairy and it is anticipated that construction of the dairy would commence before the end of this year. It is proposed that construction for the stock underpass would commence as soon as possible following planning approval and prior to winter while construction conditions are favourable.

3) Strategic/Annual Plan Conformance

Not applicable

4) Policy Implications

It is recommended that Council's resolution is made in accordance with Policy No.2 Stock Underpasses on Council Roads.

5) Statutory Requirements

The Local Government (Highways) Act 1982 (S.46) provides for approval to undertake works within Council's road reserves.

The Land Use Planning and Approvals Act 1993 (S.71) provides for establishment of a Part 5 agreement with the landowner.

6) Risk Management

Construction of the stock underpass will be undertaken in accordance with standard drawings and will require engineering approval. The Part 5 agreement between the landowner (CT:247796/1 & CT:247796/2) and Council will outline the requirements for ongoing maintenance and replacement of the underpass.

7) Consultation with State Government and other Authorities

Not applicable

8) Community Consultation

Not applicable

9) Financial Impact

In accordance with Policy No.2 Council can elect to make a financial contribution of up to 50% of the capital cost of the stock underpass with an upper limit of \$50,000. As there has been no allocation for contributions of this nature in Council's operating budget for this current financial year, it is recommended that Council provide in principal support to the underpass with the financial contribution to be confirmed during the budget approval process for 2017-2018.

10) Alternative Options

Council can elect to amend or not approve the recommendation.

11) Officers Comments

Railton Road is one of Council's key rural collector roads with significant heavy vehicle traffic and provides an important link through to Cradle Mountain. Traffic counts undertaken by Council in 2010 indicate traffic volumes of approximately 900 vehicles per day with around 15% heavy vehicles.

Railton Road bisects the properties now owned by Mr Dornauf since his purchase of the "Verwood" property at 379 Railton Road. The additional land will allow Mr Dornauf to increase his dairy herd numbers from 210 to 550 cows.

From a traffic safety perspective and considering the amenity of the motorists, in this instance it would be appropriate for a stock underpass to be constructed under Railton Road for the movement of Mr Dornauf's dairy herd.

It is proposed that the underpass will be located in the position as marked on the image on page one of this report and the location will be finalised during detailed design and following consideration of the milk tanker access road to the new dairy. The new truck access will be subject to planning approval.

It is expected that the stock underpass will be constructed generally in line with the Department of State Growth standard drawing (refer attached). In accordance with Council's Policy, the property owner will be responsible for the costs associated with construction of the underpass, ongoing

maintenance and future replacement as required. Council can elect to make a financial contribution to the works.

Mr Dornauf has expressed his interest in gaining Council's approval and assistance toward the project to be able to move forward in a timely manner.

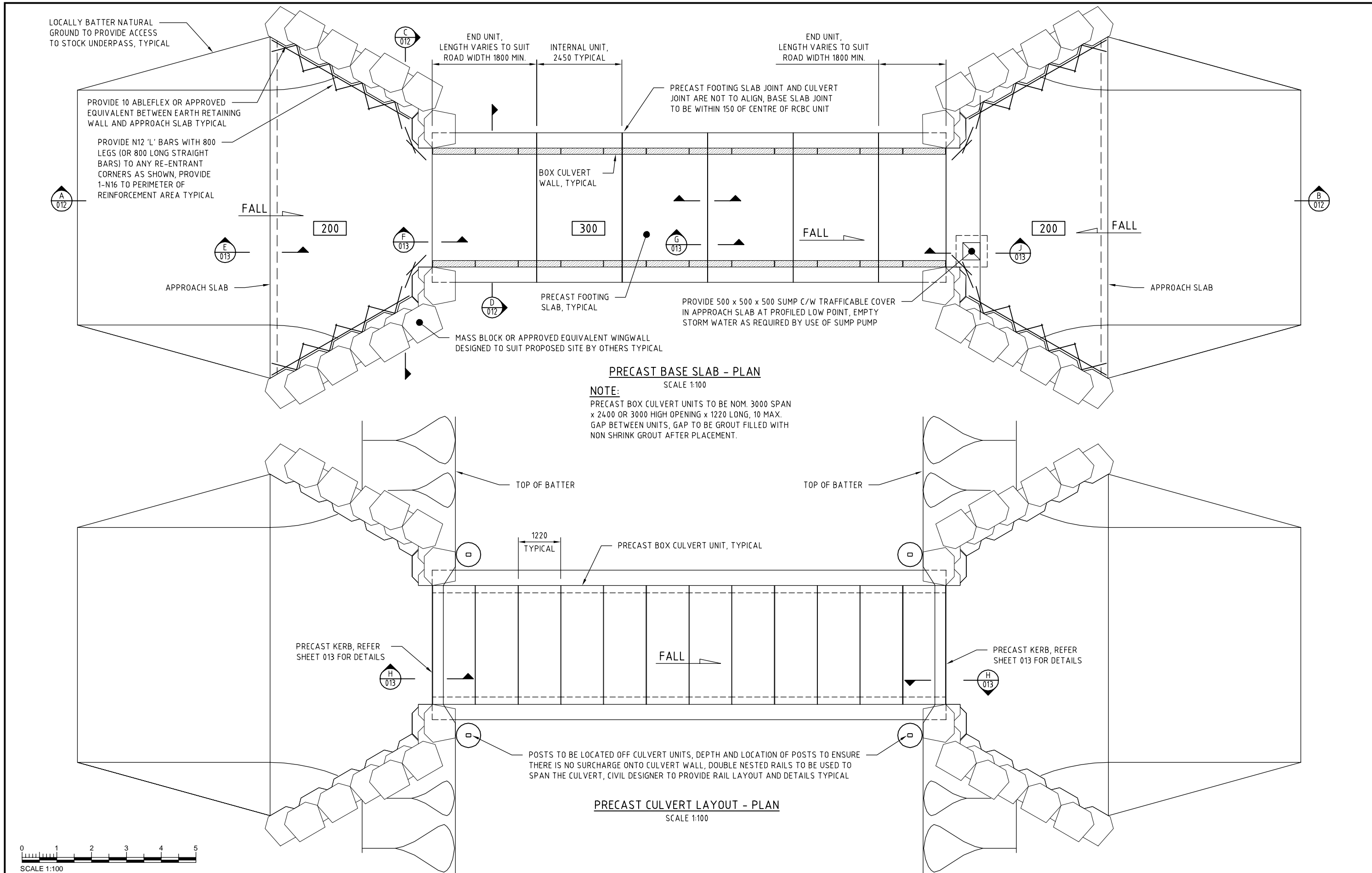
AUTHOR: Dino De Paoli
DIRECTOR INFRASTRUCTURE SERVICES

12) Recommendation

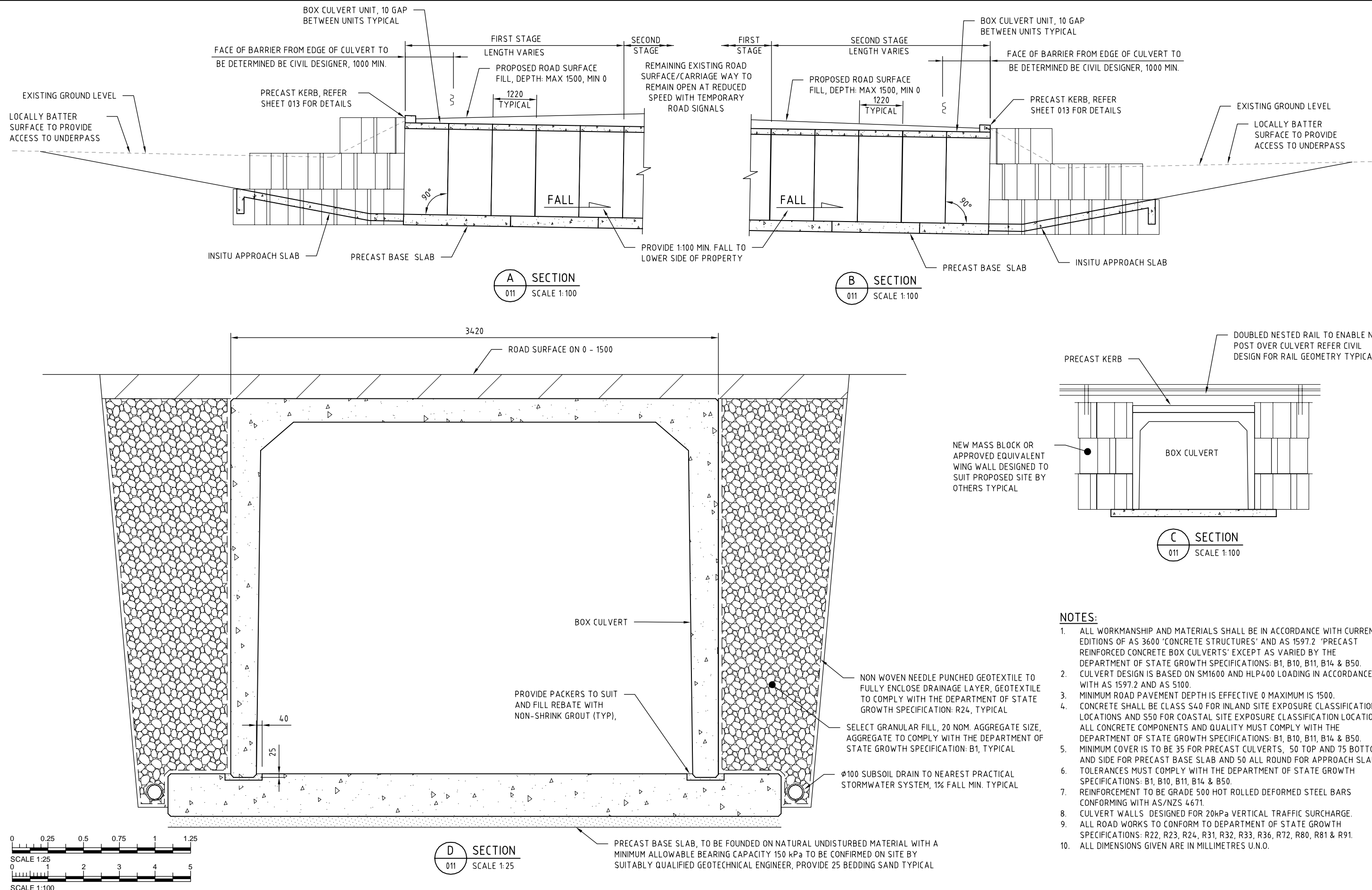
It is recommended that Council;

- a) Approve the construction of a stock underpass under Railton Road subject to planning approval for the proposed new dairy.*
- b) Provide in principal support for a financial contribution to the underpass in line with Policy No.2, Stock Underpasses on Council Roads, subject to budget approval for the 2017-2018 financial year.*

DECISION:



				DRAWN: D.BOOKER (GHD)		 Tasmanian Government	Department of State Growth		DO NOT SCALE	
				REVIEWED: D.GONANO (GHD)			DEPARTMENT OF STATE GROWTH STANDARD DRAWING STANDARD STOCK UNDERPASS - BELOW NATURAL SURFACE LEVEL		Use of this drawing is governed by the conditions outlined on the State Growth website. It is the users responsibility to ensure it is the current revision.	
0 ISSUED FOR CONSTRUCTION				APPROVED:			TYPICAL BELOW NATURAL SURFACE LEVEL 0m - 1.5m FILL SURCHARGE TYPICAL 3000 WIDE RCBC GENERAL ARRANGEMENT - PLAN		STANDARD DRAWING NUMBER SD-55.011	
No.		Amendment Description		Initials			Date		REVISION NUMBER 00	
A3 original		This sheet may be prepared using colour and may be incomplete if copied								



DRAWING SD-55.012.dwg

		DRAWN: D.BOOKER (GHD)	
		REVIEWED: D.GONANO (GHD)	
0 ISSUED FOR CONSTRUCTION		APPROVED:	
No.	Amendment Description	Initials	Date
A3 original	This sheet may be prepared using colour and may be incomplete if copied		



Department of State Growth	
DEPARTMENT OF STATE GROWTH STANDARD DRAWING	
STANDARD STOCK UNDERPASS - BELOW NATURAL SURFACE LEVEL	
TYPICAL BELOW NATURAL SURFACE LEVEL 0m - 1.5m FILL SURCHARGE	
GENERAL ARRANGEMENT - SECTIONS	

DO NOT SCALE	
Use of this drawing is governed by the conditions outlined on the State Growth website. It is the users responsibility to ensure it is the current revision.	
STANDARD DRAWING NUMBER	REVISION NUMBER
SD-55.012	00

ITEMS FOR CLOSED SECTION OF THE MEETING:

Councillor xx moved and Councillor xx seconded ***“that pursuant to Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015, Council close the meeting to the public to discuss the following items.”***

GOV 2 CONFIRMATION OF MINUTES

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 17 January, 2017.

GOV 3 LEAVE OF ABSENCE

(Reference Part 2 Regulation 15(2)(h) Local Government (Meeting Procedures) Regulations 2015)

GOV 4 VARIATION TO CONTRACT FOR SALE 105A MEANDER VALLEY ROAD, WESTBURY

(Reference Part 2 Regulation 15(2)(g) Local Government (Meeting Procedures) Regulations 2015)

GOV 5 GENERAL MANAGER - PROBATION

(Reference Part 2 Regulation 15(2)(g) Local Government (Meeting Procedures) Regulations 2015)

The meeting moved into Closed Session at x.xxpm

The meeting re-opened to the public at x.xxpm

Cr xxx moved and Cr xxx seconded ***“that the following decisions taken by Council in Closed Session are to be released for the public’s information.”***

The meeting closed at

.....
CRAIG PERKINS (MAYOR)