



Meander Valley Council
Working Together

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 10 November 2020

MEETING CONDUCT

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

SECURITY PROCEDURES

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

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



Meander Valley Council
Working Together

PO Box 102, Westbury,
Tasmania, 7303

Notice is hereby given that an Ordinary Meeting of the Meander Valley Council will be held at the Westbury Council Chambers, 26 Lyall Street, Westbury, on **Tuesday 10 November 2020, commencing at 4.00pm.**

In accordance with Section 65 of the *Local Government Act 1993*, I certify that with respect to all advice, information or recommendations provided to Council with this agenda:

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

John Jordan
GENERAL MANAGER

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Agenda for an Ordinary Meeting of the Meander Valley Council to be held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 10 November 2020 at 4.00pm.

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

PRESENT

APOLOGIES

IN ATTENDANCE

CONFIRMATION OF MINUTES

Reference No. 208/2020

Councillor xx moved and Councillor xx seconded, ***“that the minutes of the Ordinary Meeting of Council held on Tuesday 13 October, 2020, be received and confirmed.”***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING

Reference No. 209/2020

Date	Items discussed:
20 October 2020	<ul style="list-style-type: none">• COVID-19 Update• Annual Plan – Quarterly Performance Measures• NTDC Inc – Membership Agreement• Presentation – Bioenergy at Valley Central• Dog Off Lead Exercise Areas• Waste Management Strategy Update• Items for Noting – Review of Policy No. 62 New Policy No. 93

ANNOUNCEMENTS BY THE MAYOR

Thursday 15 October 2020

TasNetworks meeting

Tuesday 20 October 2020

Council Workshop - Westbury

Artists in Residence Trail Tasmania Opening – Deloraine

Tuesday 27 October 2020

Meeting with John Tucker MP

Wednesday 4 November 2020

TasWater Annual General Meeting, Launceston

Thursday 5 November 2020

Guest Speaker – Golden Oldies - Deloraine

ANNOUNCEMENTS BY COUNCILLORS

Councillor Susie Bower

13 October – Bracknell Hall redevelopment

13 October – Seniors Week, Westbury Recreation Ground

13 October – Council Meeting

13 October – Carrick Hall Committee Meeting

20 October – Council Workshop

23 October – Exhibition Opening – Artasmania – Deloraine

26 October – Meander Progress Association meeting

27 October – Hadspen Councillor Pop-Up

DECLARATIONS OF INTEREST

TABLING AND ACTION ON 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 if they would like to ask their question. If they accept they will come forward and state their name and where they are from (suburb or town) before asking their question(s).

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

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

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

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

The Chairperson may request a Councillor or Council officer to provide a response. A Councillor or Council officer who is asked a question without notice at a meeting may decline to answer the question.

All questions and answers must be kept as brief as possible. There will be no debate on any questions or answers.

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

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

Questions on notice and their responses will be minuted. Questions without notice raised during public question time and the responses to them will be minuted, with exception to those questions taken on notice for the next Council meeting.

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

Notes

- Council officers may be called upon to provide assistance to those wishing to register a question, particularly those with a disability or from non-English speaking cultures, by typing their questions.

- The Chairperson may allocate a maximum time for each question, or maximum number of questions per visitor, depending on the complexity of the issue, and on how many questions are anticipated to be asked at the meeting. The Chairperson may also indicate when sufficient response to a question has been provided.
- Limited Privilege: Members of the public should be reminded that the protection of parliamentary privilege does not apply to Local Government, and any statements or discussion in the Council Chamber or any document, produced are subject to the laws of defamation.

PUBLIC QUESTION TIME

Reference No. 214/2020

1. PUBLIC QUESTIONS TAKEN ON NOTICE – OCTOBER 2020

1.1 Emma Hamilton, Westbury

1. Given we know from the minutes of the MVC December 2019 AGM that the Mayor had talks with the Liberal Party about pre selection, will the Mayor and all Councillors declare all direct and indirect support received from the Liberal Party during all local council election campaigns?

Response by John Jordan, General Manager:

This is a matter for individual Councillors to consider and respond to having regard to relevant regulations and guidelines.

2. Further to that will the Mayor and all Councillors declare whether anyone in the Liberal Party, either directly or indirectly, encouraged or facilitated the Mayor or Councillors to run for office at the last Meander Valley Local Council elections?

Response by John Jordan, General Manager:

This is a matter for individual Councillors to consider and respond to having regard to relevant regulations and guidelines.

2. PUBLIC QUESTIONS WITH NOTICE – NOVEMBER 2020

2.1 Anne-Marie Loader, Westbury

The State Government has gone on the record at various times stating that it will NOT use the "Major Projects" legislation to build a prison at Westbury. Will Meander Valley Council likewise make a commitment to the community that it will not, now or ever, write to the minister's office and ask for the proposed Northern Regional Prison to be made a "Major Project"?

Response by John Jordan, General Manager:

Council has not received a planning application relating to the Northern Prison. It is not appropriate for Council to pre-determine a position on any legislative provisions before a specific matter is before it. This includes those arising from the Land Use Planning and Approvals Amendment (Major Projects) Act 2020.

3. PUBLIC QUESTIONS WITHOUT NOTICE – NOVEMBER 2020

3.1 Evelyn Shelton, Elizabeth Town

1. PA /20/0120 On Approval by Council, are the Crown; giving the Planning Applicant a section of this road shown as (un-Identified; Road without a CT Reference; acquired under the Resumption Act, 1910, from lots 5336 and 5337, Gazette the 31 day of August 1915 Date signed, 13th Day of January 1916 Reserved for road access, by private landowners to their private property?

Response by Town Planner, Justin Simons:

The land is identified as being Crown Land. Crown consent is required and has been provided in order to lodge the application. The arrangements which govern the use of that land are between The Crown and the applicant. The question should be directed to the relevant Government department.

Upon success, of the planning approval; are the Crown Parks and Wildlife, intending to make a further acquisition, under the lands resumption Act 1910 from the same title, lots 5336 and 5337, to compensate for this section of road?

Response by Town Planner, Justin Simons:

Neither the application or the consent provided by The Crown suggests that further land acquisitions are likely to occur, or necessary, to facilitate the proposal. The question should be directed to the relevant Government department.

COUNCILLOR QUESTION TIME

Reference No. 215/2020

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – OCTOBER 2020

Nil

2. COUNCILLOR QUESTIONS WITH NOTICE – NOVEMBER 2020

2.1 Councillor Susie Bower

Can the General Manager please outline why the Westbury Town Hall and other facilities are not available for casual hire?

Response by General Manager, John Jordan:

Council regularly reviews public access to facilities having regard to prevailing government health advice and the local circumstances relating to COVID-19. While arrangements in other councils vary, Council decisions are made considering the specific venues and circumstances of Meander Valley.

From November, the number of people permitted to attend at Council meetings has been increased to seven. For other facilities we are operating as follows:

- **Multi-User Venues - Currently open to regular users of the facilities for training and match purposes; noting cleansing requirements are required to be adhered to. Casual bookings are not currently being taken. This is periodically reviewed considering prevailing COVID-19 circumstances.**
- **Single User Venues (leased) - Single user venues operated by the Club/Leaseholder (pending approval of COVID plan by Council). Bookings for these venues can be done through the Club/Leaseholder. These operators must operate in accordance with their COVID Safety Plan.**

While COVID-19 restrictions remain in place, Council is mindful of the need to ensure community safety and has determined to take a conservative approach to the management of facilities which provide for larger gatherings. Restricting use to regular users means Council is able to predict attendance, social distancing behaviours and compliance with its COVID-19 Safety Plan.

Casual bookings are less predictable and are not being taken due to the scale of the venues and related cleaning costs (which are incurred after each use).

With the change to border circumstances the level of background risk of community transmission has increased. Council has determined to continue a conservative approach and maintain current restrictions and monitor developments. This allows time for the impacts of the border reopening to be known and for tracing and other measures to be tested. That said, Council will review the circumstance regularly with the aim of providing safe access to facilities as soon as possible.

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – NOVEMBER 2020

DEPUTATIONS BY MEMBERS OF THE PUBLIC

Reference No. 216/2020

PLANNING AUTHORITY ITEMS

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

The following are applicable to all Planning Authority reports:

Strategic/Annual Plan Conformance

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

Policy Implications

Not applicable.

Legislation

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

Risk Management

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

Financial Consideration

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

Alternative Recommendations

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

Voting Requirements

Simple Majority

PLANNING AUTHORITY 1

Reference No. 217/2020

5918 BASS HIGHWAY ELIZABETH TOWN

Planning Application: PA\20\0120

Proposal: Vehicle Fuel Sales & Service - Service Station Redevelopment.

Author: Justin Simons
Town Planner

1) Introduction

Applicant	ERA Planning
Owner	Danceston Pty Ltd
Property	5918 Bass Highway ELIZABETH TOWN (CT:207464/1)
Zoning	Rural Living Zone
Existing Land Use	Vehicle Fuel Sales and Service
Number of Representations	Three (3)
Decision Due	10 November 2020
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

If approved, the application will result in:

- a) The demolition of the existing service station and associated infrastructure;
- b) Construction of a new service station, including; fuel bowsers, canopy, truck canopy, convenience store, convenience food, dining area and reconfigured parking and replacement signage;
- c) Revision of internal circulation to provide one way access and egress and an additional right hand turning lane on the Bass Highway to access the service station.

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

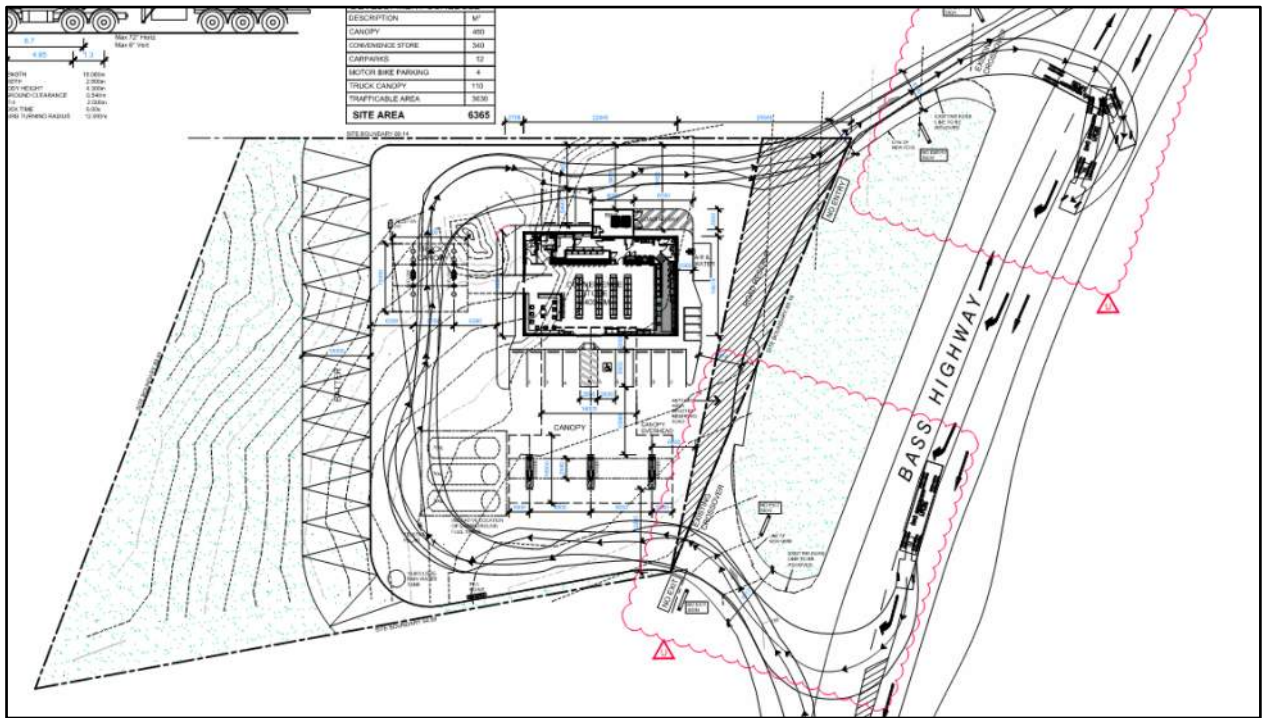


Figure 1: Proposed site plan.

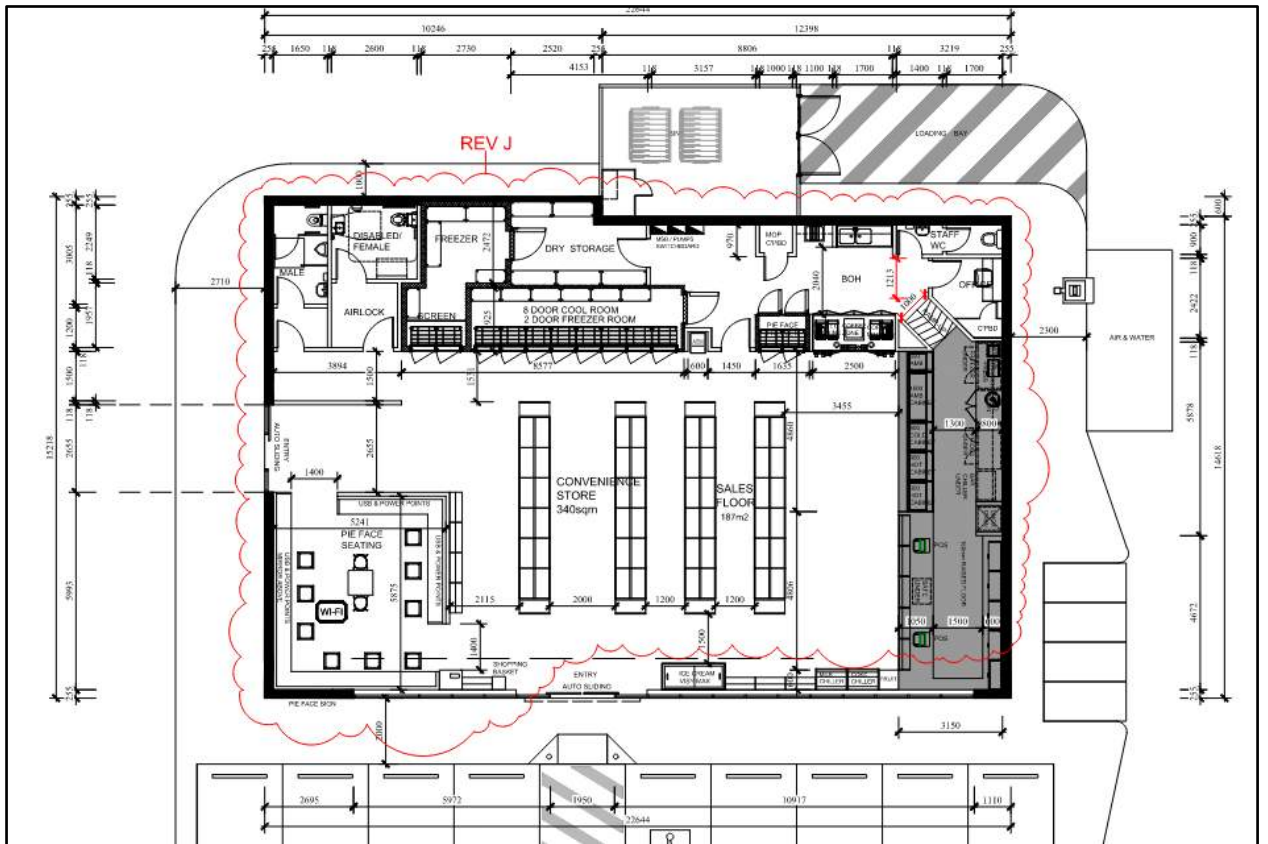


Figure 2: Proposed floor plan.

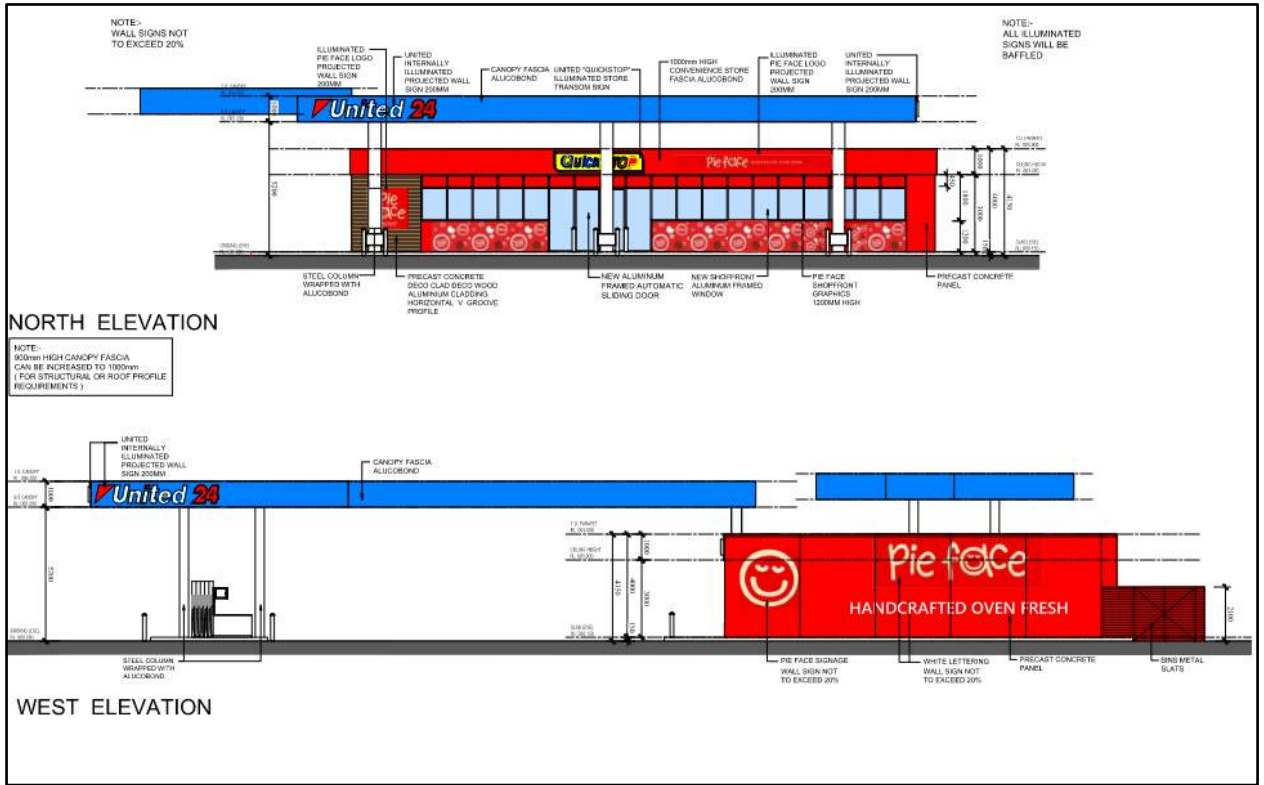


Figure 3: Proposed north and west elevations.



Photo 1: Subject site, showing the existing service station, viewed from the north.

Standards Requiring Discretion

The application relies on the following Performance Criteria:

13.3.1	Amenity	P1
13.3.2	Rural Living Character	P1
13.4.1	Building Design and Siting	P1, P3, P4, P5 & P6
E1.5.2.1	Standards for Hazardous Use	P1
E4.6.1	Use and Road or Rail Infrastructure	P3
E4.7.1	Development on and Adjacent to Existing and Future Arterial Roads and Railways	P1
E6.7.2	Design and Layout of Car Parking	P1 & P2
E6.7.6	Loading and Unloading of Vehicles, Drop-off and Pickup	P1
E7.6.1	Scenic Management – Tourist Road Corridor	P1
E14.6.9	Projecting Wall Sign	P1

2) Summary of Assessment

The application proposes the use and development of land at 5918 Bass Highway, Elizabeth Town for Vehicle Fuel Sales and Service.

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

Overview:

- The subject sight contains an existing service station and roadhouse and is a dominant feature of the streetscape in the vicinity.
- The application proposes to demolish the existing service station and convenience store and construct a new service station.
- The intent of the proposal is to upgrade the facility consistent with United's national branding strategy, and improve the amenity of the service station for patrons, including better parking and manoeuvring provisions. While the proposal is not intended specifically to increase customers, the improvement of facilities will generally increase customer use.
- Use for Vehicle Fuel Sales and Service is discretionary in the Rural Living Zone.
- The standards of the Rural Living Zone generally relate to preserving residential amenity.

- Two (2) representations were received from adjoining property owners during the advertising period. The representations primarily relate to residential amenity and bushfire risk (refer to Section 4 Representations). An additional representation was received with advice from the Department of State Growth.
- The proposal is considered to be satisfactory in relation to the Performance Criteria and concerns raised by neighbours. A number of conditions are recommended to mitigate risks and achieve compliance.
- Separate entry and exit and a north to south flow of traffic will eliminate the majority of headlight shine directed toward the neighbouring dwelling. Other lighting can be managed by conditions to minimise light spill.
- A boundary fence and privacy screen is recommended to mitigate privacy and trespass concerns.
- Noise impacts generated by the proposal are considered to be negligible.
- Advice has been provided by the Department of State Growth regarding access to and from the Bass Highway. Conditions are recommended to ensure that the access and egress are constructed to an acceptable standard.
- Advice has been provided by the Tasmanian Fire Service (TFS) in relation to bushfire risk and an Emergency Management Plan has been endorsed. The proposal will result in substantially improved management of bushfire risk due to a requirement to meet current hazard management and construction requirements.
- While the service station will look different, it is of a similar scale and position to the existing service station and will not result in significant changes to the scenic values of the tourist road corridor or the character of the area.

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

3) Recommendation

It is recommended that the application for Use and Development for Vehicle Fuel Sales & Service - Service Station Redevelopment, on land located at 5918 Bass Highway ELIZABETH TOWN (CT:207464/1), by ERA Planning, be APPROVED, generally in accordance with the endorsed plans:

- a) ERA Planning and Environment - Planning Application- dated 11 August 2020 (Excluding Appendix C – Bushfire Hazard Report); and
- b) Metrics Group – Bushfire Hazard Report – dated 29/11/2019.

and subject to the following conditions:

1. **Prior to the commencement of works:**
 - a) Detailed engineering drawings showing the extent of the proposed site access works must be provided to the Department of State Growth for review and acceptance. Written advice of approval by the Department of State Growth must be provided to Council (see Note 3). Design drawings are to include:
 - i. Upgrade to the existing access points to accommodate 26m B-double design vehicle turn movements;
 - ii. Required road widening of the Bass Highway to provide a full length CHR right turn lane (including all associated earthworks, pavement design, drainage works and traffic control devices) as detailed in the applicants Traffic Impact Assessment.
 - iii. Consideration of the neighbouring property access to the immediate south, identify the interaction between the two and providing as much separation between the two as practical.
 - b) The applicant must provide a drainage plan to the Department of State Growth, including catchment area, flows and drainage design for any area discharging to the State road reserve as part of an application for approval to concentrate drainage of the land onto the State road network (see Note 4).
 - c) An establishment survey is to be undertaken by a registered land surveyor to accurately identify the extent of the site.
2. **All works must be contained within the title boundaries, with the exclusion of works on Crown Land. Works within Crown Land are to be approved by the Department of State Growth and Property Services.**
3. **A solid fireproof fence with a height of 2.1m is to be erected on the rear and side boundaries. Downward tapering of the fence toward the front boundary is acceptable where absolutely necessary to ensure safe**

sight distances to the satisfaction of Council.

- 4. The north side boundary fence for that part immediately north of the main canopy is to ensure a minimum height of 1.7m above the finished pavement level surrounding the main bowsers;**

or

In addition to the 2.1m boundary fence, a privacy screen with a maximum transparency of 30% and height of 1.7m relative to the finished pavement level surrounding the main bowsers is to be erected to the immediate north of the main canopy, between the internal driveway and the north boundary.

- 5. A steel safety bollard is to be erected between the north side boundary and the driveway entering the property, no less than 300mm from the south-west corner fence post of the property to the north (CT:239958/1).**
- 6. External lighting is not permitted to be directed towards neighbouring properties or project beyond the property boundary, floodlighting is to be baffles and directed toward the ground and lighting under the canopies must be directed downwards.**
- 7. Commercial vehicles not attending the site to refuel (i.e. those undertaking deliveries or providing site services) must only operate between 6:00am and 10:00pm.**
- 8. Any temporary buildings erected onsite, within 50m of the Bass Highway, are to be removed within three years of their placement on the site or some further period of time as agreed in writing by the Department of State Growth.**
- 9. Prior to the commencement of use the following is to be completed to the satisfaction of Council:**
 - a) Driveway access works must be completed in accordance with the approved engineering drawings (see Condition 1, a) and confirmation from the Department of State Growth of the works completion must be provided to Council;**
 - b) A boundary fence and privacy screen is to be erected in accordance with Condition 3 and Condition 4;**
 - c) A safety bollard is to be erected in accordance with Condition 5;**
 - d) All traffic management signage shown on the endorsed plans is to be erected.**

Note:

1. The underground fuel storage tanks are to be decommissioned and removed in accordance with the Environmental Management and Pollution Control (Underground Petroleum Storage Systems) Regulations 2020. Please contact the EPA Contaminated Sites Unit on (03) 6165 4599 for further information regarding the requirements under the Regulations for decommissioning, and WorkSafe Tasmania for further information regarding safety and technical issues of tank removal on 1300 366 322.
2. An application for a Plumbing Permit will be required at the Building and Plumbing Permit application stage for the on-site wastewater system servicing the development. Please note that an on-site wastewater design report by a suitably qualified person is required to accompany the application.
3. A valid works permit is required for all works undertaken in the State road (Bass Highway) reservation. Details of the permit process and application forms can be found at: www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/general_works_pathways_stock_underpass. Applications must be received by the Department of State Growth a minimum of twenty (20) business days prior to the expected commencement date for works in order to allow sufficient time for the application to be assessed. No works are to be undertaken until a written permit has been issued.
4. Approval is required from the Department of State Growth to concentrate and discharge stormwater or drainage onto the State road network. Details of the permit process and application forms can be found at: https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/stormwater_discharge_only.
5. The applicant must apply to the Department of State Growth in writing requesting the current Limited Access licenses be amended to reflect 'Vehicle Fuel Sales and Service' as the use of the property. Additionally, licence conditions will be included to restrict vehicle movements to one-way entry only for the northern access and one-way exit only for the southern access. The access licences must be issued prior to operational use of the site.

6. An application for a Plumbing Permit will be required at the Building and Plumbing Permit application stage for the on-site wastewater system servicing the building. Please note that an on-site wastewater design report by a suitably qualified person is required to accompany the application.
7. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services Department on (03) 6393 5320 or via email: mail@mvc.tas.gov.au
8. This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:
 - a) Building approval
 - b) Plumbing approval

All enquiries should be directed to Council's Permit Authority on (03) 6393 5320 or Council's Plumbing Surveyor on 0419 510 770.
9. 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.
10. 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.
11. 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.

12. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.
13. 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.
14. If any Aboriginal relics are uncovered during works:
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania) Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
 - c) The relevant approval processes will apply with state and federal government agencies.

4) Representations

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

During the advertising period three (3) representations were received (attached documents). Two (2) representations were received from adjoining property owners and one (1) was received from State Growth. A summary of the concerns raised in the representations is provided below. While the summary attempts to capture the essence of the concerns, it should be read in conjunction with the full representations included in the attachments.

Concern – Noise and Illumination

- **Orientation and location of service station has changed and will increase noise and illumination.**
- **Awning lighting will be closer to the boundary.**
- **Operation and vehicle noise will move closer to the boundary.**
- **Orientation allows vehicles to direct light towards the neighbouring dwelling.**
- **Truck refuelling at the rear will bring heavy vehicles closer to the boundary.**
- **24 hour card refuelling will extend hours.**

Comment:

The proposed development will result in changes to the orientation of the service station and circulation spaces. However, additional noise impacts from the change will be negligible. The vast majority of noise impacts on the dwelling to the immediate north of the site are generated by passing traffic on the Bass Highway. There is a tendency for heavy vehicles to use air brakes on this stretch of road regardless of whether they are accessing the service station or not. The subject site is currently used as a service station. While increased patronage is likely over time, the increased noise impacts associated with the redevelopment are likely to be negligible and will be eclipsed by the background noise generated by the highway.

While the site will be illuminated and will be clearly visible from neighbouring dwellings, light impacts are unlikely to cause detriment to the residential amenity of the neighbouring dwelling. The reconfiguration of parking and manoeuvring within the site will result in a single direction flow of traffic from the north to the south, heading away from the residence to the north. This will result in a significant reduction in the frequency of car headlights being directed at the neighbouring dwelling. Council's Environmental Health Officer has recommended a condition be placed on the permit to ensure that the canopies are only lit by down lighting and flood lighting is baffled and directed toward the ground to minimise light spill. The separation distance between the dwelling and the proposed service station will mitigate light impacts such that the effect is negligible.

It is noted that the south facing windows of the dwelling are directly aligned with the north bound lane of the Bass Highway. With the current proposal, impacts from headlights travelling on the highway will result in significantly greater impacts than that of the proposed development.

Noise and light impacts associated with the operation of 24 hour card refuelling are considered to be negligible in comparison to the background noise generated by normal use of the Bass Highway.

Concern – Rubbish

- **Blowing rubbish and cigarette butts.**
- **Noise from garbage trucks.**
- **Flies attracted by garbage.**

Comment:

The proposal plans include a bin storage area to the south of the proposed buildings. This is on the side of the building furthest from the dwelling to the north. Littering and the disposal of rubbish is managed by the *Environmental*

Management and Pollution Control Act 1993. Inappropriate management of rubbish can be managed under this act as Council becomes aware of any issues.

Concern – Privacy and Security

- **Patrons of the service station can see into the neighbouring property at 5924 Bass Highway.**
- **Increased patrons will result in increased impacts on privacy.**
- **Increased patrons will result in increased risk of theft.**
- **Inappropriate use of the adjoining road reserve to the south.**

Comment:

The dwelling to the immediate north of the service station is located more than 25m from the shared boundary. This separation is sufficient to mitigate overlooking and provide reasonable privacy for the occupants of the dwelling. While the bowsers and canopy will move approximately 12m closer to the boundary, patrons will occupy this space for a relatively short period of time while refuelling.

From discussions with the applicant it appears that part of the security concern arises from undesirable people loitering at the petrol station after hours. It is anticipated that a redevelopment as proposed, with a significant capital outlay, will create an incentive for the owner of the building to invest in better security for the site.

It is also noted that there is no visual barrier between the Bass Highway and the residential property to the north and risks associated with theft and people intending to do the wrong thing are equally as high from the highway.

It is recommended that a 2.1m boundary fence be erected on the side and rear boundaries of the subject property, including that shared with the dwelling at 5924 Bass Highway. It is recommended that for the extent of the fence line immediately to the north of the main canopy only, the fence be made a minimum height of 1.7m above the finished ground level of the pavement. A 1.7m screen is sufficient to obstruct the views of a casual observer in the primary bowser area and the dining area of the building.

Concern – Fence and Boundary

- **Lack of boundary fence.**
- **Fence removed and not replaced by a previous owner.**
- **Site should be resurveyed.**
- **Fence to assist with noise, lights, trespass, escaping rubbish, privacy and security.**
- **Damage to fence.**

Comment:

The applicant has confirmed that they are content with a requirement to erect a 2.1m non-combustible fence on the side and rear boundaries of the property. It is recommended that this be included in a condition on the planning permit, noting that tapering of the fence may need to occur toward the front boundary such that it does not impact line of site for vehicles entering the service station and that the extent of fencing on the south side will need to reflect the location of the exit onto the Bass Highway.

The erection of a fence will assist to contain any wind-blown rubbish within the site, will clearly delineate the boundary and will create both a visual and physical barrier between the residence and patrons to the service station.

While a higher, more substantial sound panel or besser block wall has been requested in discussions with the representor residing to the immediate north, such a wall is not considered warranted. The primary source of vehicle noise is generated by the Bass Highway and such a wall would have negligible impact on noise.

Given the uncertainty regarding the location of the boundaries and historic boundary disputes, it is reasonable to require an establishment survey to be undertaken prior to the commencement of any works, to ensure that fencing and any other works do not encroach on neighbouring land.

The proximity of the current service station access to the northern property boundary, combined with careless driving, has resulted in damage to the current boundary fence. It is recommended that a substantial safety bollard be erected a minimum of 300mm from the boundary fence. A bollard will generally require drivers to take a wider birth and protect the shared boundary fence. A minor realignment of the access to accommodate the bollard may be necessary, but will have negligible implications for the development.

Concern – Fire Risk

- **Increased risk associated with increased bowsers.**
- **Dangerous fuel heaps.**
- **Request for fire retardant fencing on boundaries.**
- **Development should be required to install dedicated firefighting water supply.**

Comment:

Redevelopment of the site as proposed will require the facility to comply with the current bushfire requirements under the planning and building regulations. Currently there are no bushfire protection measures in place that are

enforceable through a planning or building permit. While the number of bowsers will be increased, the risk associated with bushfire will substantially decrease. As part of the building approval process a building surveyor will need to certify that the requirements of any bushfire hazard management plan have been met. This will include the provision of a dedicated firefighting water supply and ensuring that the hazard management areas are cleared and free of fire hazards.

The applicant has agreed to the erection of a fire-proof fence on the side and rear boundaries, which will further assist to mitigate risk.

While there is significant onus on the land owner to maintain the site in accordance with the hazard management plan, endorsement of the plan as part of a planning approval create a mechanism by which these requirements can be enforced.

The proposal plans, including the bushfire hazard management plan were referred to the TFS for consideration. The Emergency Management Strategy has been endorsed by the Chief Officer of the TFS and no significant concerns were raised with the proposed bushfire protection measures.

Concern – Traffic and Road Access

- **Road markings on the Bass Highway are confusing, particularly around Parkham Road.**
- **Turning provisions inadequate.**
- **Vehicles crossing lanes to enter and exit the site. Concern – Access and Frontage**
- **Property does not have sufficient frontage and access extends in front of neighbouring property.**
- **Requires land outside of the property (Crown Land).**
- **Use of the Crown Road reserve to the south, including inappropriate use.**

Comment:

The application includes a Traffic Impact Assessment prepared by a suitably qualified person and endorsed by the Department of State Growth.

The Traffic Impact Assessment demonstrates that the volumes of traffic likely to be generated by the proposal will not cause a risk to the safety and efficiency of the Bass Highway, provided that appropriate turn treatments are provided. It is considered that the auxiliary left turn lane is sufficient to provide for slowing and turning of south bound vehicles into the property. Both the Traffic Impact Assessment and the Department of State Growth recommend changes to the

line marking to create a channelised right turning lane. This treatment will provide a safe place for north bound vehicles, outside of the primary traffic lanes, to slow and stop while waiting for a safe opportunity to cross the south bound lane. These measures will improve safe access to the site from the Bass Highway.

The traffic impact assessment also identifies that the location of the service station provides significant views along the Bass Highway to both the north and south, providing adequate sight lines from the entry and exit.

A number of conditions have been recommended by the Department of State Growth, requiring the submission of engineering drawings and the inclusion of the channelised right turn lane.

The entry and exit to the property currently, and will continue to, extend in front of the neighbouring properties to the north and south. All works will be contained within the subject property, the Bass Highway road reserve and the Crown Road reserve to the south. The purpose of these reserves is to provide for public roads and access to and from those roads. While minor widening will be required, the impacts on neighbouring properties will be negligible. The extension of an access in front of another property is not an uncommon means of providing for safe access.

A number of concerns have been raised regarding the inappropriate use of the road reserve to the south. These concerns are not considered relevant to the application currently at hand and are largely a matter between the administrators of the Crown Land, Tasmanian Parks and Wildlife Service, and the users of the road reserve.

5) Consultation with State Government and other Authorities

The application has been referred to the Tasmanian Fire Service who have reviewed the Bushfire management plan and certified the Emergency Management Strategy submitted with the application. The certified strategy will be endorsed as part of any planning permit.

Advice has also been provided by the Department of State Growth in regard to traffic impact and the suitability of access to and from the Bass Highway. The advice is considered in the representations and the assessment.

6) Scheme Assessment

Use Class: Vehicle Fuel Sales and Service

Performance Criteria

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

Rural Living Zone	
13.1 Zone Purpose	
13.1	<i>Zone Purpose</i>
13.1.1	<i>Zone Purpose Statements</i>
13.1.1.1	<i>To provide for residential use or development on large lots in a rural setting where services are limited.</i>
13.1.1.2	<i>To provide for compatible use and development that does not adversely impact on residential amenity.</i>
13.1.1.3	<i>To provide for rural lifestyle opportunities in strategic locations to maximise efficiencies for services and infrastructure.</i>
13.1.1.4	<i>To provide for a mix of residential and low impact rural uses.</i>
13.1.2	<i>Local Area Objectives - Elizabeth Town</i>
	<i>a) To retain a low level of visibility of development through unobtrusive siting and design, including materials and finishes.</i>
	<i>b) Where development is visible, ensure that materials are non-reflective and the design integrates with the landscape.</i>
	<i>c) The retention of vegetation and lower densities, particularly on steeper slopes, is the preferred means to integrate and screen development to reduce the visual impact of buildings and access driveways from roads and neighbouring properties.</i>
	<i>a) Future subdivision will be determined on the basis of capacity for servicing, access, any potential for natural hazards and potential for conflict with adjoining land uses.</i>
13.1.3	<i>Desired Future Character Statements – Elizabeth Town</i>
	<i>a) Elizabeth Town is characterized by forested hills with some cleared areas and visible residential uses adjacent to Christmas Hills and Parkham Roads.</i>

Response

The proposed development is consistent with Clause 13.1.1.2 and provides for a compatible use and development that will not adversely impact existing residential uses. In this case the proposal is considered in the context of the existing use and development of the site. The Elizabeth Town Roadhouse is an existing, highly visible and prominent development located in close proximity to the Bass Highway.

While the proposal may result in an increase in visitors to the site over time, the impacts are generally consistent with those of the existing service station and a number of changes are proposed that will generally raise the standard and amenity of the site. It is not anticipated that the proposal will result in any increased detriment to neighbouring properties. The proposal further represents an opportunity to condition the site such that an improved outcome can be achieved for all parties.

The proposal is consistent with the Local Area Objectives for Elizabeth Town. While visually dominant on the site, the proposal is consistent with the existing development on the site, it will have negligible impact on the character of the area and will not reduce the dominance of existing residential uses in the Elizabeth Town Rural Living Zone.



Photo 2: Existing Elizabeth Town Roadhouse.

13.3.1 Amenity

Objective

To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby

residential uses.

Performance Criteria P1

The use must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour, dust and illumination.

Response

The proposed development is unlikely to give rise to an environmental nuisance through emissions. Council's Environmental Health Officers have considered the proposal and have provided the following advice:

The information contained within application documentation suggests only minor changes will be made to the current operation of the service station as a result of the upgrade. Such changes include the alteration of the traffic flow to be one-way around the site and the provision of separate bowzers for trucks. No changes are proposed to the operating hours or number of staff present on-site at one time.

The planning scheme states that the use must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour, dust and illumination. Council does not have a record of receiving any complaints alleging unreasonable impact on amenity as a result of activities associated with the current operation of the service station.

The change in traffic flow (i.e. vehicles entering the site from the north and exiting to the south) will lead to the vast majority of vehicles facing south while refuelling. It is reasonable to assume that this will notably reduce the occasions when headlights are directed towards the adjoining dwelling to the north. The proposal includes illuminated signage on the canopy and on the wall of the building. It is recommended that conditions be included on the planning permit to limit the projection of lighting and reduce the likelihood of impacts to adjoining residents.

The current noise from vehicle movements entering and exiting the service station is recognised, however given its location, the dominant noise in the area arises from the passing traffic on the Bass Highway. It is noted that patrons are currently able to access fuel via a self-serve bowser 24 hours a day, 7 days a week and this is proposed to continue. It is deemed that the only reduction in noise associated with vehicle movements on the site that can be managed via the planning permit are for commercial vehicles undertaking deliveries. Such movements could be limited to the hours listed in the Planning Scheme,

i.e. only between 6:00am and 10:00pm.

The documentation states that the site will be sealed: this will reduce the likelihood of dust emissions beyond the property boundary. It is not anticipated that the proposed development will cause emissions of smoke or odour.

Taking these factors into account, it is considered that the likelihood of an environmental nuisance being caused or being likely to be caused as a result of the proposed development is low. The current activities associated with the operation of the service station activities are not going to alter significantly, therefore from an Environmental Health perspective, there is not ample reason to refuse the application on the basis for potential environmental nuisance impacts.

The application documentation did not provide details regarding the proposed on-site wastewater management system which will service the development. It is considered that adequate area is available on the lot to manage wastewater disposal. A site specific design report will need to be completed by a suitably qualified person and this will be assessed at the building/plumbing permit stage.

The applicant has advised that the old fuel tanks will be removed and replaced with the new underground storage tanks as part of the proposed development. Underground fuel storage tanks are regulated by the Environment Protection Authority, and it is recommended that a note be included on the permit to advise the applicant accordingly.

Conditions are recommended in regard to the management of commercial vehicles and lighting, however it is not anticipated that the proposal will result in an environmental nuisance.

13.3.2 Rural Living Character

Objective

To ensure that non-residential uses support the:

- a) visual character of the area; and*
- b) local area objectives, if any.*

Performance Criteria P1

P1.1 Uses must not be for general retail and hire, and

P1.2 Business and professional services must be for a veterinary centre or similar animal care services and breeding; and

P1.3 The size and appearance of the use must not dominate the residential character of the

area; and

P1.4 The use must be consistent with the local area objectives for visual character, if any.

Response

The proposed use is not for General Retail and Hire or Business and Professional Services. It is for the redevelopment of an existing service station of a similar scale and location to the existing service station on the site. The building is highly visible, in a prominent location and has a bright colour scheme. The assessment of visual character in this area is difficult without acknowledging that the existing building makes a significant contribution to the landscape and the visual character of the area.

The proposal will not alter the existing residential character of the area. While there will be obvious visual changes to the structure, the degree to which the use and development dominates the character of the immediate area will not change. In a broader sense the general character of the Rural Living Zone at Elizabeth Town will not change. The ratio of dwellings to commercial uses will not be altered and single dwellings will remain the dominant form of use and development in the area.

While the Local Area Objectives for visual character support unobtrusive siting, screening and the retention of vegetation, to encourage discrete, low visibility forms of development, the current proposal should be viewed in the context of the existing use and development of the site. The current development is highly visible. There is no vegetation on the site capable of providing screening. The low profile of the design ensures that the development remains below the established tree line to the rear and will assist to anchor and integrate the development within the landscape.

Considering the context of the existing use and development of the site, and the contribution the current building makes to the existing visual character of the immediate area, the proposed development is considered to be consistent with the objectives.

13.4.1 Building Design and Siting

Objective

To ensure that siting and design:

- a) protects the amenity of adjoining lots; and*
- b) is consistent with the local area objectives and desired future character statements for the area, if any.*

Performance Criteria P1

Site coverage must have regard to:

- a) the size of the site; and*
- b) existing buildings and any constraints imposed by existing development or the features of the site; and*
- c) the site coverage of adjacent properties; and*

- d) the effect of the visual bulk of the building and whether it respects the landscape character; and*
- e) the capacity of the site to absorb runoff; and*
- f) the landscape character of the area and the need to remove vegetation to accommodate development, and;*
- g) the local area objectives, if any.*

Response

The proposed building occupies approximately 11% of the 8000m² site. There is significant variation in the size of lots in the area, with smaller lots fronting the Bass Highway to the east and significantly larger lots to the west and further east. The dwelling at 2 Parkham Road has a site coverage of approximately 16.5% on a 2400m² lot while the immediate neighbour to the east has a site coverage of approximately 1.25% over 319,000m² (31.9ha). The proposed site coverage is considered to be acceptable for the relatively small size of the lot.

The proposed building will have a similar visual bulk to the current service station. It retains a relatively low profile and is setback approximately 18m from the carriage way. Tall native vegetation on the adjoining property to the rear and the south will dwarf the development and provides scale. The building does not extend above the tree-line or the horizon. The low profile and continued prominence of the tree-line to the rear respects the existing landscape character of the site.

There is adequate land remaining free of development to the rear of the site to accommodate the onsite management of stormwater; however, the current development drains to the road side drainage on the Bass Highway. The Department of State Growth will require a stormwater management plan to be submitted prior to any stormwater disposal in the road corridor.

While some vegetation removal will be required to facilitate the development, it primarily relates to regrowth to the rear and will not impact the landscape character of the site.

The local area objectives have been discussed in the assessment above and the proposal is considered to comply, considering the context of the existing service station and the contribution it makes to the visual character of the immediate area.

Performance Criteria P3

Building frontage setbacks must have regard to:

- a) the prevailing setbacks of existing buildings on nearby lots and pattern of development in the surrounding area; and*
- b) the visual impact of the building when viewed from the road; and*
- c) retention of vegetation within the front setback; and*

d) consistency with the local area objectives, if any.

Response

The proposed development will have a setback of 3m from the front boundary of the property. Although less than 25m from the frontage, the proposed setback is consistent with that of the existing building on the site and is considered to be acceptable. Setbacks on the Bass Highway at Elizabeth Town vary significantly. However there are a number of properties in the vicinity, including Elizabeth Town Cafe at 5783 Bass Highway, 5784 Bass Highway, the fire station at 5816 Bass Highway and 2 Parkham Road, which have similar setbacks to the proposed development and have a prominent roadside presence.

Despite a setback of 3m from the front boundary, the road verges in this area are a significant width and the development will have a setback of more than 18m from the carriage way of the Bass Highway. The distance separation from the road is adequate to mitigate the reduced setback.

The visual impact of the building when viewed from the road will not be significant. Its scale and location is similar to that of the existing building and the surrounding vegetation anchors the building within the landscape and provides an established appearance.

With the exclusion of a single small shrub, there is no vegetation between the building and the frontage, both existing and proposed. Due to the relatively small size of the lot, its proximity to the Bass Highway and the hazardous nature of the use, it is difficult to establish new screening vegetation.

The proposed development is consistent with the Local Area Objectives and will not alter the extent to which the character of the immediate and surrounding area is dominated by residential use and development.

Performance Criteria P4

Buildings must be sited so that side and rear setbacks:

a) protect the amenity of adjoining dwellings by providing separation that is consistent with the character of the surrounding area having regard to the:

i) impact on the amenity and privacy of habitable room windows and private open space; and

ii) impact on the solar access of habitable room windows and private open space; and

iii) locations of existing buildings and private open space areas; and

iv) size and proportions of the lot; and

v) extent to which the slope, retaining walls, fences or existing vegetation screening reduce or increase the impact of the proposed variation; and

vi) local area objectives, if any; and

b) protect agricultural uses on adjoining lots from constraints.

Response

The proposed development will not impact the amenity of the adjoining dwellings as a result of the proposed setback.

There are no dwellings to the immediate south of the site and the proposal will not result in any overshadowing of habitable rooms or private open space areas. The proposed development will replace an existing building on the site and the change in setback is relatively minor. As such, the separation between the proposed building and the neighbouring dwelling is generally consistent with that of the current situation.

The dwelling to the north is approximately 25m from the shared boundary with the subject site. This distance is adequate to preserve the privacy of the habitable rooms of this dwelling. The proposed development is not for a habitable building.

The subject site is slightly elevated in relation to the residential property to the north, as such, there is some risk that the proposed boundary fence will be low relative to the pavement at the bowsers. It is recommended that a condition be included on the permit that for that part of the fence immediately to the north of the main canopy only, the height of the fence is to be adjusted to maintain a minimum height of 1.7m above the finished pavement surface to obscure direct views by the casual observer into the neighbouring property.

The Local Area Objectives have been discussed in the assessment above.

The impacts of the proposal are relatively consistent with the existing development and it will not constrain agricultural uses on the land to the west.

Performance Criteria P5

Development must not be obtrusive and must complement the character of the surrounding area having regard to:

- a) landscaping; and*
- b) building form and materials; and*
- c) local area objectives, if any.*

Response

The proposed development is considered to be consistent with the character of the surrounding area. The existing service station is one of the defining features of this area of Elizabeth Town.

Performance Criteria P6

The removal of standing vegetation does not result in obtrusive development having regard to:

- a) The degree of vegetation clearance;*

- b) landscaping;*
- c) building form and materials;*
- d) setbacks to roads and adjoining lots.*

Response

The prominence of the development, its setback from the road and degree of screening, is consistent with that of the existing building and is not a result of the removal of vegetation. There are few standing trees remaining on the property, due to past clearance associated with bushfire hazard management, and all standing vegetation is located to the rear of the existing and proposed buildings. There is no standing vegetation and minimal landscaping between the building and the road.

The degree of additional clearance required is minimal and primarily comprises regrowth in existing cleared areas. Depending on the location of the boundary, additional trees may need to be removed in order to comply with the requirements of the Bushfire Hazard Management Plan, however it is anticipated that the impacts will be negligible. Additional vegetation removal within the property boundaries will not have a significant impact on the streetscape.

The proposed building has a relatively low profile and is cut into the slope. A backdrop of tall standing vegetation will remain behind and above the proposed service station, providing a sense of scale and assisting the development to settle into the landscape.

The removal of standing vegetation will not result in obtrusive development.

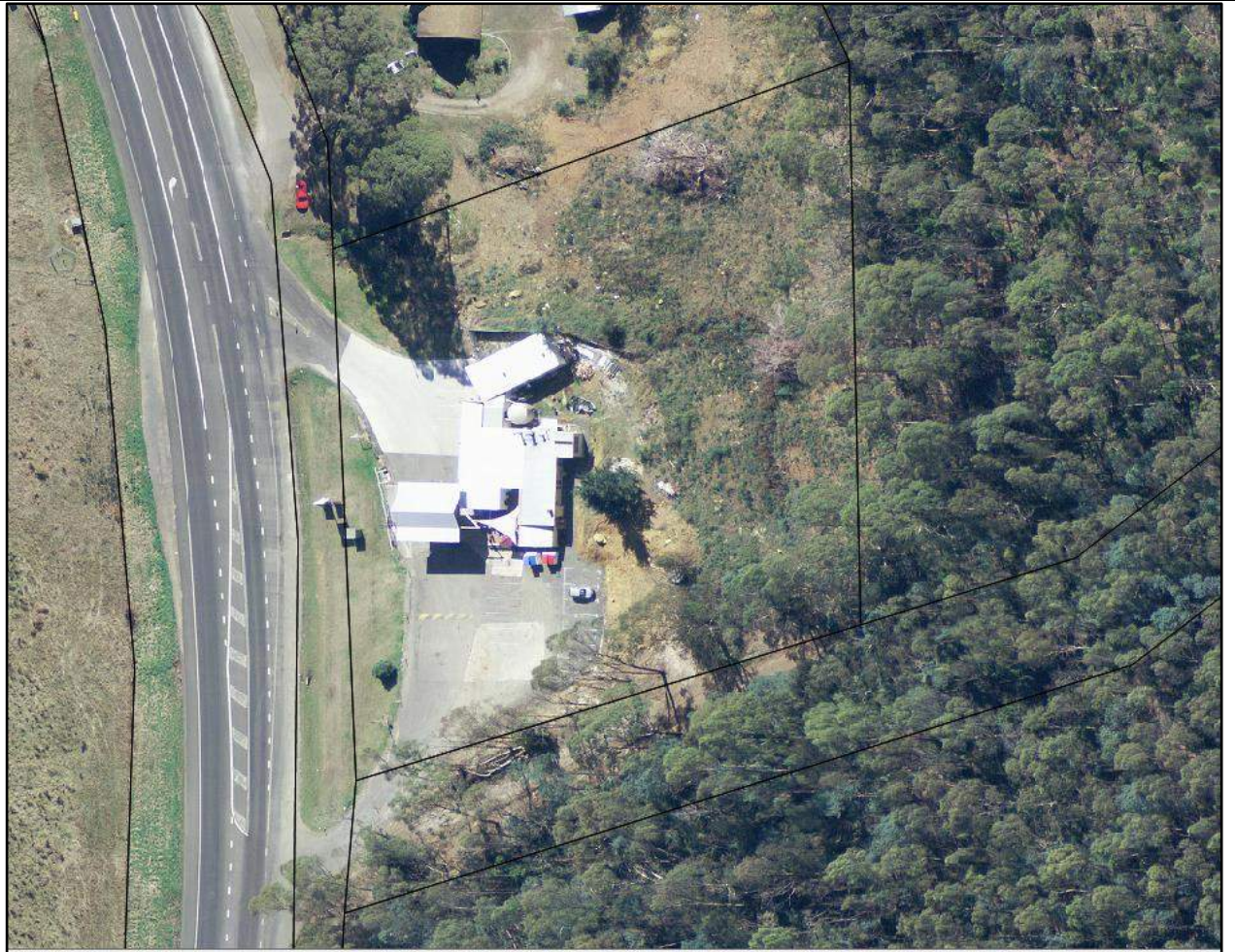


Photo 3: Aerial image of subject property, showing extent of past clearing and approx. location of boundaries.

E1 Bushfire Prone Areas Code

E1.5.2 Hazardous Uses

Objective

Hazardous uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the hazardous use and the bushfire hazard.

Performance Criteria P1

A hazardous use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:

- (a) the location, characteristics, nature and scale of the use;*
- (b) whether there is an overriding benefit to the community;*
- (c) whether there is no suitable alternative lower-risk site;*
- (d) the emergency management strategy and bushfire hazard management plan as specified in A2 and A3 of this Standard; and*
- (e) other advice, if any, from the TFS.*

Response

The proposal is for the redevelopment of an existing service station. While the use is defined as a hazardous use, it is anticipated that the degree of hazard will be reduced by the proposed development. As part of the planning and building approval process, the new development will be required to upgrade hazard management provisions, firefighting provisions and emergency management to a much higher degree than the existing service station is subject to.

The location of the development is considered essential to the proposal as it is for the upgrade of an existing facility on the site, rather than a new facility.

The TFS has reviewed the Bushfire management plan and certified the emergency management strategy submitted with the application.

E4 Road and Rail Access Code

E4.6.1 Use and road or rail infrastructure

Objective

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

Performance Criteria P3

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

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

Response

The proposal will make use of the existing accesses onto the Bass Highway. The proposed improvements will likely result in an increased use of the access over time.

The application includes a Traffic Impact Assessment, prepared by a suitably qualified person and is accompanied by advice from the Department of State Growth. As well as creating a one directional flow of traffic and a separate access and egress, the Traffic Impact Assessment recommends changes to the line marking on the Bass Highway to facilitate a right hand turning land into the site for north bound

traffic. With the proposed changes the development is considered to achieve an adequate level of safety and efficiency for all road users. It is recommended that a condition be included on the permit requiring the line marking to be completed and sign off provided by the Department of State Growth, prior to the commencement of use.

The development is consistent with the objective and will not reduce the safety and efficiency of the Bass Highway.

E4.7.1 Development on & Adjacent Existing and Future Roads and Railways

Objective

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

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

Performance Criteria P1

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

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

Response

The proposed development will result in an improvement to the safety and efficiency of the road network, by requiring traffic to flow in a single direction, creating a single access point from the Bass Highway and creating a dedicated turning lane to access the site from the north bound lane.

The site has adequate safe sight distances for the design speed of the road, with more than 200m direct visibility from both the entry and exit.

The development is for a non-habitable building and patrons will generally stay for a

short period of time. The proposed setback from the Bass Highway is sufficient to mitigate the impacts to a degree consistent with the nature of the use.

The setback of the proposed development is consistent with that of the existing building. While 3m from the title boundary, the development is more than 18m from the existing carriageway. The setback is sufficient to accommodate future road widening.

No information has been provided regarding temporary buildings. It is recommended that a condition be placed on the permit to remove temporary buildings within three (3) years of their placement on the site or some further period of time as agreed in writing by the Department of State Growth.

The proposed development is consistent with the objective and allows for the safe and efficient operation of the road, does not restrict future road widening and will not result in undesirable interactions between the use/development and the Bass Highway.

E6 Car Parking and Sustainable Transport Code

E6.7.2 Design and layout of Car Parking

Objective

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

Performance Criteria P1

The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:

- a) the layout of the site and the location of existing buildings; and*
- b) views into the site from the road and adjoining public spaces; and*
- c) the ability to access the site and the rear of buildings; and*
- d) the layout of car parking in the vicinity; and*
- e) the level of landscaping proposed for the car parking.*

Response

The majority of the car parking and fuelling stations are located behind the building line, however, the motorbike parking and the bay for inflating tyres is located between the building and the frontage. The visual impact of the motorbike parking and a single space for refilling tyres is not significant and will not have a detrimental impact on the streetscape. The small quantity of parking forward of the building line, lower frequency of use and the large setback from the road are considered sufficient to mitigate the impacts. While the rear of the building is accessible, this space has been reserved for truck refuelling, an activity that would have a far greater visual

impact if located to the front of the building.

The small visual impact of the parking between the building and the frontage is not considered to warrant additional landscaping.

The development is consistent with the objective.

Performance Criteria P2

Car parking and manoeuvring space must:

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

Response

A significant motivation for the proposed development is to increase the convenience and efficiency of the site to cater for a wide range of vehicle types to refuel. While the slope of the access exceeds 10%, it has a slope less than 20%, which is consistent with the Australian Standard for parking isles for off-street facilities and is consistent with the gradients of the current service station. All parking areas and manoeuvring spaces past the access ramp have a slope less than 10%. This gradient is acceptable for the proposal and will not compromise the safety or efficiency of the site.

All parking bays, including motorbike and accessible parking have been designed to comply with the dimensions required by the planning scheme and AS2890.1. The manoeuvring spaces adjacent to the parking bays are generous and exceed the minimum requirements of the planning scheme. The refuelling bays adjacent to the bowsers are of sufficient dimensions to suit the types of vehicles expected to visit the site. It is noted that the plans are based on a 19m semi-trailer. While it is noted that larger vehicles do exist, it is far more likely that the driver of a larger vehicle will be aware of the limitations of the majority of service stations and will plan their route and refuelling around sites known to have adequate facilities.

The parking aisles provided are generous and have adequate width to accommodate manoeuvring to and from parking spaces adjacent to the building. Generally the parking layout encourages a single direction flow of traffic and there is little requirement to require turning onsite. All vehicles can enter and exit the site in a forward direction.

The development is consistent with the objective and parking, and manoeuvring spaces are designed and laid-out to an appropriate standard.

E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup

Objective

To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

Performance Criteria P1

For retail, commercial, industrial, service industry or warehouse or storage uses, adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.

Response

The proposal plans identify a designated and line marked loading bay to the east of the convenience store. This bay is of a size and dimension suitable for smaller delivery vans and trucks, and is typical of a commercial use of the scale proposed. Adequate space is provided for the manoeuvring of delivery vehicles to and from the delivery bay.

The development is consistent with the objective and provides adequate access for goods delivery and collection.

E7 Scenic Management Code

E 7. Habitat and Vegetation Management

Objective

(a) To enhance the visual amenity of the identified tourist road corridors through appropriate:

- i) setbacks of development to the road to provide for views that are significant to the traveller experience and to mitigate the bulk of development; and*
- ii) location of development to avoid obtrusive visual impacts on skylines, ridgelines and prominent locations within the corridor; and*
- iii) design and/or treatment of the form of buildings and earthworks to minimise the visual impact of development in its surroundings; and*
- iv) retention or establishment of vegetation (native or exotic) that mitigates the bulk or form of use or development; and*
- v) retention of vegetation (native or exotic) that provides amenity value to the road corridor due to being in a natural condition, such as native forest, or of cultural landscape interest such as hedgerows and significant, exotic feature trees; and*

(b) To ensure subdivision provides for a pattern of development that is consistent with the visual amenity objectives described in (a).

Performance Criteria P1

Development (not including subdivision) must be screened when viewed from the road

within the tourist road corridor having regard to:

- a) the impact on skylines, ridgelines and prominent locations; and*
- b) the proximity to the road and the impact on views from the road; and*
- c) the need for the development to be prominent to the road; and*
- d) the specific requirements of a resource development use; and*
- e) the retention or establishment of vegetation to provide screening in combination with other requirements for hazard management; and*
- f) whether existing native or significant exotic vegetation within the tourist road corridor is managed to retain the visual values of a touring route; and*
- g) whether development for forestry or plantation forestry is in accordance with the 'Conservation of Natural and Cultural Values – Landscape' section of the Forest Practices Code; and*
- h) the design and/or treatment of development including:*
 - i) the bulk and form of buildings including materials and finishes;*
 - ii) earthworks for cut or fill;*
 - iii) complementing the physical (built or natural) characteristics of the site.*

Response

The proposed development will not have a significant impact on the visual amenity of the tourist road corridor. The building will occupy a similar position as the existing building in relation to the road and the setbacks from the carriageway are adequate for a building of this size and scale.

The proximity to the frontage is also required in order to maximise the hazard management areas between the service station and the vegetation to the rear.

A significant visual feature of the site is currently the elevated tree-line to the rear of the existing service station. The established tree-line assists to anchor the building in the landscape and provides a sense of scale. The proposed development will remain below this tree-line and will continue to maintain an established appearance. While the proposal changes the orientation, features and aesthetics of the site, the building will occupy a similar position as the existing service station and will have similar bulk.

While there is no existing screening vegetation between the building location and the frontage, the new building will improve the aesthetics of the site. The current building has been developed over time and has an ad-hoc appearance. The proposed building will maintain a relatively low, flat profile, below the tree-line, but will have consistent materials and finishes and a more harmonious appearance. No vegetation of visual significance is proposed to be removed.

While earthworks are proposed, they are behind the current and future building line and will not contribute significantly to the visual appearance of the site from the road.

The proposal is relatively consistent with the existing use and development of the site and will not have an adverse impact on the visual amenity of the scenic tourist corridor.

E8 Biodiversity Code

E8.6.1 Habitat and Vegetation Management

Objective

To ensure that:

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

Performance Criteria 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.

Response

The application proposes to remove vegetation to the rear of the site, in order to achieve an adequate level of bushfire safety. Although primarily native species, this vegetation is regrowth, having been formerly cleared to provide bushfire hazard management areas for the existing service station. The area is relatively small and highly disturbed. Wastewater management for the existing service station also occurs in this area. The vegetation is not of adequate age to support hollows and has minimal habitat or conservation value.

The removal of the remaining vegetation within the title boundary will not impact the representation or connectivity of vegetation communities in the bioregion and is consistent with the objective.

E14 Signage Code

E14.6.9 Projecting Wall Sign

Performance Criteria P1

Projecting Wall Signs must:

- a) integrate into the design of the premises so as to be attractive and informative without dominating the visual landscape;*
- b) respect and not detract from the streetscape of the locality where it is erected;*
- c) does not unduly increase visual clutter and, where possible, reduces existing visual clutter of the streetscape by replacing existing signs with fewer, more effective signs;*
- d) does not unduly obstruct, or distract, vehicular or pedestrian traffic.*

Response

The proposed development includes three (3) dimensional blow moulded signage typical of service stations and other commercial developments. The signs will be internally lit and will be located on the canopies above the fuel bowsers. The signs are considered to be integrated into the design of the premise and do not extend above or below the fascia of the canopy.

The signage is not excessive and does not unduly increase visual clutter. The signage has been proposed in accordance with a signage strategy, providing a tidy and uniform appearance across the site, rather than the adhoc appearance of the current site.

The signs are located on the canopy, 5.5m above the ground and will not obstruct vehicular or pedestrian traffic. The signage is simple and does not contain any small, detailed or moving components which have potential to distract passing traffic.

The signage is considered to be consistent with the objective.

Acceptable Solutions

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

Rural Living Zone		
Scheme Standard	Comment	Assessment
13.3.1	Amenity	
A1	Discretionary use.	Relies on Performance Criteria.

A2	Discretionary use.	Relies on Performance criteria.
13.3.2 Rural Living Character		
A1	Discretionary use and exceeds 250m ² in floor area.	Relies on Performance Criteria.
A2	All parking is provided on the site.	Complies.
A3	No goods or materials will be stored outside in areas visible by the public. Fuel storage is underground and goods and materials associated with the convenience store will be located within the building.	Complies.
13.4.1 Building Design and Siting		
A1	Site coverage will exceed 5% of the site.	Relies on Performance Criteria.
A2	The building has a maximum height of 6.2m.	Complies.
A3	The development is less than 25m from the front boundary.	Relies on Performance Criteria.
A4	The development is less than 25m from all boundaries.	Relies on Performance Criteria.
A5	The development is for a discretionary use.	Relies on Performance Criteria.
A6	Minor vegetation removal is required for bushfire hazard management.	Relies on Performance Criteria.

E1 Bushfire-Prone Areas Code		
Scheme Standard	Comment	Assessment
E1.2 Application of this Code		
	Proposal is classed as a Hazardous Use.	Code is applicable.
E1.5.2.1 Standards for hazardous uses		
A1	No Acceptable Solution.	Relies of Performance Criteria.
A2.1	A Bushfire Hazard Assessment and Management Plan has been submitted with the application outlining the Emergency Management Strategy.	Complies.
A2.2	A Bushfire Hazard Management Plan prepared by a suitably qualified person has been submitted with the application.	Complies.

E2 Potentially Contaminated Land Code		
Scheme Standard	Comment	Assessment
E2.2 Application of this Code		
	Application is not for a sensitive use.	Code not applicable.

E3 Landslip Code		
Scheme Standard	Comment	Assessment
E3.2 Application of this Code		
	The land is not identified as being prone to landslip.	Code not applicable.

E4 Road and Railway Assets Code		
Scheme Standard	Comment	Assessment
E4.2 Application of this Code		
	Development is within 50m of Category 1 road.	Code is applicable.
E4.6.1 Use and road or rail infrastructure		
A1	The proposal is not for a sensitive use.	Complies.
A2	The road has a speed limit greater than 60km/h.	Not applicable.
A3	Use will increase volume of traffic at the access.	Relies on Performance Criteria.
E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways		
A1	Development is within 50m of the Bass Highway	Relies on Performance Criteria.
E4.7.2 Management of Road and Accesses and Junctions		
A1	Road has a speed limit greater than 60km/h.	Not applicable.
A2	Development does not include a new access.	Not applicable.
E4.7.3 Management of Rail Level Crossings		
A1	Access is not via a level crossing.	Not applicable.
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings		
A1	As existing and more than 250m in either direction.	Complies.

E5 Flood Prone Areas Code		
Scheme Standard	Comment	Assessment
E5.2 Application of this Code		
	The development is not in an area identified as being flood prone.	Code not applicable.

E6 Car Parking and Sustainable Transport Code		
Scheme Standard	Comment	Assessment
E6.2 Application of this Code		
E6.2.1	Code applies to all use and development.	Code is applicable.
E6.6.1 Car Parking Numbers		
A1	The parking requirements for Vehicle Fuel Sales and Service are six (6) spaces per service bay. The development does not include any service bays. A parking space is clearly provided for each bowser and an additional 12 parking spaces are provided adjacent to the convenience store for longer term customers.	Complies
E6.6.3 Taxi Drop-off and Pickup		
A1	Sufficient space in access.	Complies.
E6.6.4 Motorbike Parking Provisions		
A1	Four (4) motorbike spaces provided.	Complies.
E6.7.1 Construction of Car Parking Spaces and Access Strips		
A1	Sealed, line marked and drained.	Complies.
E6.7.2 Design and Layout of Car Parking		
A1	Motorbike parking is located between the building and the frontage.	Relies on Performance Criteria.
A2	Gradient of entry and exist exceeds 10% Vehicles can enter and exit in a forward direction. Access is wider than Table E6.2. Access width adjacent to parking complies with table E6.3. Complies with AS2890.1.	Relies on Performance Criteria.
E6.7.3 Car Parking Access, Safety and Security		
A1	All parking is under lit canopies.	Complies.
E6.7.4 Parking for Persons with a Disability		

A1	Accessible parking is closest to the access.	Complies.
A2	Accessible parking is deigned to the necessary standard.	Complies.
E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup		
A1	Loading bay does not comply with the Acceptable Solution.	Relies on Performance Criteria.
E6.8.1 Pedestrian Walkways		
A1	A pedestrian walkway is provided between the parking spaces and the building.	Complies.

E7 Scenic Management Code		
Scheme Standard	Comment	Assessment
E7.6.1 Scenic Management – Tourist Road Corridor		
A1	The development is located within a scenic tourist corridor and is not screened.	Relies on Performance Criteria.
A2	The development is not for subdivision.	Not applicable.
E7.6.2 Local Scenic Management Areas		
A1	The development is not within a scenic management area.	Not applicable.
A2	The development is not within a scenic management area.	Not applicable.

E8 Biodiversity Code		
Scheme Standard	Comment	Assessment
E8.2 Application of this Code		
	Minor vegetation removal will be required for bushfire risk management.	Code is applicable.
E8.6.1 Habitat and Vegetation Management		
A1	Not priority habitat.	Not applicable.
A2	Minor removal of vegetation is required.	Relies on Performance Criteria.

E9 Water Quality Code		
Scheme Standard	Comment	Assessment
E9.2 Application of this Code		
	Development is not within 50m of a	Code is not applicable.

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

E11 Environmental Impacts and Attenuation Code		
Scheme Standard	Comment	Assessment
E11.2 Application of this Code		
	Proposal is not a sensitive use or an attenuated use.	Code is not applicable.

E12 Airports Impact Management Code		
Scheme Standard	Comment	Assessment
E12.2 Application of this Code		
	Development does not project into flight path.	Code is not applicable.

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

E14 Signage Code		
Scheme Standard	Comment	Assessment
E14.6.9 Projecting Wall Sign		
A1	The proposed sign is not the only projecting wall sign on the premises. Projecting signs will be internally lit.	Relies on performance criteria.
E14.6.12 Wall Sign		
A1	Does not extend above the height of the building, will not be illuminated beyond baffled lights, will not project from the	Complies.

	wall and has a maximum display of 20% of the wall.	
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E15 Karst Management Code		
Scheme Standard	Comment	Assessment
E15.2 Application of this Code		
	The development is not located within a karst management area.	Code is not applicable.

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

Conclusion

It is considered that the application for Use and Development for Vehicle Fuel Sales and Service (redevelopment of service station) is acceptable in the Rural Living Zone, can be managed by appropriate conditions and is recommended for approval.

DECISION:

Petrol station upgrade

5918 Bass Hwy, Elizabeth Town

Crown land consent

11 August 2020



ERA Planning Pty Ltd trading as ERA Planning and Environment

ABN 67 141 991 004

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Document status

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1 Introduction

1.1 Purpose of the Report

ERA Planning Pty Ltd (ERA) have been engaged by SHA Premier Constructions Pty Ltd, to prepare a planning application for site upgrades of the United Petroleum service station (vehicle fuel sales and service).

This planning report assesses the development against the *Meander Valley Interim Planning Scheme 2013*.

Enquiries relating to this planning report should be directed to:

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1.2 Proposal

The proposal which includes the continued operation of the service station for 24 hours, 7 days per week and continued FTE staff of 3 – 5 employees is for the upgrade of the existing facilities and includes the following:

- demolition of all buildings and structures on site;
- 340m² convenience store (inclusive of back of house area, sales floor and public toilet facilities);
- loading and bin storage on the northern elevation;
- new main canopy with three bowsers and separate truck canopy with two bowsers;
- 12 car parking spaces;
- signage to facilitate rebranding of the site to align with the national signage strategy;
- resurfacing of site;
- new kerb at cross over;
- (3-5 FTE) with a maximum of 2 staff on site at one time; and
- no change to operating hours.

A full set of plans can be found in Appendix A.

1.3 Title Details

Title Reference	Property ID	Owner
207464/1	6280656	Danceston Pty Ltd
66327/1	N/A	The Crown

The Certificate of Titles with the application forms can be found in Appendix B.

The property includes a strip of land between the abovementioned titles identified as Road (type unknown).

2 Planning Assessment

The site is zoned Rural Living under the *Meander Valley Interim Planning Scheme 2013* and is not subject to any overlays.

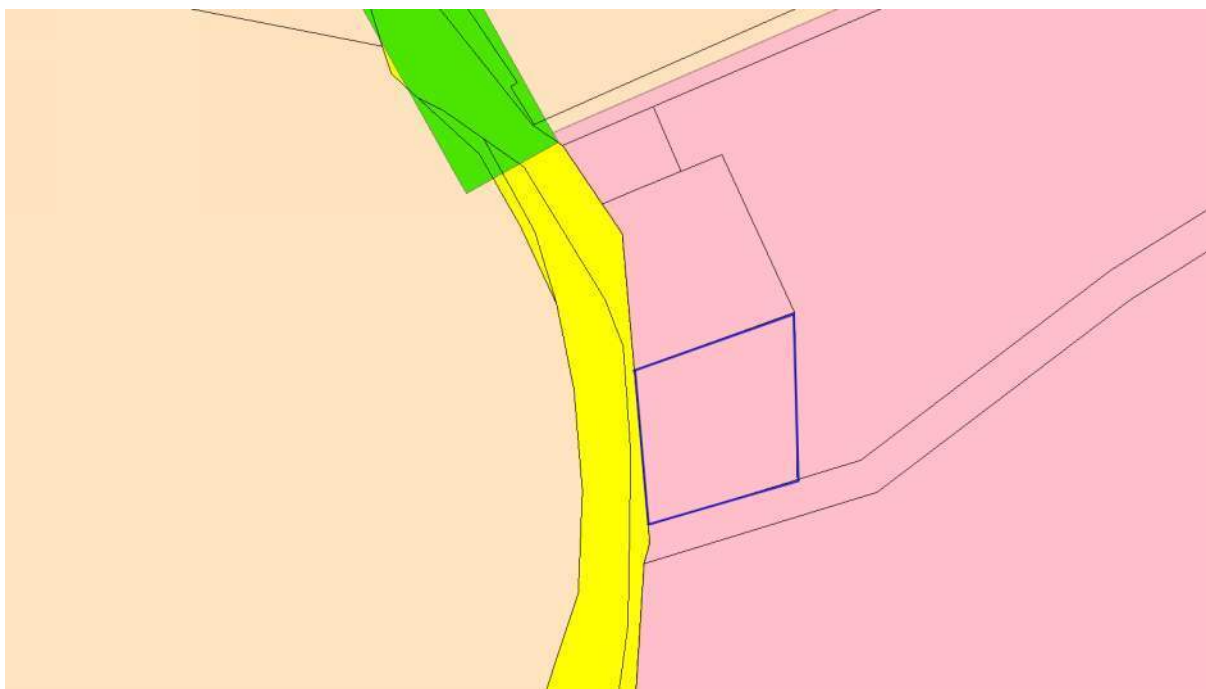


Figure 1: Site outlined in blue, zoned Rural Living. The Bass Highway is zoned Utilities (yellow) with the site opposite area zoned Rural Resource (beige).

2.1 Rural Living Zone

The proposed works and development fall into the use class Vehicle Fuel Sales and Services, which pursuant to clause 13.2 is a discretionary use in the Rural Living Zone.

2.1.1 Use Standards

Acceptable solution/Performance criteria	Response
13.3.1 Amenity	
<i>P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour, dust and illumination.</i>	The proposal is for a redevelopment of an existing but outdated service station. The redevelopment will bring the service station up to modern standards rather than intensify the use of the site. The site will be sealed; the proposal will not cause or be likely to cause an environmental nuisance. The proposal is consistent with P1.

<i>A2 Commercial vehicles for discretionary uses must only operate between 6.00am and 10.00pm.</i>	There will be no change to operating hours.
13.3.2 Rural Living Character	
<p><i>P1.1 Uses must not be for general retail and hire, and</i></p> <p><i>P1.2 Business and professional services must be for a veterinary centre or similar animal care services and breeding; and</i></p> <p><i>P1.3 The size and appearance of the use must not dominate the residential character of the area; and</i></p> <p><i>P1.4 The use must be consistent with the local area objectives for visual character, if any.</i></p>	<p>The proposal is for a discretionary use, thereby requiring assessment against P1.1 – P1.4.</p> <p>The use is not for general retail and hire or for Business and professional services. The proposal meets P1.1 and P1.2.</p> <p>The site sits in a bushland setting, with forest located to the south, east and south east. North of the site are lots containing single dwellings with managed gardens and some bushland. To the west of the site is rural land used for agricultural purposes. The proposal is to redevelop the existing old and outdated service station, rather than for an entirely new development. Both the existing and proposed building and signage align with the national signage and branding strategy for United Petroleum; resulting in minimal change on the landscape and road corridor from the Bass Highway. The proposed works will involve some vegetation clearance and disturbance for the purposes of both bushfire management and site upgrades. The proposal is considered to be consistent with P1.3 and P1.4.</p>
<i>A2 Commercial vehicles for discretionary uses must be parked within the boundary of the property.</i>	All commercial vehicles will be parked within the boundary of the property. The proposal complies with A2.
<i>A3 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.</i>	All storage will be within the building except for the bins which will be within a specifically designed enclosure screened from view. The proposal complies with A3.

2.1.2 Development Standards

13.4.1 Building design and siting	
<p><i>P1 Site coverage must have regard to:</i></p> <p><i>a) the size of the site; and</i></p> <p><i>b) existing buildings and any constraints imposed by existing development or the features of the site; and</i></p>	<p>The proposal is for a coverage of approximately 11%, thereby triggering a discretion and requiring assessment against the corresponding performance criteria.</p> <p>The proposal is for the redevelopment of the site, with the native vegetation to be removed to</p>

<p>c) the site coverage of adjacent properties; and</p> <p>d) the effect of the visual bulk of the building and whether it respects the landscape character; and</p> <p>e) the capacity of the site to absorb runoff; and</p> <p>f) the landscape character of the area and the need to remove vegetation to accommodate development, and;</p> <p>g) the local area objectives, if any.</p>	<p>accommodate the site upgrades and improved bushfire hazard management only. The site coverage of nearby properties varies from approximately 3% through to approximately 16.5%; the proposed 11% which is for site upgrades only, is consistent with the site coverage of adjacent properties.</p> <p>The site is located on the eastern, upper side of the Bass Highway with further east of the site being established eucalyptus forest. The combination of the existing gabled canopy to be replaced with a flat roofed canopy and the tree canopy to the south and east of the site sitting well above the height of the buildings proposed, will ensure that the visual bulk of the building will have a negligible impact on the landscape character of the area.</p> <p>The proposal has been designed to ensure all stormwater runoff is captured and retained on site.</p> <p>The proposal is an upgrade of an existing service station; the proposal complies with P1.</p>
<p>A2 Building height must not exceed 8 metres.</p>	<p>The height of the store and canopy is 4.15m and 6.2m respectively. The proposal complies with A2.</p>
<p>P3 Building frontage setbacks must have regard to:</p> <p>a) the prevailing setbacks of existing buildings on nearby lots and pattern of development in the surrounding area; and</p> <p>b) the visual impact of the building when viewed from the road; and</p> <p>c) retention of vegetation within the front setback; and</p> <p>d) consistency with the local area objectives, if any.</p>	<p>The site sits in a bushland setting, with forest located to the south, east and south east. North of the site are lots containing single dwellings with managed gardens and some bushland. To the west of the site is rural land used for agricultural purposes. The minimal buildings that are visible from the Bass Highway have a setback varying from 0m through to over 20m. The existing service station that is subject to the redevelopment has a frontage setback of less than 5m with the proposed setback being approximately 3m. The proposal will result in minimal change on the landscape and road corridor from the Bass Highway. The proposed works that will not involve any vegetation clearance within the front setback is considered to be consistent with P3.</p>
<p>P4 Buildings must be sited so that side and rear setbacks:</p> <p>a) protect the amenity of adjoining dwellings by providing separation that is consistent with the</p>	<p>The redevelopment will have minimal impact on side and rear boundary setbacks with the nearest dwelling being nearly 40m to the north of the site which is partially screened by vegetation. The proposal will not affect privacy, solar access or the amenity of</p>

<p><i>character of the surrounding area having regard to the:</i></p> <p><i>i) impact on the amenity and privacy of habitable room windows and private open space; and</i></p> <p><i>ii) impact on the solar access of habitable room windows and private open space; and</i></p> <p><i>iii) locations of existing buildings and private open space areas; and</i></p> <p><i>iv) size and proportions of the lot; and</i></p> <p><i>v) extent to which the slope, retaining walls, fences or existing vegetation screening reduce or increase the impact of the proposed variation; and</i></p> <p><i>vi) local area objectives, if any; and</i></p> <p><i>b) protect agricultural uses on adjoining lots from constraints.</i></p>	<p>adjoining private open space of dwellings within proximity to the site.</p> <p>The proposal is not for a sensitive use and involves the redevelopment of a site; accordingly, there will be no effect on agricultural uses within proximity to the site.</p> <p>The proposal is consistent with P4.</p>
<p><i>P5 Development must not be obtrusive and must complement the character of the surrounding area having regard to:</i></p> <p><i>a) landscaping; and</i></p> <p><i>b) building form and materials; and</i></p> <p><i>c) local area objectives, if any.</i></p>	<p>The site sits in a bushland setting, with forest located to the south, east and south east. North of the site are lots containing single dwellings with managed gardens and some bushland. To the west of the site is rural land used for agricultural purposes. The proposal is to redevelop the existing old and outdated service station, rather than the introduction of a new service station on the site. Both the existing and proposed building and signage align with the national signage and branding strategy for United Petroleum, resulting in minimal change on the landscape and road corridor from the Bass Highway. The proposed works that will involve the minimum vegetation clearance necessary to accommodate the hazardous use, is considered to be consistent with P5.</p>
<p><i>P6 The removal of standing vegetation does not result in obtrusive development having regard to:</i></p> <p><i>a) The degree of vegetation clearance;</i></p> <p><i>b) landscaping;</i></p> <p><i>c) building form and materials;</i></p> <p><i>d) setbacks to roads and adjoining lots.</i></p>	<p>The vegetation clearance is the minimum necessary to accommodate the site upgrades and the vegetation management for the hazardous use. The site will retain some established trees (subject to crown separation and removal of lower branches and ground cover). There will be minimal change in setback to the Bass Highway from existing, with the colours and materials being consistent with the national United Petroleum branding (as with the existing buildings). The proposal is consistent with P6.</p>

2.2 Utilities Zone

The new kerb to occur in the Utilities Zone is for a permitted use and therefore complies with clause 29.3.1 A1; no other zone provisions apply to the proposal within the Utilities Zone.

2.3 Bushfire Prone Areas Code

The proposal is a hazardous use. Appendix C includes a Bushfire Hazard Management Plan with an Emergency Management Strategy.

2.4 Road and Railway Assets Code

Appendix D includes the Traffic Impact Assessment with the assessment against the Road and Railway Assets Code.

2.5 Car parking and Sustainable Transport Code

Appendix D includes the Traffic Impact Assessment with the assessment against the Car parking and Sustainable Transport Code.

2.6 Biodiversity Code

The native vegetation to be removed is the minimum necessary to accommodate the development and required vegetation management for the hazardous use.

2.7 Signs Code

The proposal includes the following signage:

- Two x Transom Signs
- Three x Pole Sign
- 3 x Wall Signs (inclusive of graphics)

Transom Signs

The Quick Stop and Pie Face signs on the north elevation are located above the windows and doorway (noting there is no awning); these are defined as Transom signs. There are no applicable standards for this sign type; the transom signs however are effective and orderly and will not cause a loss of amenity or unduly impact on the streetscape. The transom signs are considered to meet the purpose of the code and are therefore acceptable.

Projecting Wall Sign

The proposal also includes three projecting wall signs. Each of the signs are on the canopy, will be illuminated and project by 200mm.

The multiple projecting wall sign do not comply with the Acceptable Solution and therefore require assessment against 14.6.9 P1:

P1 Projecting Wall Signs must:

a) integrate into the design of the premises so as to be attractive and informative without dominating the visual landscape;

- b) respect and not detract from the streetscape of the locality where it is erected;*
- c) does not unduly increase visual clutter and, where possible, reduces existing visual clutter of the streetscape by replacing existing signs with fewer, more effective signs;*
- d) does not unduly obstruct, or distract, vehicular or pedestrian traffic.*

The projecting wall signs have been integrated into the design of the canopy and the overall signage plan for the site. The redevelopment proposal will have minimal impact on the Bass Highway streetscape and given the projecting wall signage is limited to each elevation of the canopy and is setback from the Bass Highway they will not unduly increase visual clutter or unduly obstruct or distract vehicular traffic.

Wall Sign

The proposal includes a pie face sign on the north elevation wall together with pie face graphics and a sign on the west elevation wall.

The applicable standards for a wall sign are under clause 14.6.12:

A1 Wall Signs in all zones must:

- a) not extend further than the height of the building; and*
- b) not be illuminated by other than baffled lights; and*
- c) not project further than 0.4 metres from the wall to which it is affixed; and*
- d) have a maximum display area 25% of the area of the wall.*

The wall signs do not extend further than the height of the building; will not be illuminated beyond baffled lights; will not project from the wall and will have a maximum display area of 20%.

The wall signs comply with the permitted standard.

3 Conclusion

The proposal for site upgrade and modifications relies upon a number of performance criteria relating to use, character and vegetation clearance.

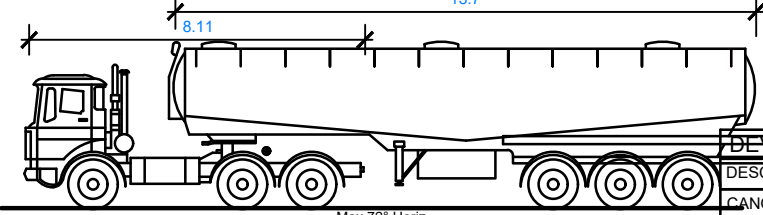
The site redevelopment and upgrade has been assessed against the corresponding performance criteria and has been found to be acceptable given:

- the site sits in a bushland setting, with forest located to the south, east and south east with rural residential land to the north – northeast and rural land to the west;
- the proposal is to redevelop the existing old and outdated service station, rather than for new service station;
- the nearest sensitive use is approximately 40m north of the site;
- there will be no change in operating hours, staff numbers or use of the site; and
- both the existing and proposed building and signage align with the national signage and branding strategy for United Petroleum.

The proposal will have a minimal impact on the landscape and road corridor from the Bass Highway; similarly, the proposal will have minimal effect on residential amenity. The proposal is considered to have an overall improvement on the site in terms of design, safety and bushfire hazard management. The proposal satisfies the requirements of the *Meander Valley Interim Planning Scheme 2013* and should be approved.

Appendix A Plans

19m SEMI-TRAILER PROFILE:



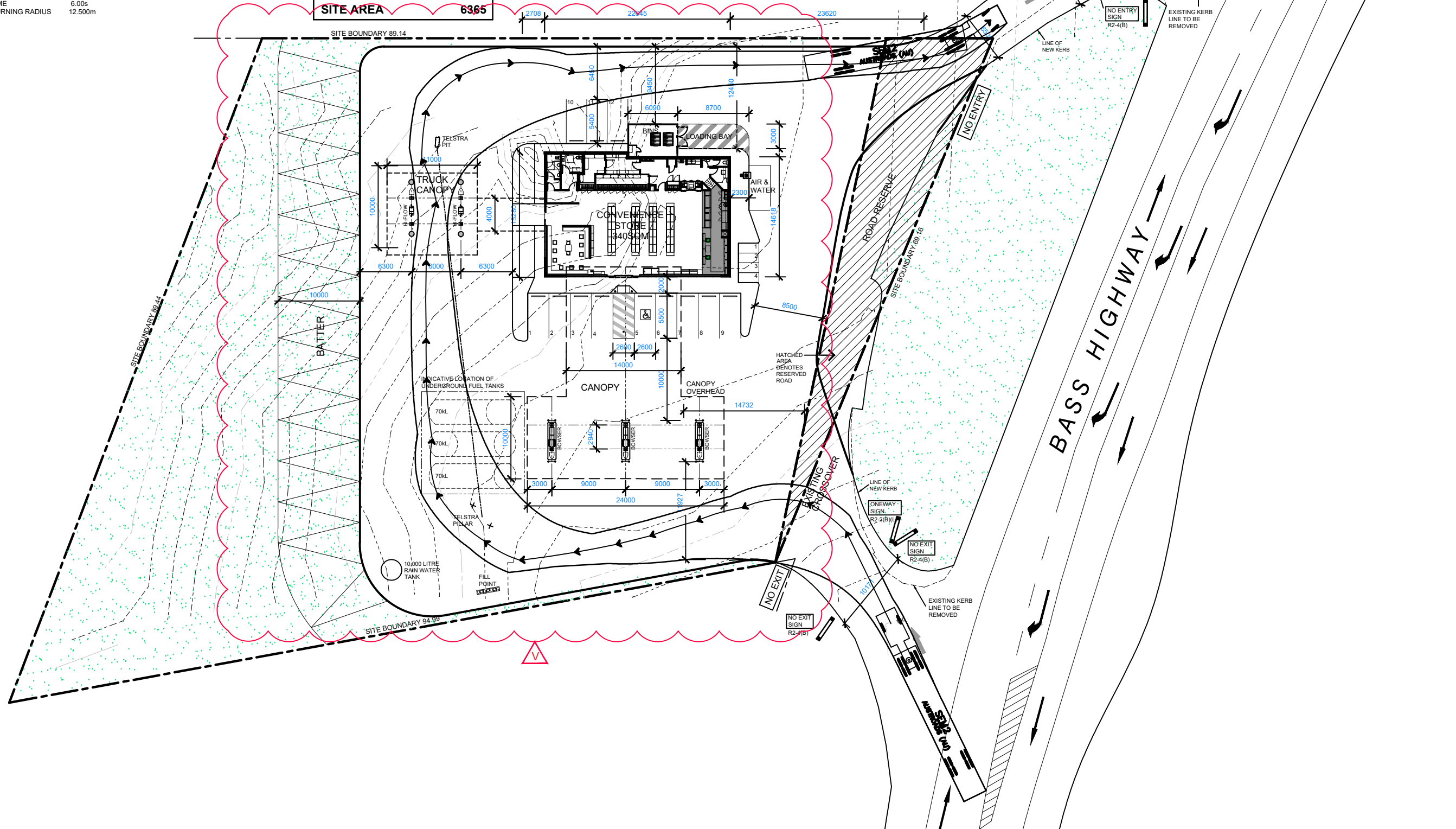
Max 72° Horiz
Max 6° Vert

6.7
1.6 4.65 1.3

OVERALL LENGTH 19.000m
OVERALL WIDTH 2.500m
OVERALL BODY HEIGHT 4.300m
MIN BODY GROUND CLEARANCE 0.540m
TRACK WIDTH 2.500m
LOCK-TO-LOCK TIME 6.00s
CURB TO CURB TURNING RADIUS 12.500m

DEVELOPMENT SCHEDULE	
DESCRIPTION	M ²
CANOPY	460
CONVENIENCE STORE	340
CARPARKS	12
MOTOR BIKE PARKING	4
TRUCK CANOPY	110
TRAFFICABLE AREA	3630

SITE AREA 6365



REV.	BY	AMENDMENT	DATE
N	A.A	SITE AMENDMENTS	19/07/19
P	A.A	SITE AMENDMENTS	11/10/19
Q	A.A	SITE AMENDMENTS	17/10/19
R	A.A	SITE AMENDMENTS	15/11/19
S	S.B	SITE AMENDMENTS	15/01/20
T	S.B	SITE AMENDMENTS	02/03/20
V	S.B	MOVE PROPOSAL EAST & CENTRE CANOPY WITH LINK	01/07/20

DRAWING PRODUCED ON CAD SYSTEM.
NOTED DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALING.
DO NOT SCALE OR AMEND BY HAND.
VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR QUOTE.
UPON RECEIPT OF UPDATED PLANS DISCARD PREVIOUS VERSIONS.

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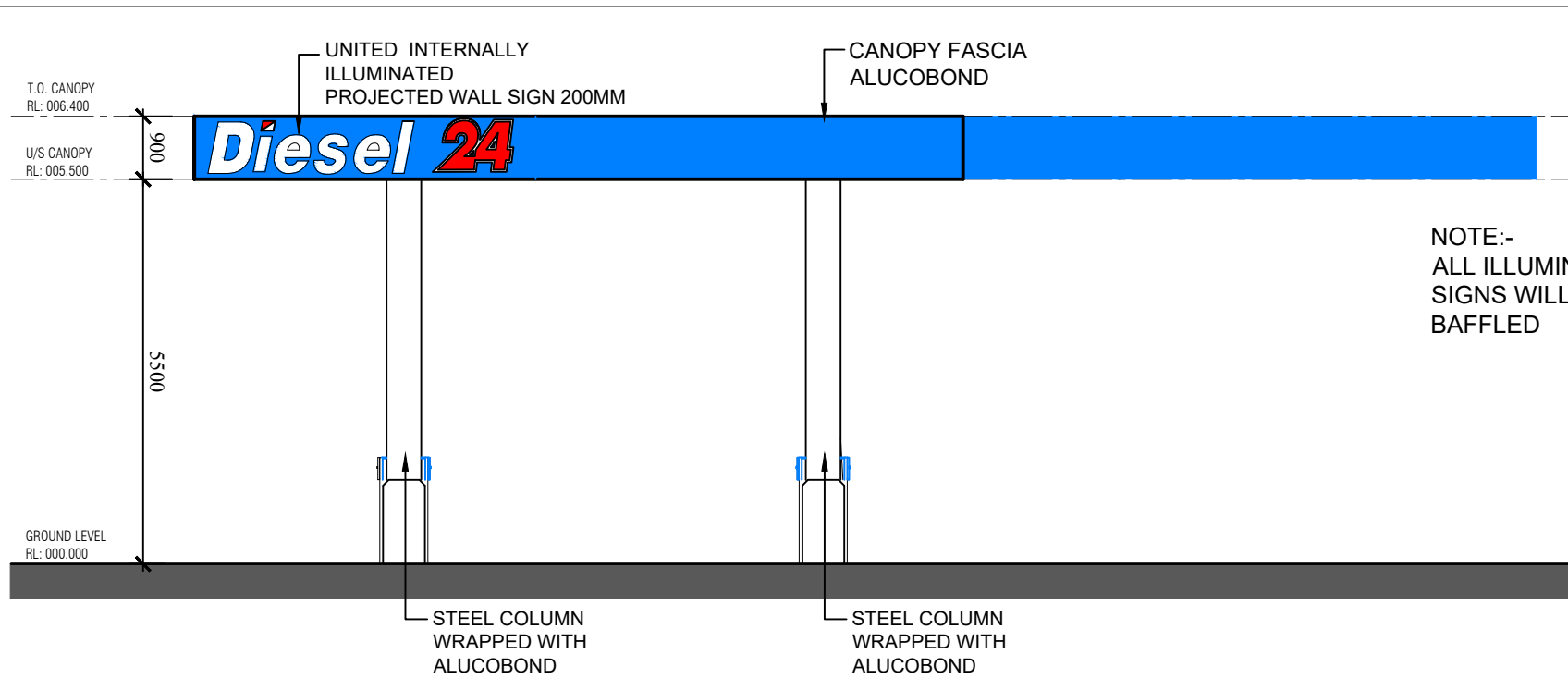
NAME: HQ DATE: July 2020
SCALE @A3: 1:500 SHEET: 2 OF 8
ADDRESS:
**5918 BASS HWY
ELIZABETH TOWN TAS
PLANNING AUTHORITY 1**

STORE No: **DG02** DRAWING No: ELIZABETH TOWN SITE PLAN
01.07.20.dwg
TITLE: **PROPOSED SITE LAYOUT & ROAD RESERVE**

United UNITED PETROLEUM PTY.LTD
600 GLENFERRIE ROAD HAWTHORN, VICTORIA 3122
TELEPHONE 03 9413 1400 FACSIMILE 03 9413 1401

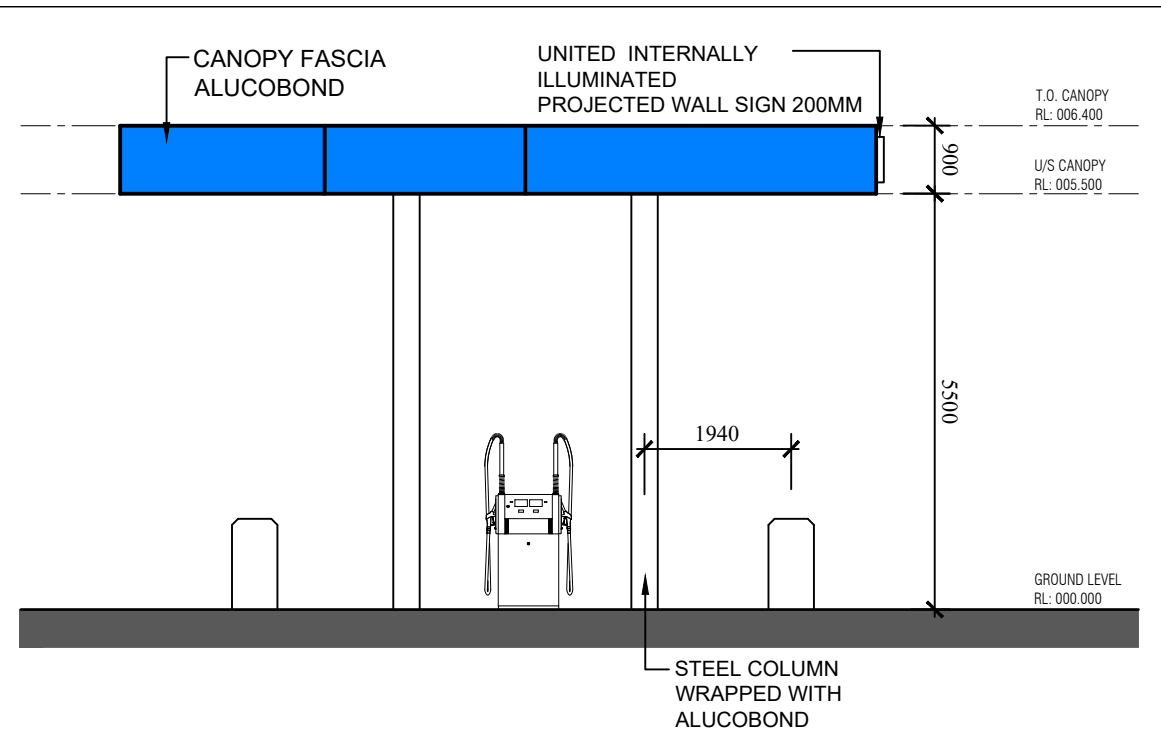
DRAWING PATH: h:\04_tasmania\elizabeth town\elizabeth town site plan 01.07.20.dwg

REV: Page 64 V

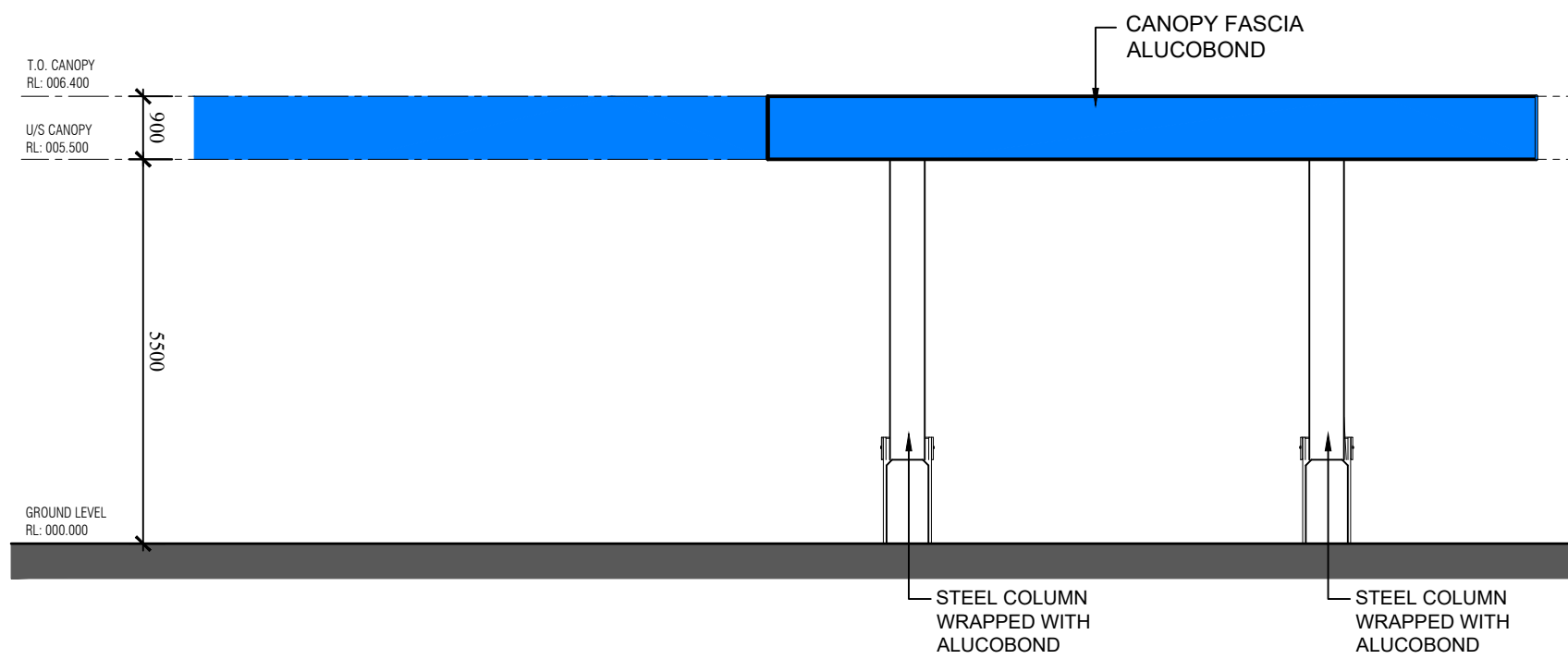


NORTH ELEVATION

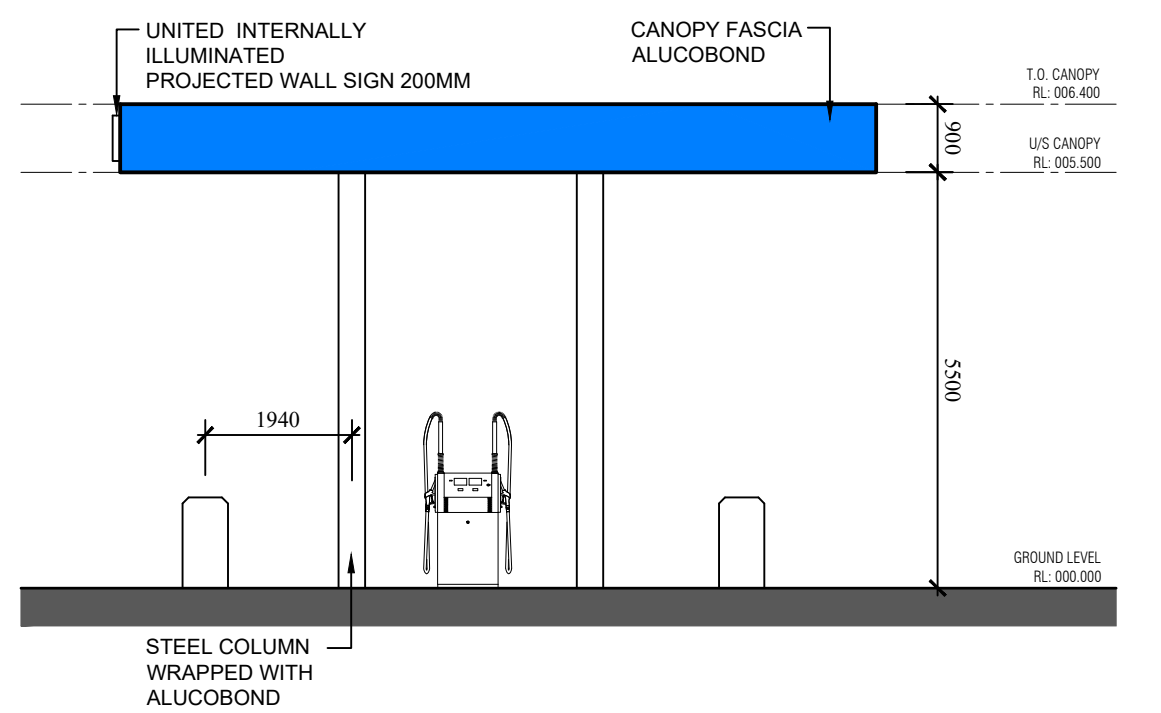
NOTE:-
ALL ILLUMINATED
SIGNS WILL BE
BAFFLED



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

REV.	BY	AMENDMENT	DATE
A	AA	FIRST ISSUE	04/03/19
B	AA	SIGNAGE AMENDMENTS	08/05/19
C	AA	ELEVATION AMENDMENTS	11/10/19
D	AA	COLOURS REMOVED	17/10/19

DRAWING PRODUCED ON CAD SYSTEM.
NOTED DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALING.
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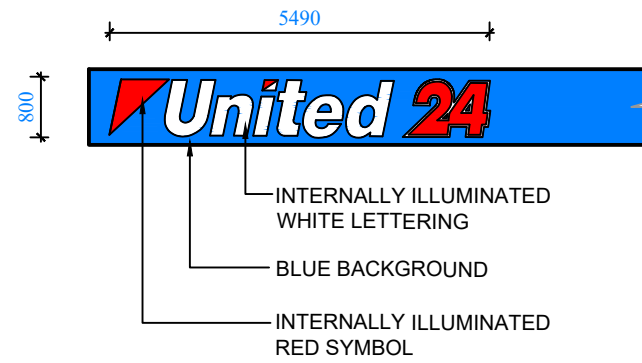
NAME: AA DATE: November 2018
SCALE @A3: 1:100 SHEET: 6 OF 7
ADDRESS:
**5918 BASS HWY
ELIZABETH TOWN TAS
PLANNING AUTHORITY 1**

STORE No: **DG06** DRAWING No: ELIZABETH TOWN SITE PLAN.dwg
TITLE: **TRUCK CANOPY ELEVATIONS**

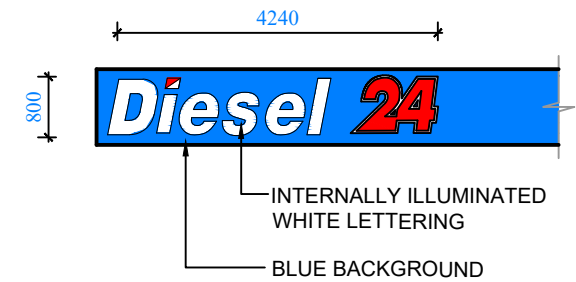
UNITED PETROLEUM PTY.LTD
600 GLENFERRIE ROAD HAWTHORN, VICTORIA 3122
TELEPHONE 03 9413 1400 FACSIMILE 03 9413 1401
DRAWING PATH: h:\04_tasmania\elizabeth town\elizabeth town site plan.dwg
REV: Page 66 **D**



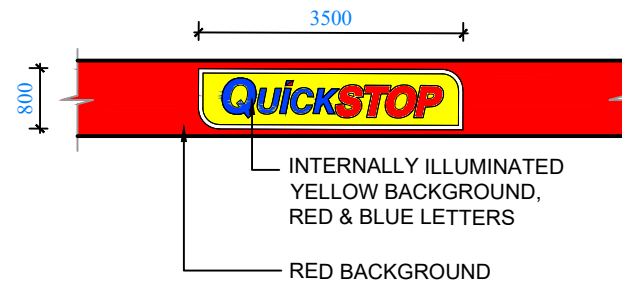
PIE FACE SIGN WRITING WALL SIGN



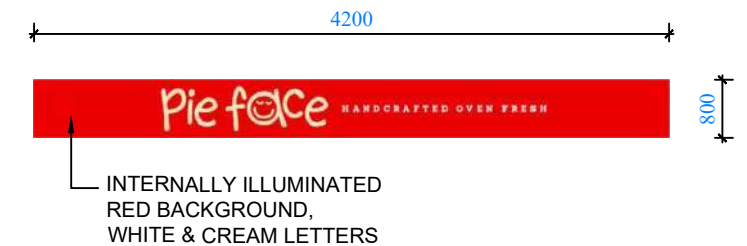
CANOPY SIGNAGE 1:
ILLUMINATED PROJECTED
WALL SIGN 200MM



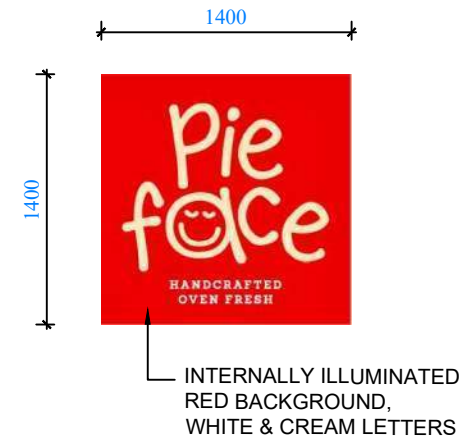
DIESEL CANOPY SIGNAGE 2:
ILLUMINATED PROJECTED
WALL SIGN 200MM



CONVENIENCE STORE SIGNAGE 3:
TRANSOM SIGN



CONVENIENCE STORE SIGNAGE 4:
PIE FACE PROJETED WALL SIGNS 200MM



REV.	BY	AMENDMENT	DATE
A	A.A	FIRST ISSUE	04/03/2019
B	A.A	SIGNAGE AMENDMENTS	06/05/2019
C	A.A	SIGNAGE AMENDMENTS	11/10/2019
D	A.A	SIGNAGE AMENDMENTS	17/10/2019
E	A.A	EXISTING ID SIGN TO REMAIN & AMENDED	15/11/2019
F	A.A	ID SIGN REMOVED	15/01/2020

DRAWING PRODUCED ON CAD SYSTEM.
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NAME: A.A DATE: March 2019
SCALE @A3: 1:100 SHEET: 7 OF 7
ADDRESS:
5918 BASS HIGHWAY
ELIZABETH TOWN, TAS
PLANNING AUTHORITY 1

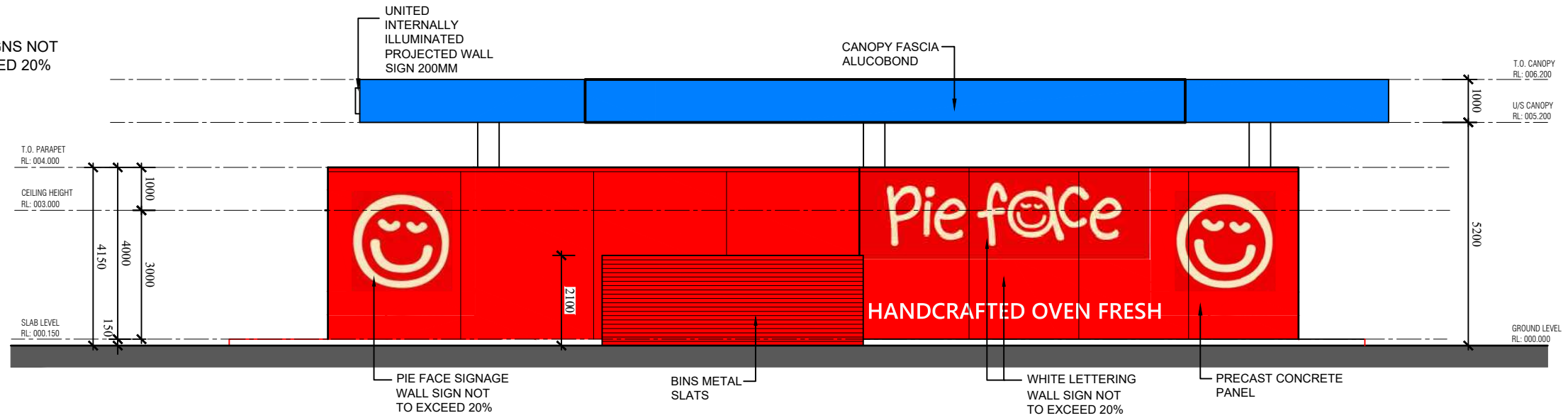
DWG No: DG07 DRAWING No: ELIZABETH TOWN SIGNAGE.dwg
TITLE: SIGNAGE

UNITED PETROLEUM PTY.LTD
600 GLENFERRIE ROAD HAWTHORN, VICTORIA 3122
TELEPHONE 03 9413 1400 FACSIMILE 03 9413 1401

DRAWING PATH:
h:\04_tasmania\elizabeth town\elizabeth town signage.dwg

REV: Page 67 **F**

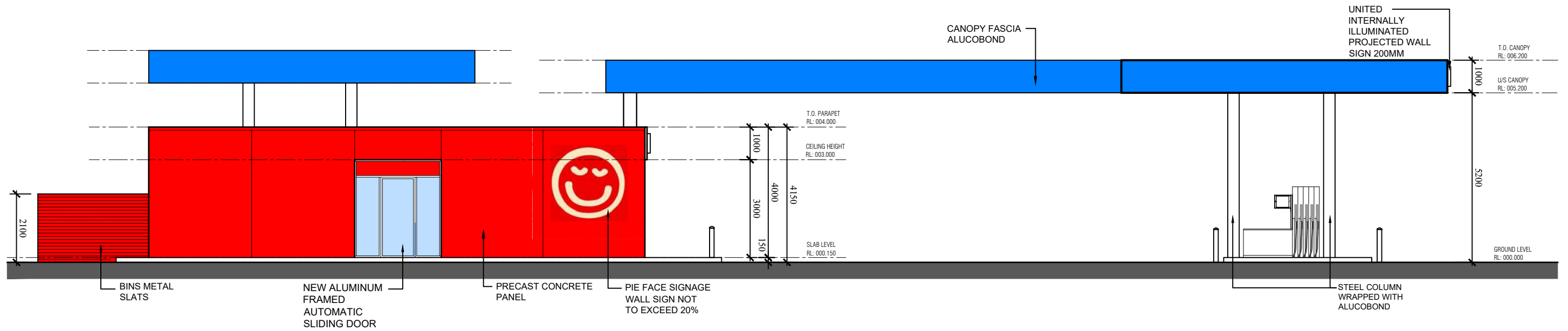
NOTE:-
WALL SIGNS NOT
TO EXCEED 20%



NOTE:-
ALL ILLUMINATED
SIGNS WILL BE
BAFFLED

SOUTH ELEVATION

NOTE:-
900mm HIGH CANOPY FASCIA
CAN BE INCREASED TO 1000mm
(FOR STRUCTURAL OR ROOF PROFILE
REQUIREMENTS)



EAST ELEVATION

REV.	BY	AMENDMENT	DATE
A	AA	FIRST ISSUE	04/03/19
B	AA	ELEVATION AMENDMENTS	08/05/19
C	AA	ELEVATION AMENDMENTS	19/07/19
D	AA	ELEVATION AMENDMENTS	11/10/19
E	AA	COLOURS REMOVED	17/10/19

DRAWING PRODUCED ON CAD SYSTEM.
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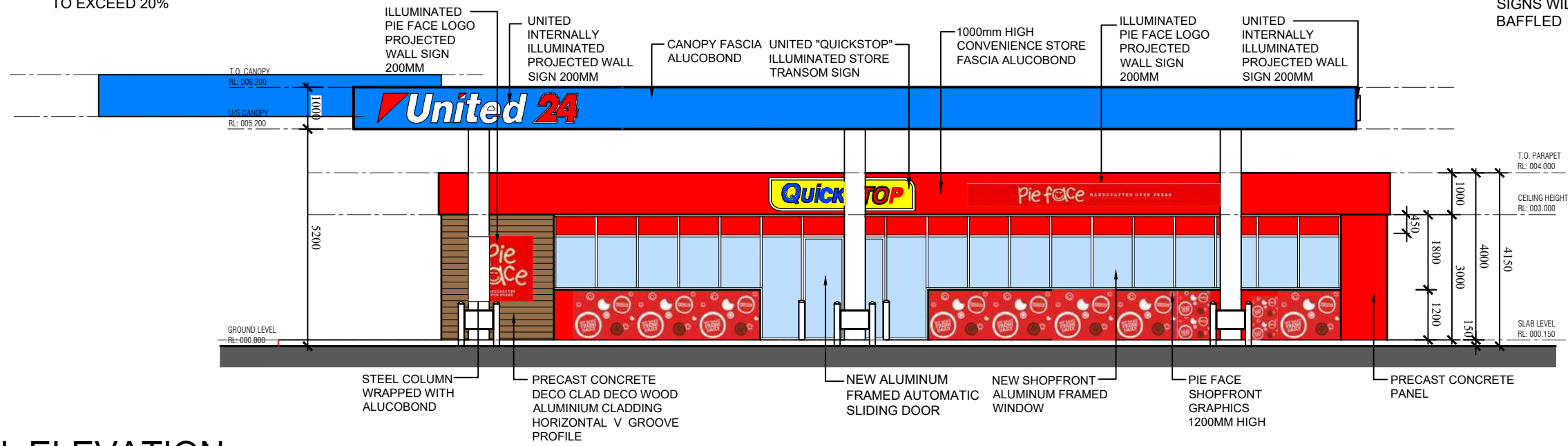
NAME: AA DATE: November 2018
SCALE @A3: 1:125 SHEET: 5 OF 7
ADDRESS:
5918 BASS HWY
ELIZABETH TOWN TAS
PLANNING AUTHORITY 1

STORE No: DG05 DRAWING No: ELIZABETH TOWN SITE PLAN.dwg
TITLE:
SOUTH & EAST ELEVATIONS

United UNITED PETROLEUM PTY.LTD
600 GLENFERRIE ROAD HAWTHORN, VICTORIA 3122
TELEPHONE 03 9413 1400 FACSIMILE 03 9413 1401
DRAWING PATH: h:\04_tasmania\elizabeth town\elizabeth town site plan.dwg
REV: Page 68 **E**

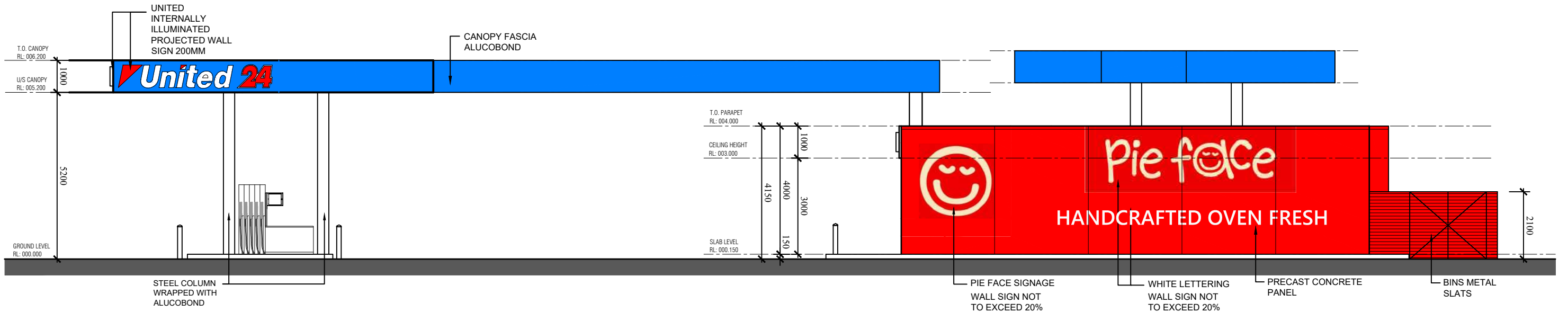
NOTE:-
WALL SIGNS NOT
TO EXCEED 20%

NOTE:-
ALL ILLUMINATED
SIGNS WILL BE
BAFFLED



NORTH ELEVATION

NOTE:-
900mm HIGH CANOPY FASCIA
CAN BE INCREASED TO 1000mm
(FOR STRUCTURAL OR ROOF PROFILE
REQUIREMENTS)



WEST ELEVATION

REV.	BY	AMENDMENT	DATE
A	AA	FIRST ISSUE	04/03/19
B	AA	ELEVATION AMENDMENTS	08/05/19
C	AA	ELEVATION AMENDMENTS	19/07/19
D	AA	ELEVATION AMENDMENTS	11/10/19
E	AA	COLOURS REMOVED	17/10/19

DRAWING PRODUCED ON CAD SYSTEM.
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UPON RECEIPT OF UPDATED PLANS DISCARD PREVIOUS VERSIONS.

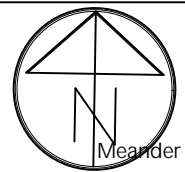
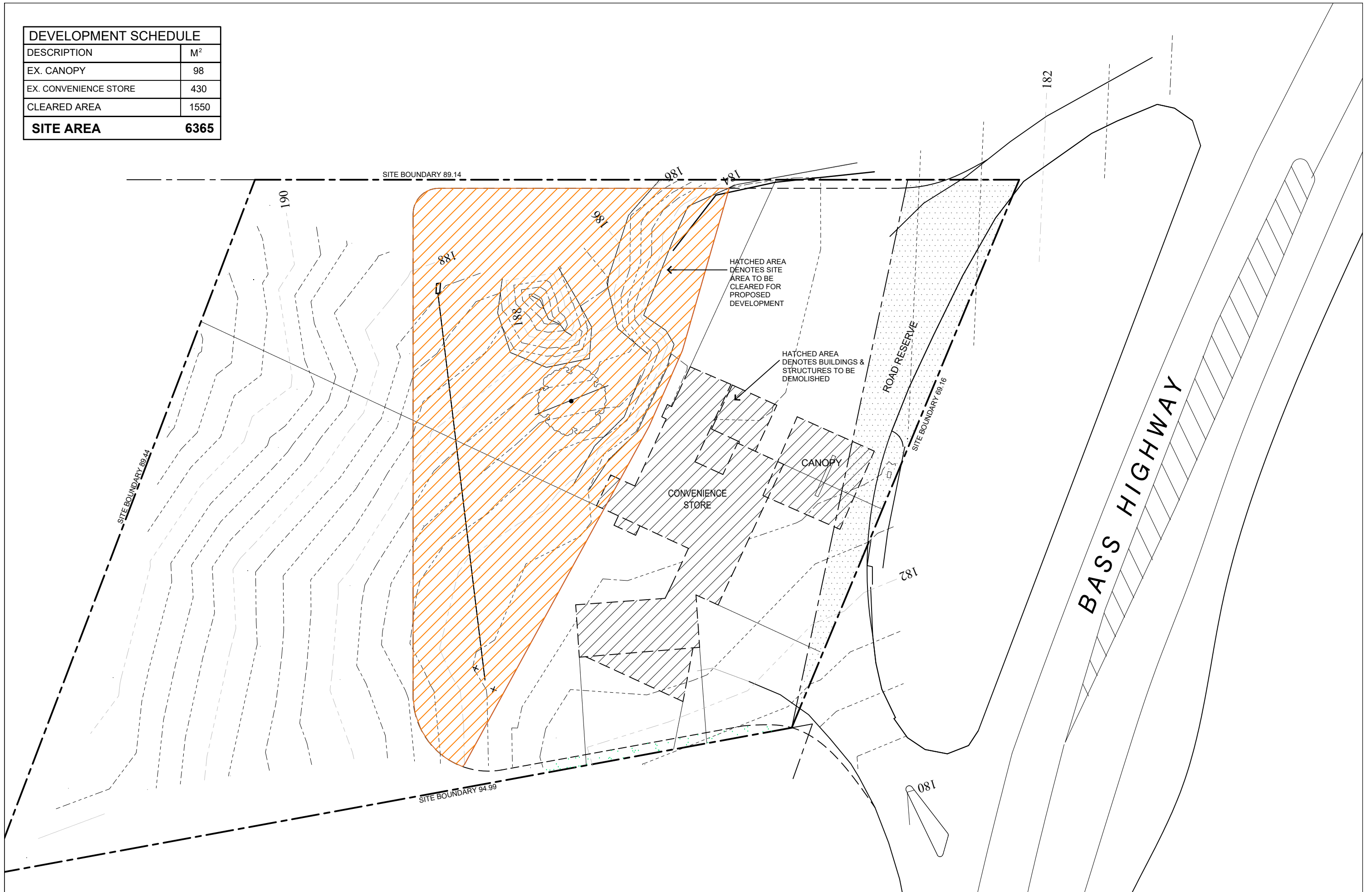
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NAME: AA DATE: November 2018
SCALE @A3: 1:125 SHEET: 4 OF 7
ADDRESS:
5918 BASS HWY
ELIZABETH TOWN TAS
PLANNING AUTHORITY 1

STORE No: DG04 DRAWING No: ELIZABETH TOWN SITE PLAN.dwg
TITLE:
NORTH & WEST ELEVATIONS

United UNITED PETROLEUM PTY.LTD
600 GLENFERRIE ROAD HAWTHORN, VICTORIA 3122
TELEPHONE 03 9413 1400 FACSIMILE 03 9413 1401
DRAWING PATH: h:\04_tasmania\elizabeth town\elizabeth town site plan.dwg
REV: Page 69 **E**

DEVELOPMENT SCHEDULE	
DESCRIPTION	M ²
EX. CANOPY	98
EX. CONVENIENCE STORE	430
CLEARED AREA	1550
SITE AREA	6365



REV.	BY	AMENDMENT	DATE
A	AA	FIRST ISSUE	04/03/2019

DRAWING PRODUCED ON CAD SYSTEM.
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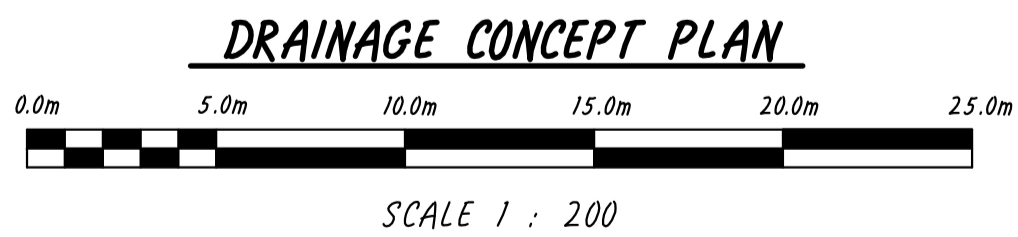
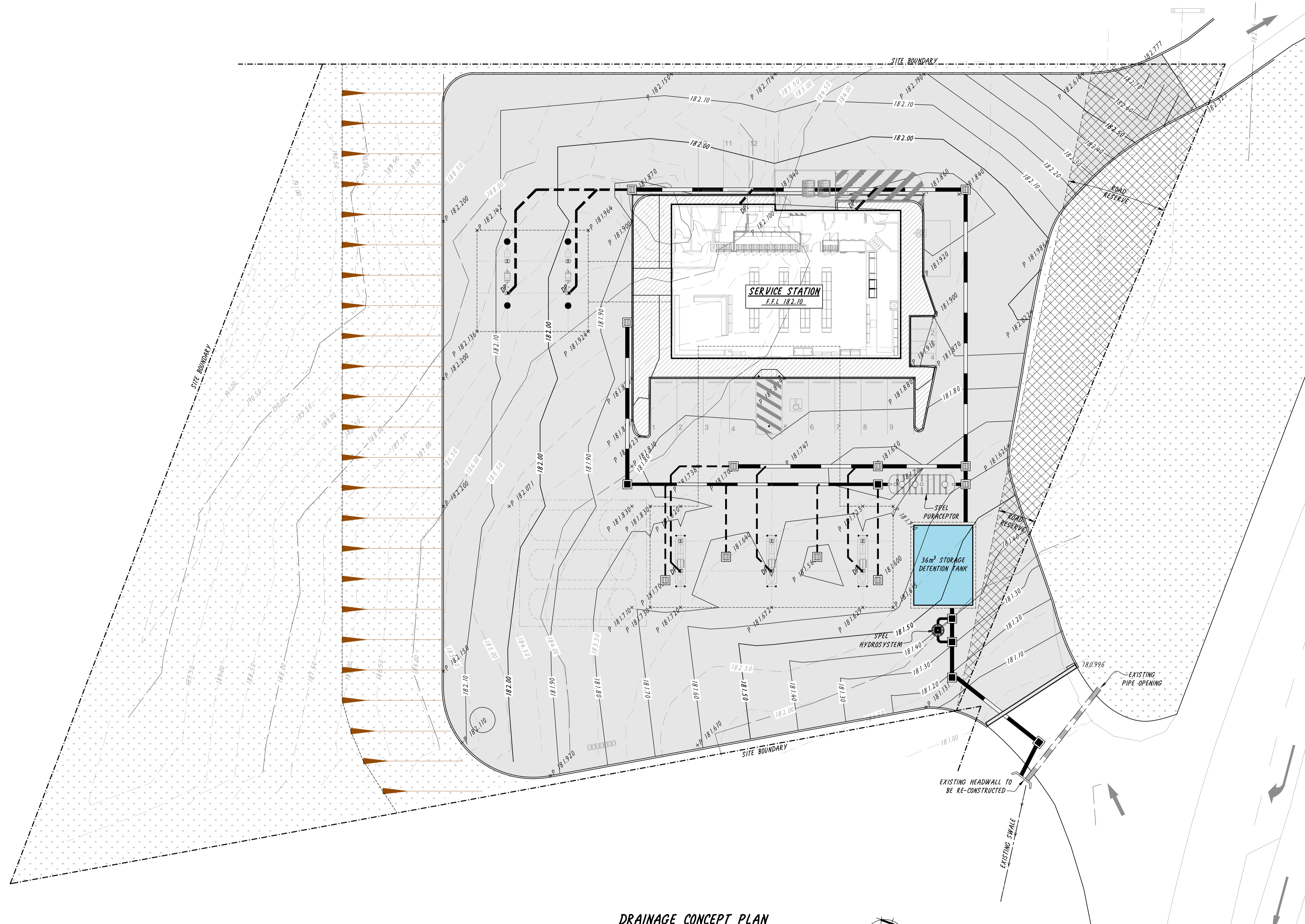
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NAME: AA DATE: November 2018
 SCALE @A3: 1:400 SHEET: 1 OF 7
 ADDRESS:
 5918 BASS HWY
 ELIZABETH TOWN TAS
PLANNING AUTHORITY 1

STORE No: DRAWING No:
DG01 ELIZABETH TOWN SITE PLAN.dwg
 TITLE:
DEMOLITION PLAN

	UNITED PETROLEUM PTY.LTD 600 GLENFERRIE ROAD HAWTHORN, VICTORIA 3122 TELEPHONE 03 9413 1400 FACSIMILE 03 9413 1401
	DRAWING PATH: h:\104_tasmania\elizabeth town\elizabeth town site plan.dwg
REV:	Page 70 A

PRELIMINARY
 THIS DRAWING IS FOR INFORMATION ONLY
 NOT FOR CONSTRUCTION PURPOSES
 17 July 2020



LEGEND :

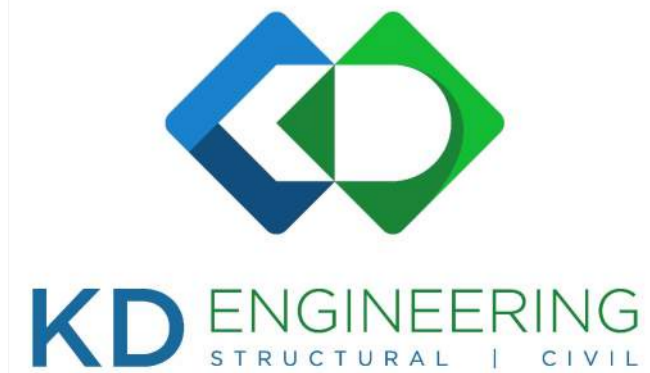
- - - 182.00	EXISTING SURFACE CONTOUR (0.20m INTERVAL)
— 182.00	FINISHED SURFACE CONTOUR (0.10m INTERVAL)
x 182.00	EXISTING SURFACE LEVEL
xP 182.00	PROPOSED PAVEMENT LEVEL
xFS 182.00	PROPOSED FINISHED SURFACE LEVEL
■	PROPOSED GRATED/JUNCTION PIT
□	EXISTING DRAINAGE PIT
⊙ GP RL 182.00	PIT No. / PIT TYPE / REDUCED LEVEL
▬▬▬▬▬▬	PROPOSED GRATED TRENCH
▬▬▬▬▬▬	PROPOSED DRAINAGE PIPE
▬▬▬▬▬▬	EXISTING DRAINAGE PIPE
—	PROPOSED AG DRAIN
DP	PROPOSED DOWN PIPE
IO	PROPOSED INSPECTION OPENING
▬▬▬▬▬▬	PROPOSED HEAVY DUTY PAVEMENT
▬▬▬▬▬▬	PROPOSED PEDESTRIAN PAVEMENT
▬▬▬▬▬▬	PROPOSED LANDSCAPING
▼▼▼	PROPOSED BATTERS

revision	description	date	by
17.07.20 P3	ISSUED FOR INFORMATION		T.M
14.07.20 P2	ISSUED FOR INFORMATION		T.M
20.12.19 P1	ISSUED FOR INFORMATION		T.M

revision history

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 All shop detail drawings (and/or subsequent construction) must be prepared using the most recent construction issue structural and/or civil drawings. It is the contractor's responsibility to make certain that all drawings are the current issue.

PLANNING AUTHORITY 1



166 Hoddle Street
 Abbotsford Victoria 3067
 t 03 9415 3000
 f 03 9415 3099
 e info@klopferdobos.com.au
 www.klopferdobos.com.au

architect/designer **UNITED PETROLEUM** TEL: (03) 9413 1400
 drawing title **DRAINAGE CONCEPT PLAN**
 project details **CIVIL ENGINEERING PLANS FOR:
 UNITED PETROLEUM SERVICE STATION
 5918 BASS HIGHWAY
 ELIZABETH TOWN, TAS.**
 job/sheet number **17978-D1** 1 OF 1

designed **ALEX STOJANOVSKI**
 drawn **THOMAS MCGIRR**
 scale **1:200** AT A1
 date **DECEMBER 2019**
 revision **P3**

Appendix B Certificate of Title and Application Forms

SEARCH OF TORRENS TITLE

VOLUME 207464	FOLIO 1
EDITION 5	DATE OF ISSUE 19-May-2015

SEARCH DATE : 19-Nov-2019

SEARCH TIME : 12.06 PM

DESCRIPTION OF LAND

Parish of MALLING, Land District of DEVON
 Lot 1 on Plan 207464
 Derivation : Part of Lots 5336 & 5337 Gtd. to J. Field Part
 of 3A-0R-28Ps. Gtd. to W.L. Field and Anr.
 Prior CT 2378/52

SCHEDULE 1

M490293 TRANSFER to DANCESTON PTY LTD Registered
 20-Oct-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 A152112 FENCING CONDITION in Transfer
 B63414 PROCLAMATION under Section 9A (2) and 52A (2) of the
 Roads and Jetties Act 1935 affecting portion of the
 above land as shown on Plans 1272 and 1273 lodged in
 the office of The Director of Lands. Registered
 14-Aug-1986 at noon
 E10129 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 19-May-2015 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book
Vol.2378 Fol.52

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Hutchinson
Recorder of Titles.



DESCRIPTION OF LAND

PARISH OF MALLING LAND DISTRICT OF DEVON
ONE ACRE ONE ROOD THIRTY FOUR PERCHES AND ONE TENTH OF A PERCH
on the Plan hereon

FIRST SCHEDULE (continued overleaf)

WAYNE KEVIN AYLETT of Kimberley, Timber Contractor.

ENTRY CANCELLED

Hutchinson
Recorder of Titles

SECOND SCHEDULE (continued overleaf)

TRANSFER NO.A152112 was made SUBJECT TO fencing condition.

NO. A375504 MORTGAGE to Geoffrey James DISCHARGED A515740 (22.3.1976)
Pardey, Harold Bushby, Jeffries Orme Bushby
and Jeffrey Allison Bennell.

Registered 21st December, 1971 at 12.3p.m.
(Sgd.) T.E. HUTCHINSON.

Hutchinson
Recorder of Titles.

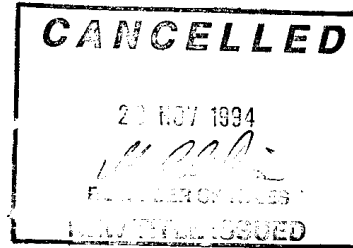
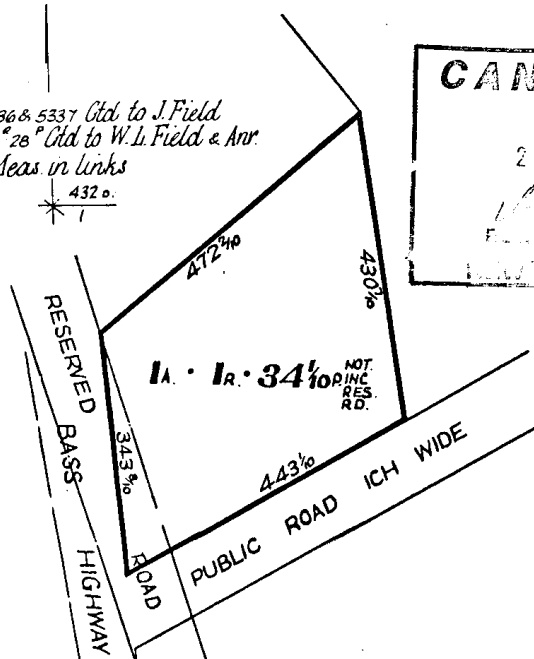
NATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

REGISTERED NUMBER
207464

Por. of Lots 5336 & 5337 Ctd to J. Field
Por. of 3^o 28^o Ctd to W.L. Field & Anr
Meas. in links

432^o



SECOND Edition. Registered 11 JAN 1972
Derived from C.T.Vol.1042 Fol.45. Transfer A375503 A.R. Richards & Anr.

SEARCH OF TORRENS TITLE

VOLUME 66327	FOLIO 1
EDITION 2	DATE OF ISSUE 23-Jul-1999

SEARCH DATE : 11-Aug-2020

SEARCH TIME : 10.50 AM

DESCRIPTION OF LAND

Parish of MALLING, Land District of DEVON
 Lot 1 on Diagram 66327 (formerly being D188)
 Derivation : Part of Lot 8 originally gtd to Charles Walker
 and duly surrendered by Transfer A385165
 Prior CT 3283/40

SCHEDULE 1

A385165 TRANSFER: THE CROWN

SCHEDULE 2

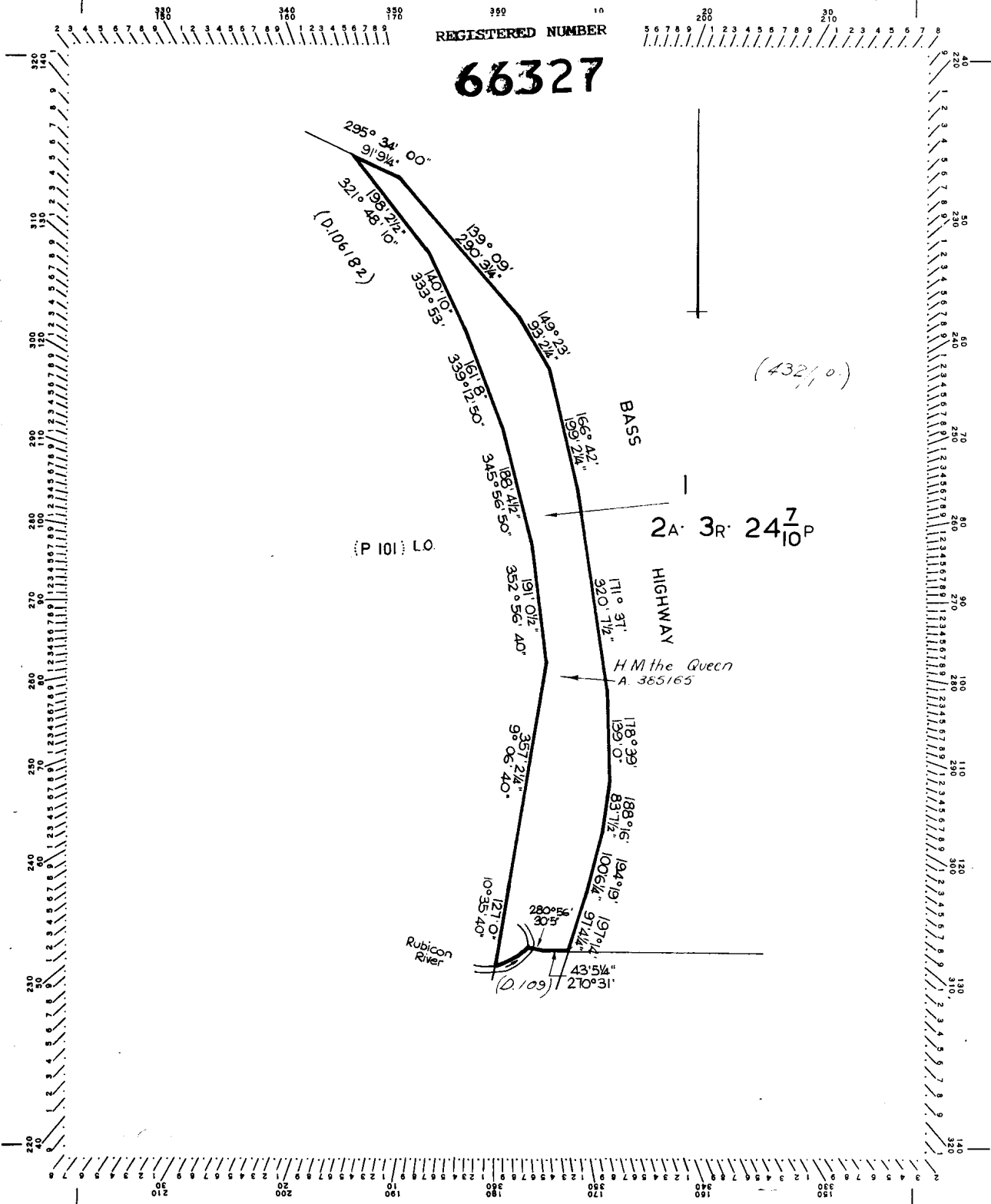
Reservations and conditions in the Crown Grant if any
 B63414 PROCLAMATION under Section 9A and 52A of the Roads
 and Jetties Act 1935

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>Owner: R.W. Aylett & Others</p>	<p>PLAN OF SURVEY by Surveyor MR. E.R.P. FRANKS of land situated in the</p>	<p>Registered Number: D 188</p>
<p>Title Reference: C.T. 2467-40</p>	<p>LAND DISTRICT OF DEVON PARISH OF MALLING</p>	<p>Effective from: P/I Recorder of titles</p>
<p>Grantee: Part of Lot 8, 127a. Or. 30p, Granted to C. Walker.</p>		

Scale :- 160 Feet to an inch



APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

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

OFFICE USE ONLY

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

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

PROPERTY DETAILS:

Address:	<input type="text" value="5918 Bass Hwy"/>	Certificate of Title:	<input type="text" value="207464/1 (private parcel); 66327/1 (Bass Highway Acquired road);"/>
Suburb:	<input type="text" value="Elizabeth Town"/>	<input type="text" value="7304"/>	Lot No:
Land area:	<input type="text" value="8,043sqm"/>	m^2 / ha	<input type="text" value="Strip of land between Bass Hwy and CT 207464/1 identified as Authority Road (type unknown) with no CT reference."/>
Present use of land/building:	<input type="text" value="Service Station"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

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

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

<input type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		

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

Description of work:

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

New floor area: m^2 New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

OWNER DETAILS:

Owner/s name: Mobile No:

Email address: Phone No:

Postal address:

• Owners details **MUST** be completed **IN FULL** for the current owner as per the Certificate of Title.

APPLICANT DETAILS:

Applicant: Mobile No:

Email address: Phone No:

Postal address:

Preferred means of correspondence, including notifications, requests for information and permits (Indicate by ✓ box):

Email

Australia Post

If you do not select a box Council will use email as the primary method of contact

COPYRIGHT AUTHORITY:

I authorise the Council and the Crown in right of the state of Tasmania to provide to any person, for the purposes of assessment or public consultation, a partial or complete copy of documents relating to this application.

I acknowledge that a charge may be made to recover costs of copying. I do not require to be paid a fee or to be informed of any copies that are made under this authority.

I confirm that I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this application.

NOTE: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49, or 183 of the *Copyright Act 1968*.

ENTRY TO LAND:

I consent to the entry of the land by an Authorised Officer in accordance with Section 65J (1) (a), for any purpose connected with the administration and enforcement of the *Land Use Planning and Approvals Act 1993* and assessment of this application.

Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made, has provided consent, and the information and details supplied by me in this application are a true and accurate description of the proposal.

Applicant:

Please Note: If the application involves Crown land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown.

Crown Consent:

PRIVACY STATEMENT

The Meander Valley Council abides by the *Personal Information Protection Act 2004* and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the *Personal Information Protection Act, 2004* and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your planning application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the *Land Use Planning and Approvals Act 1993*. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Meander Valley Council on (03)6393 5320. Please contact the Council's Privacy Officer on (03)6393 5300 if you have any other enquires concerning Council's privacy procedures.

OWNER DETAILS:

Owner/s name: Mobile No:

Email address: Phone No:

Postal address:

• Owners details **MUST** be completed **IN FULL** for the current owner as per the Certificate of Title.

APPLICANT DETAILS:

Applicant: Mobile No:

Email address: Phone No:

Postal address:

Preferred means of correspondence, including notifications, requests for information and permits (Indicate by ✓ box):

Email Australia Post If you do not select a box Council will use email as the primary method of contact

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Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made, has provided consent, and the information and details supplied by me in this application are a true and accurate description of the proposal.

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Department of Primary Industries,
Parks, Water and Environment

GPO Box 1751, Hobart, TAS 7001 Australia
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308
www.parks.tas.gov.au



Enquiries: Gerry Murrell
Phone: (03) 6165 3065
Email: propertyservices@parks.tas.gov.au
Our ref: 260409

30 September 2020

ERA Planning & Environment
C/- Clare Hester
183 Macquarie Street
HOBART TAS 7000

Dear Ms Hester,

**LODGEMENT OF PLANNING APPLICATION
ERA PLANNING & ENVIRONMENT ON BEHALF OF DANCESTON PTY LTD
UPGRADES OF UNITED PETROLEUM SERVICE STATION
5918 BASS HIGHWAY, ELIZABETH TOWN**

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

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

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

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

Yours sincerely,

Jesse Walker
Team Leader (Unit Manager, Policy & Projects)

Department of State Growth



Salamanca Building Parliament Square
 4 Salamanca Place, Hobart TAS
 GPO Box 536, Hobart TAS 7001 Australia
 Email permits@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au
 Ref: D19/292416

Clare Hester
 Era Planning Environment
 183 Macquarie Street
 HOBART TAS 7000

Dear Clare Hester

Crown Landowner Consent Granted - 5918 Bass Highway, Elizabeth Town

I refer to your recent request for Crown landowner consent relating to the development application at 5918 Bass Highway, Elizabeth Town for access to service station.

I, Fiona McLeod, Manager Asset Management, State Roads, the Department of State Growth, having been duly delegated by the Minister under Section 52 (1F) of the *Land Use Planning and Approvals Act 1993* (the Act), and in accordance with the provisions of Section 52 (1B) (b) of the Act, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this Department.

The consent given by this letter is for the **making of the application only** insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 19 November 2019, and the documents approved, as follows:

Approved Document Name	Author	Date Received	Notes
Crown Landowner Consent Application – 5918 Bass Highway, Elizabeth Town (CT 207464/1 & 66327/1) – Dated 19 November 2019	ERA (applicant)	19 November 2019	
Council Planning Permit Application Form - 5918 Bass Highway, Elizabeth Town (CT 207464/1 & 66327/1) – Dated 19 November 2019	ERA (applicant)	19 November 2019	
Planning Report – Dated 11 August 2020 (appendices listed below)	ERA (applicant)	11 August 2020	<i>This revision supersedes previous submissions</i>
Appendix A – Plans <ul style="list-style-type: none"> • Site Layout and Road Reserve: Rev V, Dated 1 July 2020 • Demolition Plan REV A, Dated 4 March 2019 • Drainage Concept Plan REV P3, 17 July 2020 	KD Engineering	11 August 2020	
Appendix B - Certificate of title reference documents (CT 207464/1 & 66327/1) - Folio text – Folio Plan – Schedule of easements	-	11 August 2020	

Appendix B – DPIPWE works/development application request form – Dated 19 November 2019	ERA (applicant)	11 August 2020	
Appendix C - Bushfire Hazard Assessment Report – REV – Dated 23 September 2019	Metrics Group Building Surveyors	11 August 2020	
Appendix D – Traffic Impact Assessment – Dated April 2020	Milan Prodanovic (Traffic Engineering and Road Safety)	11 August 2020	
Appendix E – Stormwater Management Plan – REV P3, Sheet no. 17978-D1 - Dated 17 July 2020	KD Engineering	11 August 2020	

In giving consent to lodge the subject development application, the Department notes the following applicable advice:

The State Government has committed funding to upgrades to improve the safety of the Bass Highway in the vicinity of the proposed works seeking consent in this application. Whilst details regarding the scope of works are yet to be determined, the highway upgrades may include widening and alter access into the subject site.

If the applicant wishes to proceed with the development at this stage, it should be noted that consent to lodgement is provided on the basis it is understood that the subject site for the application may be impacted by future State Growth upgrades and that as required, the removal or relocation of any existing or proposed signage and infrastructure in the State Road Reserve will be the responsibility of the developer.

Other types of works (pipeline, etc.) OR Construction of infrastructure in the road reserve/on Crown land (Works permit required)

In giving consent to lodge the subject development application, the Department notes that the works in the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit <http://www.transport.tas.gov.au/road/permits> or contact permits@stategrowth.tas.gov.au.

Limited access licence requirement

Subject to approval of the development application by Council and prior to undertaking works, a limited access licence pursuant to Part IVA of the *Roads and Jetties Act 1935* will be required to be obtained or amended. Please note that access licences can only be issued to the registered landowner under strict conditions. For further information please contact Georgina Skeggs on (03) 6166 3442 or georgina.skeggs@stategrowth.tas.gov.au

The Department reserves the right to make a representation to the relevant Council in relation to any aspect of the proposed development relating to its road network and/or property.

Yours sincerely



Fiona McLeod
MANAGER ASSET MANAGEMENT

Delegate of
Minister for Infrastructure and Transport
Michael Ferguson MP

1 September 2020

cc: General Manager, Meander Valley Council

CROWN LANDS ACT 1976

WORKS AND/OR DEVELOPMENT APPLICATION REQUEST



IMPORTANT INFORMATION

- Lodge this form to apply to Property Services to:
 - undertake works on Crown land, and/or
 - obtain Crown consent to lodge a Development Application.
- If adequate information is not provided this application may be delayed or declined.
- If insufficient space is provided please attach a separate page.
- Where the works result in a change to your lease/licence area, you may need to also complete a new application form and pay the relevant fees, you will be advised.

***Mandatory fields**

1. APPLICANT DETAILS

(circle) Mr/Mrs/Miss/Ms	APPLICANT (Full Name, Company or Business Name)*: ERA Planning and Environment
Daytime contact number: 03 6105 0443	
Email Address: clare@eraplanning.com.au	
Residential Address: N/A	
Postal Address: 183 Macquarie Street, Hobart	
	Post Code
	Post Code 7000

Who should be contacted about this request? (If different to above).

Name*: Clare Hester
Organisation*: ERA Planning & Environment
Position Title: Associate & Senior Planner
Daytime contact number: 03 6105 0443
Email Address: (This is the preferred method of contact) clare@eraplanning.com.au
Postal Address*: 183 Macquarie Street Hobart
Post Code: 7000

2. LOCATION OF THE CROWN LAND

Property Identification Number (PID) or Title Reference: 207464/1
Address*: 5918 Bass Highway Elizabeth Town
Post Code: .7304.....
Describe where the works will be undertaken. Include the location of the works in relation to surrounding structures and land features such as jetties, fences, rivers, and foreshore. Mark the location on maps, diagrams, photos or other forms of illustration to add detail and clarification.
Refer plans, supporting planning report and TIA

3. DETAILS ABOUT THE WORKS

Describe what work is proposed. Include the design, size, orientation and layout of structures or vegetation and the materials to be used. Attach plans, diagrams, photos and other illustrations that add detail and clarification*.
Refer supporting planning report
Describe how the works will be undertaken. Detail the processes, techniques and equipment. Arrangements such as site settings, engineering and/or work management, maps, diagrams, photos and other illustrations would add detail and clarification*.
Refer supporting planning report
Will heavy machinery and equipment be required to cross public spaces? No If yes, identify the route from the public road to the site on Crown land. Mark the route on maps, diagrams, photos or other forms of illustration.

4. LEASE/LICENCE DETAILS (where known)

Lease/Licence Number:	File Number:
Date on which the current lease/licence will expire*:	

5. COUNCIL REQUIREMENTS*

Before lodging this Application seek advice from Council Planning regarding Council requirements. *This application cannot proceed without this advice.*

Are there any Council requirements? Yes If Yes, answer a) and b) below.

a) Is Crown consent to a Development Application required? Yes

If yes, supply a copy of the complete and final Development Application package. The complete package includes the Council Development Application form and any documents, reports and plans that will be lodged for Council's consideration.

b) Is Crown consent to a Building or Plumbing Application required? No

If yes, supply a copy of the complete and final Building or Plumbing Application package. The complete package includes the Council Application form and any documents, reports and plans that will be lodged for Council's consideration.

6. TIMEFRAMES

What dates do you intend to undertake the work:

Start Date: ASAP	End Date:
------------------	-----------

If there is an important deadline state the date

Explain why the deadline is important:

7. SIGNATURE OF APPLICANT

Name:Clare Hester.....



Signed:

Date: .19 November 2019.....

PS Office Use Only
Received Doc ONE ID:
Folder ID:
CLAIMS:

8. CHECKLIST

- Documents that describe **what** work is proposed e.g. plans, diagrams.
- Documents that illustrate **how** the work will be undertaken e.g. management plans, diagrams.
- Illustrations, maps that identify **where** the work will be undertaken.
- Illustrations, maps that **identify the route** from the public road to the works site on Crown land.
- The complete Development, Building and/or Plumbing Application package if required by council.
- N/A** A copy of Public Liability insurance covering the proposed works.

Where there is an agreement holder for the leased/licensed Crown land, attach:

- A copy of their Public Liability insurance
- A letter from the agreement holder supporting this Works Application
- The agreement holders contact details
- If you are acting on behalf of a client please submit a copy of authorisation to do so.

Privacy Statement

Personal information is collected for the purpose of processing, assessing and determining this application and may be disclosed to local government, Forestry Tasmania, Mineral Resources Tasmania, adjoining landowners, agents of the Property Services, law enforcement agencies, courts and other organisations authorised to collect it. It may be disclosed to other public sector bodies where necessary for the efficient storage and use of the information. It is managed in accordance with the Right to Information and may be accessed by the individual to whom it relates on request to the Department of Primary Industries, Parks, Water & Environment. A fee may be charged for this service.

Applications can be lodged at

PropertyServices@parks.tas.gov.au OR

Property Services

GPO Box 44, Hobart TAS 7001

Contact

Property Services Message Service 6169 9015

(leave message and calls are returned within two business days)

www.parks.tas.gov.au/ps

Updated February 2019

APPLICATION FOR CROWN LANDOWNER CONSENT

Where proposed developments involve the use of Crown land, Section 52(1B) of the *Land Use Planning and Approvals Act 1993* requires applications for planning permits to council to be accompanied by the consent of the Minister responsible for the administration of the Crown land.

If a development requires the use of Crown land managed by the Minister for Infrastructure, this application form must be completed and submitted to the Department of State Growth a minimum of twenty eight (28) days prior to making application to Council in order to allow sufficient time for the application to be assessed.

Please complete all sections

APPLICANT DETAILS

APPLICANT:	ERA Planning & Environment
POSTAL ADDRESS:	183 Macquarie Street, Hobart 7000
CONTACT PHONE NUMBERS:	03 6105 0443
EMAIL ADDRESS: (if issued, the consent letter will be sent to this address)	clare@eraplanning.com.au

PROPOSED DEVELOPMENT DETAILS

DESCRIPTION OF CROWN LAND OR STATE ROAD AFFECTED:	Access to 5918 Bass Highway, Elizabeth Town, 7304 66327/1 (Bass Highway Acquired road); and Strip of land between CT 207464/1 and 66327/1 identified as Road (type unknown) with no CT reference
DESCRIPTION OF DEVELOPMENT SITE: (including address)	United Petroleum Service station - 5918 Bass Highway, Elizabeth Town, 7304
MUNICIPALITY:	Meander Valley Council
DESCRIPTION OF PROPOSED DEVELOPMENT:	Demolition of existing building and construction of new buildings and site layout. No change to use proposed (service station) Supporting documents required (see checklist on page 2)

If you have had any previous contact/discussion with anyone at this Department about this development, please indicate with whom:

Mia Potter

.....

Supporting Documents – Checklist for Applicant:

✓	Completed Council Development Application
✓	All plans, reports and supporting documentation forming the planning application to Council
✓	Certificate of title details

Please sign and date below:

Clare Hester



19 November 2019

.....
Applicant's Name

.....
Applicant's Signature

.....
Date

Submit your application:

By mail: Property Assets
Department of State Growth
GPO Box 536
HOBART TAS 7001

By e-mail: property.assets@stategrowth.tas.gov.au

Personal Information Protection Statement

You are providing personal information to the Department of State Growth, which will manage that information in accordance with the *Personal Information Protection Act 2004*. The personal information collected here will be used by the Department for the purpose of dealing with your application for a permit and related activities, pursuant to the *Land Use Planning and Approvals Act 1993* and associated legislation. Failure to provide this information may result in your application not being processed or records not being properly maintained. The Department may also use the information for related purposes, or disclose it to third parties in circumstances allowed for by law. You have the right to access your personal information by request to the Department and you may be charged a fee for this service.

Appendix C Bushfire Hazard Assessment Report

Prepared for: **SMB Design & Construct**
(Client) **Attn Suzan Bogan**
Suite 1, 6-12 Grey Street
TRARALGON VIC 3844

Email: suzanne@smbdandc.com.au
Phone No: 0428 761217

Prepared by: Gabriel Barnes
METRICS GROUP
Building Surveyor CC1569I
Bushfire Assessor BFP-101

Email: mail@metricsgroup.com.au
Phone No: **0438 134 073**

Signature:



Report is only valid when signed by the Director of Metrics Group or their nominee.

Revision No	Date of Issue	Purpose / Nature of Revision	Authorised by
0			

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Scope & Limitations

Scope - This report was commissioned to undertake a vegetation risk assessment, identify the Bushfire Attack Level (BAL) for the existing property and develop a Bushfire Hazard Management Plan. All comment, advice and fire suppression measures are in relation to compliance with the *Building Act 2016, Regulations 2014/16, the Directors Determination 2016.*, the National Construction Code (NCC) and Australian Standard, AS 3959-2009, *Construction of buildings in bushfire-prone areas.*

Limitations - The site assessment has been undertaken and report provided on the understanding that; -

1. The report only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. The Fire Danger Index (FDI) of 50 has been nominated and applied throughout the state by government. This level may be exceeded during normal bushfire seasons and as a consequence it is possible that the mitigation measures employed may not be sufficient in more severe conditions.
5. TasWater Corporation indicates flow rates and water pressure from existing fire hydrants may fail to comply with minimum specified requirements of the National Construction Code (NCC) and Australian Standards. It cannot be assumed that existing Water Corporation infrastructure and hydrants will meet the standards. Further supply flows and pressures may not be attainable under heavy demand.
6. The content contained within the Bushfire Hazard Management Plan & Report is subject to the requirements of the Chief Officers Bushfire Hazard Advisory Note No 04-2016.
7. The assessment and report is based on TOLERABLE RISK. Bushfires are by nature unpredictable, no assurance is given or inferred for the health, safety or amenity of the general public, individuals or future occupants in the event of a Bushfire.
8. No warranty is offered or inferred for any buildings constructed as a part of this report in the event of a bushfire.

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



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1. Introduction

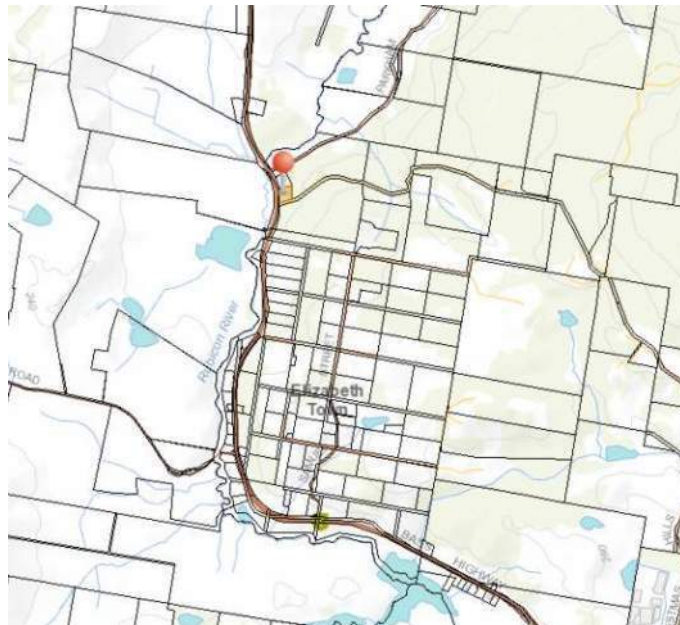
Bushfire is a continual part of the Tasmanian environment, members of the community living in and around an area of bushfire risk need to be prepared. Good planning, preparation and maintenance will minimise the threat. This Bushfire Report has been prepared for the referenced property to demonstrate the property can achieve “Tolerable Risk” and compliance under the *Building Act 2016, Regulations 2016 and the Directors Determination Version 2, 2017* for the issue of a Building Permit.

A Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100m of the proposed building site and the slope of the land; using the simplified method specified in *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*. The established Bushfire Attack Level (BAL) has a direct reference to the construction methods and techniques to be implemented for the construction of buildings on the site. Further it provides construction requirements for road access and water supply and specifies size and location of vegetation Hazard Management Areas to be established around the buildings and maintained for perpetuity.

2. Property Details

Property address:	5918 Bass Hwy ELIZABETH TOWN	PID No:	6280656
		Certificate of Title:	207464/1

Location Map:



2.2. Legislative Instruments

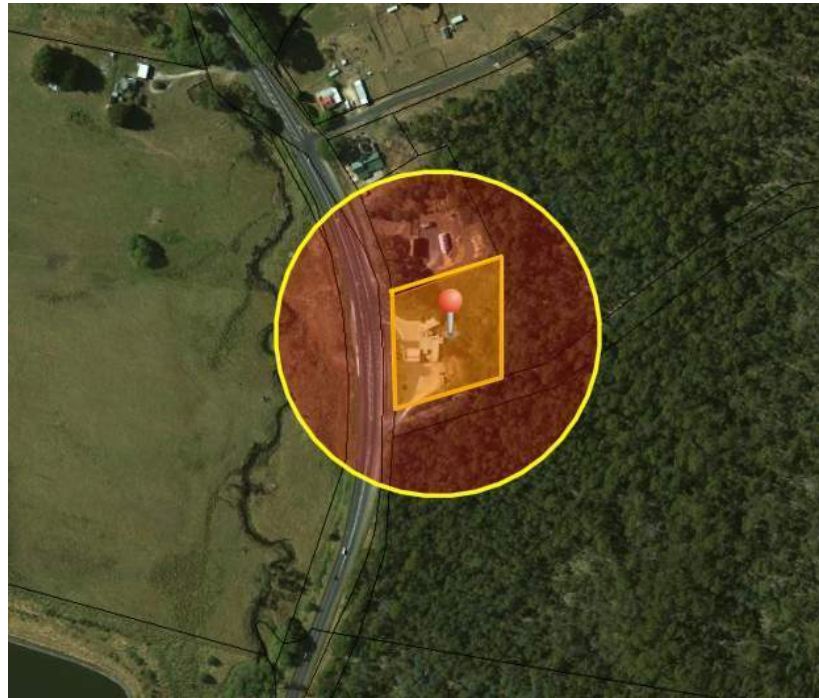
Planning Scheme:	Meander Valley Interim Planning Scheme 2013
Overlay:	Planning Directive No.5.1 Bushfire-Prone Areas Code
Zoning:	Rural Living
Use Standards	Hazardous Use

2.3. Details of Proposed Development or Building Work

Proposal:	Demolition of existing Service Station and Store and construction of a New Service Station and Convenience Store
Type of Work:	New Building
Use of Building:	Shop – Class 6

2.4. Existing Site Context & Observations

Aerial Photo,
with vegetation
out to 100 m:



Site Context:	The site is located within established rural area North of Elizabeth Town on the Bass Highway. The sites current development includes a service station and convenience store and associated outbuildings. The site is devoid of vegetation in the immediate siting of the service station however significant levels of native vegetation remain on the property uphill to the East.
Surrounding Properties:	The vegetation load on surrounding properties consists of: <ul style="list-style-type: none"> North – Rural dwelling, most vegetation has been cleared and replaces with landscaping and bark mulch gardens South – Road access east, with tall stands of forest vegetation and thick undergrowth East – Tall stands of forest vegetation and thick undergrowth West – Sealed highway and open grazing paddocks
Water supply:	On-Site Supply
Fire Hydrant:	NOT Available
Property access:	Existing Access

2.5. Existing Site Vegetation

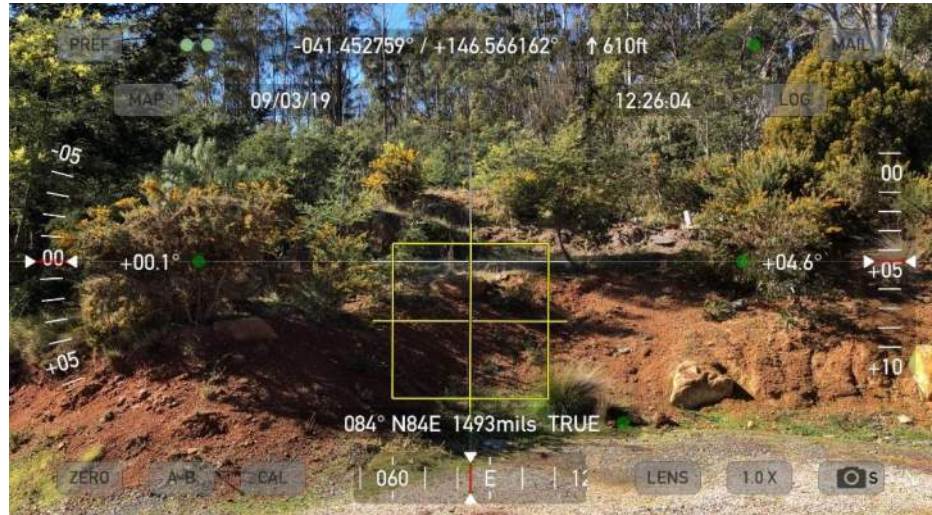
North / Northeast Aspect



Comment

Managed Residential Gardens. Note chip mulch to landscaped gardens away for the dwelling

East / Southeast Aspect



Comment

Forest with exotic weeds to lower storey

South / Southwest Aspect



Comment | Forest with exotic weeds to lower storey

West / Northwest Aspect



Comment | Sealed Highway with grazing paddocks

2.6. Existing Water Supply

Comment | Existing on-site water supply servicing convenience store only.
No firefighting water supply available

Minimum 10,000 litre static supply is to be provided.

The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and the distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Design and construction to be in accordance with Table 6.3B of this report.



2.7. Existing Road Access

Public Maintained Road



Comment

Bass Highway - Satisfactory

Private Access Road



Comment

Existing sealed access at either end of the property onto Bass Highway

3. Vegetation and Fire Characteristics

3.1. TASVEG

Descriptions and characteristics of each vegetation type for bushfire flammability and sensitivity to assist in risk analysis.

Vegetation Group	Description	Flammability	Fire Sensitivity
Dry eucalypt forest and woodland	Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest	M-Medium	M-Medium
Agricultural, urban and exotic vegetation	Agricultural land	M-Medium	L-Low

TASVEG Mapping Data:

- VH flammability, L sensitivity
- H flammability, E sensitivity
- H flammability, VH sensitivity
- H flammability, M sensitivity
- H flammability, L sensitivity
- M flammability, E sensitivity
- M flammability, VH sensitivity
- M flammability, H sensitivity
- M flammability, M sensitivity
- M flammability, L sensitivity
- L flammability, E sensitivity
- L flammability, VH sensitivity
- L flammability, H sensitivity
- L flammability, L sensitivity
- N flammability, N sensitivity



4. Bushfire Attack Level Analysis (BAL)

The Bushfire Attack Level is determined in accordance with “Method 1” in Section 2 of Australian Standard 3959-2018

4.1. Relevant Fire Danger Index (FDI)

Table 2.1 Regional Value for Tasmania - **FDI 50**

4.2. Existing Vegetation Classification

The predominant bushfire-prone vegetation as identified at the time of site inspection
Vegetation is assessed out to 100 metres from the façade of the existing or proposed building

Vegetation Classification	NORTH	EAST	SOUTH	WEST
Group A Forest	----	Tall Open Forest	Tall Open Forest	----
Group B Woodland	----	----	----	----
Group C Shrubland	----	----	----	----
Group D Mallee/Mulga	----	----	----	----
Group F Rainforest	----	----	----	----
Group G Grassland	----	----	----	Dense Sown Pasture
Managed Land	Residential Garden	----	----	----
Effective Slope (under vegetation)	>0 to 5°	Upslope/0	Upslope/0	>0 to 5°
Distance to Vegetation	>100 m	5 m	14 m	50 m
Likely Direction of Bushfire Attack	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Prevailing Winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exclusions (Clause 2.2.3.2)				
BAL (each elevation)	BAL 12.5	BAL Flame Zone	BAL 40	BAL 12.5

Comments:

Under the Directors Determination for Building in Bushfire-Prone Areas a Class 6 Shop is not required to comply with the Specific Construction Requirements of the *Australian Standard 3959 Construction of Buildings in Bushfire-Prone Areas*.

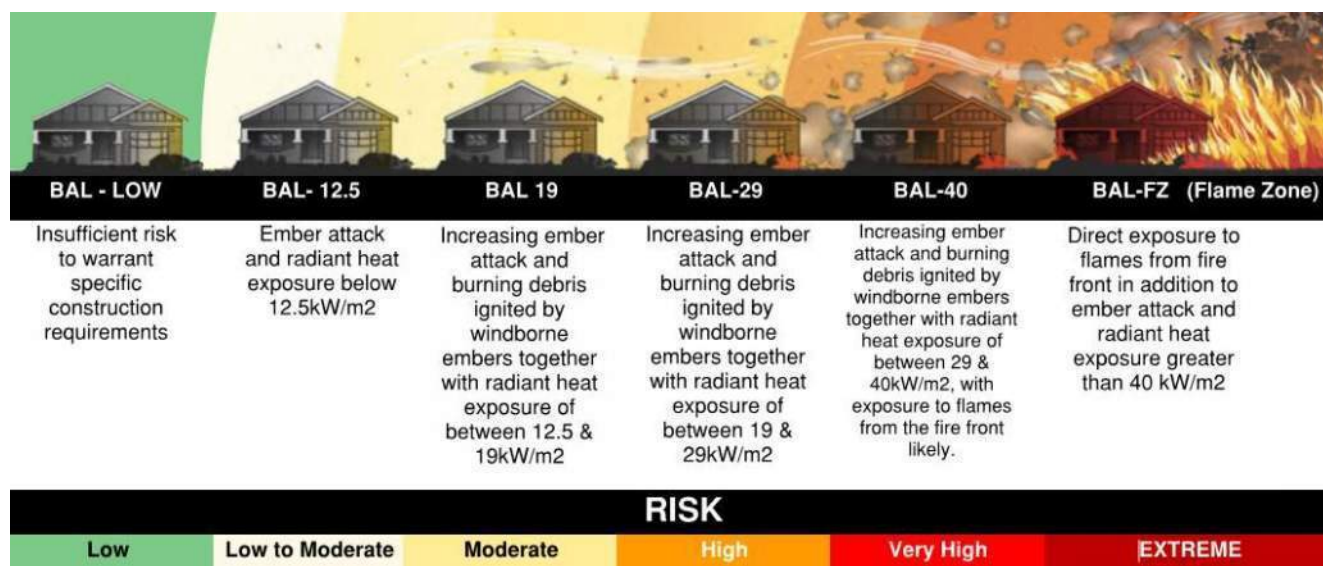


4.3. Bushfire Attack Level (BAL) for Site

BAL Flame Zone

NOTE: To reduce the bushfire risk a reduction in the above site BAL is implemented where the site assessment has identified low threat vegetation on adjoining properties; and/or where the Hazard Management Area can be increased over the sites vegetation while remaining contained within the subject property.

A reduced BAL (where possible) is nominated in Section 4.5 of this report and is directly related to the specified "Required Hazard Management Area" determined from Table 2 of Australian Standard 3959-2018.



4.4. Required Hazard Management Area for BAL 40

The specified Hazard Management Area is the minimum area of vegetation management to be established and maintained between the bushfire-prone vegetation and the building façade. The distances are determined from Table 2.4.4 of Australian Standard 3959-2018

Vegetation Management Area Distance from hazard vegetation to façade of building	North/ North-East	East/ South-East	South/ South-West	West / North-West
	12- <16 metres	12- <16 metres	12- <16 metres	12- <16 metres

Comment

To minimise risk to the development a secondary vegetation management zone is to be implemented. Vegetation management is to extend to all boundaries of the entire site.

4.5. Additional Risk Controls Required

The following additional risk control measures are to be implemented in the design and construction to achieve compliance with current legislative requirements.

1. A secondary vegetation management zone is to be implemented. Vegetation management is to extend to all boundaries of the entire site as shown in the Bushfire Hazard Management Plan specified in section 7 of this report.
2. Implementation of the Bushfire Hazard Management Plan specified in section 7 of this report.
3. Vegetation Management and on-going maintenance in accordance with Appendix 3 of this report.
4. Development must be designed and built in compliance with the *Work Health & Safety Act and Regulations 2012*.
5. Manifest Quantity Workplace (MQW) is to notify WorkSafe Tasmania where quantities of petrol exceed 2500 litres in accordance with the *Work Health & Safety Regulations 2012* and provide a copy of the Hazardous Chemicals Manifest.
6. The storage and handling of fuels is to be in compliance with Australian Standard *AS1940:2017 The Safe Storage & Handling of Fuel*.
7. Vents for underground storage tanks to be fitted with flame arrestors.
8. Tanker refueling operations to be prohibited on days of Extreme bushfire threat, Total Fire Ban days and/or where there are active bushfires within the local area.

5. Vulnerable or Hazardous Use

Planning Directive 5.1 identifies Vulnerable and Hazardous Uses for special consideration in the application of bushfire hazard management. The following definitions and requirements apply to this development;

E1.5.2 Hazardous uses;

- Means a use where:**
- (a) the amount of hazardous chemicals used, handled, generated or stored on a site exceeds the manifest quantity as specified in the Work Health and Safety Regulations 2012; or
 - (b) explosives are stored on a site and where classified as an explosives location or large explosives location as specified in the Explosives Act 2012
- Objective:** Hazardous uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the hazardous use and the bushfire hazard
- Performance Criteria;** A hazardous use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:
- (a) the location, characteristics, nature and scale of the use;
 - (b) whether there is an overriding benefit to the community;
 - (c) whether there is no suitable alternative lower-risk site;
 - (d) the emergency management strategy and bushfire hazard management plan; and
 - (e) other advice, if any, from the TFS.



5.1. Performance Criteria Evaluation (Clause E1.5.2 P1)

The following reasoning is provided to justify compliance with the applicable Performance Criteria provision above;

- (a) The location and use are already established with a large service station and fuel depot supporting domestic and commercial customers and heavy freight vehicles. Located within the 90km per hour zone on the Bass Highway at Elizabeth Town the service station is ideally located midway between Launceston & Devonport on the major freight route from the Ports of Burnie and Devonport servicing throughout the North, North/East and Southern Tasmania.
- (b) The property is located within the rural living zone around Parkham Road and is North of the Low-Density Residential area of Elizabeth Town of approximately 502 people (2006 Census). The current service station and convenience store provides direct services to those 502 residents and the wider rural areas including Parkham and Kimberley.

Being located on the major tourist and freight route to and from the North West Tasmania the service station provides service to increasingly greater numbers of highway commuters.

The location itself provides good access for heavy freight vehicles with clear line of sight in both directions for the safe entry and exit of heavy vehicles. Bass Hwy has been upgraded in front of the property with established allocated turning bays and merging lanes to allow vehicles to enter and exit the site safely and easily.

- (c) "Suitable alternative lower risk sight" is a subjective assessment. Suitable and alternative at what cost? In what location? And what lower risks?
- (d) The site is already an existing service station servicing existing residents and highway commuters and heavy vehicles. On review of other service stations located on the highway between Launceston & Burnie there is no doubt it is one of the easiest and safest to enter and exit when negotiating tourist, commuter and heavy vehicle traffic.

5.2. Emergency Management Strategy (Clause E1.5.2 A2)

The following strategies for mitigation measures to maintain tolerable risks for the construction of a service station in a bushfire prone area are to read in conjunction with the entire Bushfire Hazard Report and Bushfire Hazard management plan.

The "Tolerable Risk" is already established and maintained through the very existence of an existing service station on the site. Rather than increasing the risk the construction of a new service station will reduce the risks with up-to-date infrastructure including underground petroleum tanks piping and valves all designed and installed to current standards for the storage and handling of dangerous goods.

The following fire protection measures when implemented will prevent the service station from: -

- a) Contributing to the spread or intensification of bushfire,
- b) Limit any potential for ignition on the site.
- c) Prevent exposure to hazardous chemicals, explosives or emissions
- d) Reduce the risk to emergency service personnel.

RISK ANALYSIS

Risks associated with Bushfire attack	<ul style="list-style-type: none"> • Large amounts of petroleum and petroleum products stored on site • Ignition of fuel vapour from ember attack • Ignition of fuel spill from ember attack • Fuel tank explosion
Opening Hours	Business hours, possibly a 24-hour service station
Occupant Characteristics	<p>Staff & Contractors: - less than 5at any one time</p> <p>Customers:- Numbers are dynamic but unlikely to be more than 10 at any one time</p> <p>Duration:- Occupied during business hours which could extend upto 24 hours</p> <p>No accommodation of sleeping quarters are to be provided on the site</p>
Site Characteristics	Located on the Bass Hwy in a rural area of the Gazetted Township of Elizabeth Town. The nearest resident 62 metres to the north. The site has a large frontage directly onto the Bass Hwy.
Brigade intervention	<p>Nearest Fire Station –</p> <p>Elizabeth Town 2 km South of the site. Small rural volunteer brigade with a turn out time of 30 minutes minimum</p> <p>Deloraine 12.4 km South of the site. Larger urban volunteer brigade with a turn out time 30 to 40 minutes</p>
Construction	<p>Development is a new facility, new retail building, new below ground petroleum tanks, new awnings, bowsers and associated infrastructure. The design and construction of the facility must comply with the following;</p> <ul style="list-style-type: none"> • <i>Work Health & Safety Act and Regulations 2012</i> • <i>Australian Standard AS1940:2017 The Safe Storage & Handling of Fuel</i> • <i>Environmental Management & Pollution Control (Underground Petroleum Storage Systems) regulations 2010</i> • <i>Australian Standard AS4897:2008 The Design & Operation of Underground Petroleum Storage Systems</i> • <i>Building Code of Australia, National Construction Code</i>
Engineering Controls & Physical Safeguards	Design and construction of tanks, piping, over fill devices, installation of spark arrestors and the like with all form part of the risk of the design to minimise risk of ignition and or explosion.
Petroleum Industry Safety Procedures	Industry safeguards including fully modelled risk assessments and safety procedures for the safe storage and handling of fuels.
Manifest Quantity Workplace (MQW)	Occupants are to notify WorkSafe Tasmania where quantities of petrol exceed 2500 litres in accordance with the <i>Work Health & Safety Regulations 2012</i> and provide a copy of the Hazardous Chemicals Manifest.
Management Controls	Systems of work, material handling, site supervision, site management, management policies and procedures will be implemented to assist in managing the site reducing the risk of ignition including concourse maintenance and spill management and to implement emergency shutdown and evacuation of occupants in the event of an emergency.

Tanker Refuelling Operations	Tanker refuelling to be prohibited on days of Extreme bushfire threat, Total Fire Ban days and/or where there are active bushfires within the local area.
Bushfire Hazard Management Plan	Section 7 of this report will mitigate the risk associated with surrounding vegetation and its impact on the service station in the event of a bush fire.
Vegetation Management	On-going maintenance is to be undertaken in accordance with Appendix 3 of this report.
Secondary Vegetation Zone	To be implemented to minimise the amount of vegetation and fuel load surrounding the property. The additional vegetation management is to extend to all boundaries of the entire site as shown in the Bushfire Hazard Management Plan specified in section 7 of this report

EVACUATION & ACTION PLANS

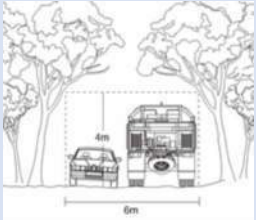
1. **Emergency Evacuation Plan** to be developed for the site nominating responsible persons for operation and evacuation management. Appointing of Warden & Deputy Fire Wardens and information on shut down procedures and evacuation in the event of a bushfire.
2. **Emergency Action Plan** to be developed in association with the Tas Fire Service to evacuate the occupants to a Safe Place of Refuge Offsite. Suggested Location Deloraine Fire Station or Deloraine Train Park
3. **Evacuation is to be offsite refuge ONLY - There will be no safe place for onsite refuge**

6. Requirements for Building – Bushfire Prone Areas

The following items from the *Director of Building Controls Determination - Requirements for Building in Bushfire-Prone Areas*; as identified, are applicable to this development and **must be implemented in the design and construction**.


6.1. Construction Requirements & Construction Variations Not Applicable




6.2. Standards for Property Access Required

Element		Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point. 	The following design and construction requirements apply to property access: <ol style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3° (1:20 or 5%); (7) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: <ol style="list-style-type: none"> (a) A turning circle with a minimum inner radius of 10 metres; (b) A property access encircling the building; or (c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

6.3A. Reticulated Water Supply for Fire Fighting Not Applicable

6.3B. Static Water Supply for Fire Fighting Required

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: <ol style="list-style-type: none"> (1) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and (2) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B.	Static Water Supplies 	A static water supply: <ol style="list-style-type: none"> (1) May have a remotely located offtake connected to the static water supply; (2) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (3) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (4) Must be metal, concrete or lagged by non-combustible materials if above ground; and (5) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ol style="list-style-type: none"> (a) metal;

		(b) non-combustible material; or (c) fibre-cement a minimum of 6 mm thickness.
C. Fittings, pipework and accessories (including stands and tank supports)		Fittings and pipework associated with a water connection point for a static water supply must: (1) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (3) Be metal or lagged by non-combustible materials if above ground; (4) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (5) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (6) Ensure the coupling is accessible and available for connection at all times; (7) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (8) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (9) Where a remote offtake is installed, ensure the offtake is in a position that is: (a) Visible; (b) Accessible to allow connection by fire fighting equipment; (c) At a working height of 450 – 600mm above ground level; and (d) Protected from possible damage, including damage by vehicles.
D. Signage for static water connections		(1) The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (2) The following requirements: (a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height; (b) Be in fade-resistant material with white reflective lettering and circle on a red background; (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and (d) Be no less than 400 mm above the ground.
E. Hardstand		A hardstand area for fire appliances must be provided: (1) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than six metres from the building area to be protected; (3) With a minimum width of three metres constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

6.4. Hazard Management Areas

Required

Element	Requirement
B. Hazard management areas for new buildings on lots NOT provided with a BAL at the time of subdivision.	A new building must: (1) Be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and (2) Have an HMA established in accordance with a certified bushfire hazard management plan.
F. Hazard management areas for new buildings or additions and alterations to buildings associated with a hazardous use	A new building or an alteration or addition, including change of use, for a building determined as a hazardous use must: (1) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and (2) Have a HMA established in accordance with a certified bushfire hazard management plan.

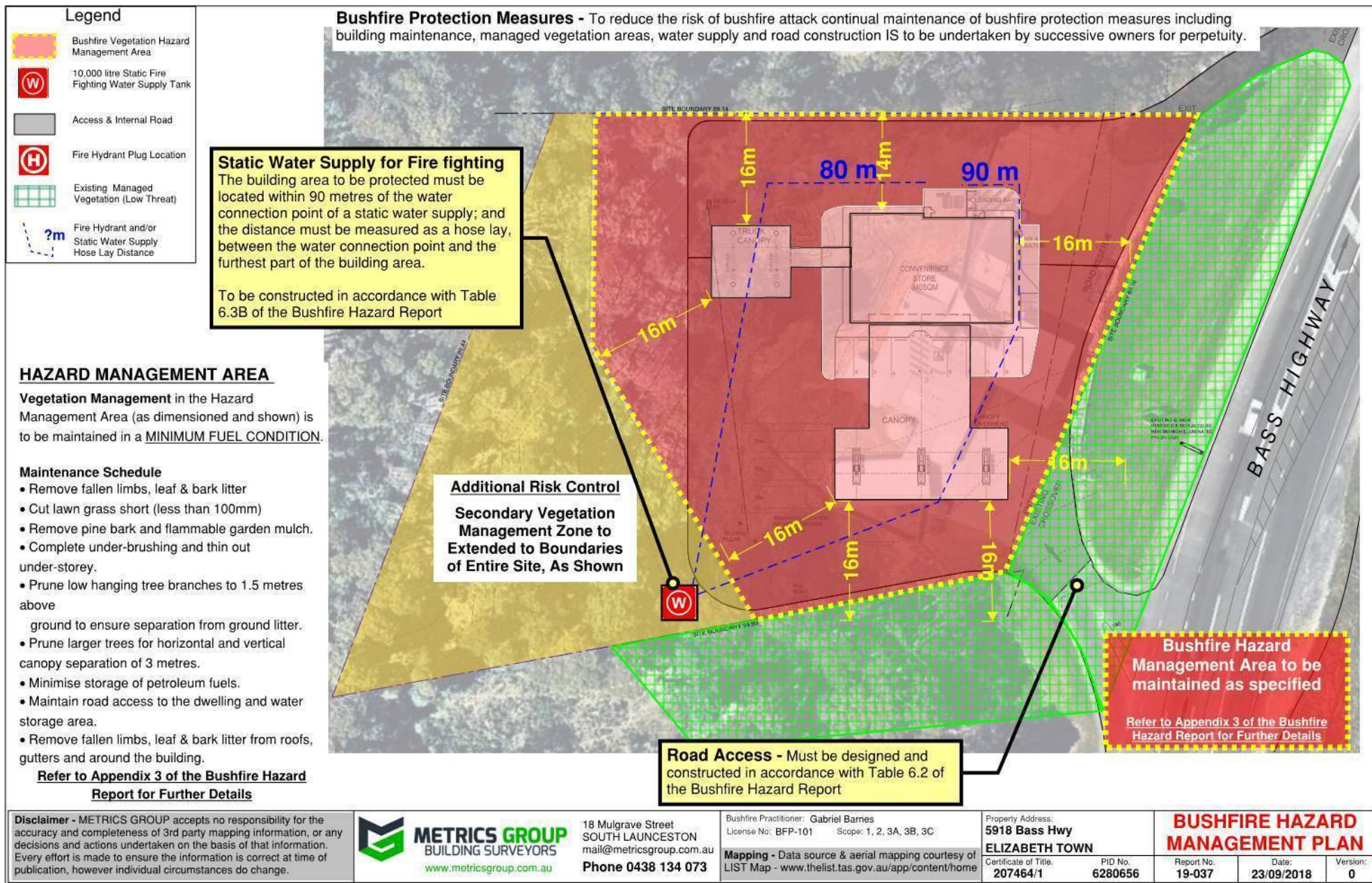
6.5. Requirements for Emergency Planning

Required

A	Emergency plans	An emergency plan must be developed for the site which is: (1) Compliant with the TFS Bushfire Emergency Planning Guidelines; and (2) Approved by TFS or a person accredited by the TFS.
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7. Bushfire Hazard Management Plan



Appendix 2. BAL Construction Matrix – Australian Standard 3959

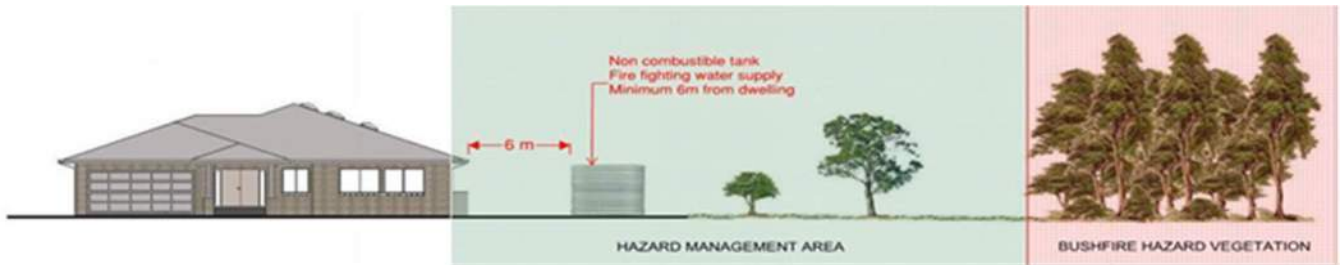
Note: Construction requirements below are **INDICATIVE ONLY**. It is not intended as a design guide. The standard **MUST** be referenced for the full technical details

	BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ (Flame Zone)
AS 3959 Specific Construction Requirements	Section 4	Sections 3 & 5	Sections 3 & 6	Sections 3 & 7	Sections 3 & 8	Sections 3 & 9
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh, non-combustible supports where the subfloor is unenclosed, naturally fire-resistant timber stumps or posts on 75 mm metal stirrups	If enclosed by external wall refer below 'External Walls' section in table or non-combustible subfloor supports or tested for bushfire resistance to AS 1530.8.1	Subfloor supports – enclosure by external wall or non-combustible with an FRL of 30/- or be tested for bushfire resistance to AS 1530.8.2
FLOORS	No special construction requirements	No special construction requirements	No special construction requirements	Concrete slab on ground, enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire-resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground, enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or be tested for bushfire resistance to AS 1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside with 30-minute incipient spread of fire system or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	External walls – Parts less than 400 mm above ground or decks etc. to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/ naturally fire-resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 6 mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 9 mm fibre cement sheeting or steel sheeting or be tested for bushfire resistance to AS 1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with minimum thickness of 90 mm or an FRL of -/30/30 when tested from outside or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL WINDOWS	No special construction requirements	As for BAL-19 Except 4 mm Grade A safety glass can be used in place of 5 mm toughened glass	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or 5 mm toughened glass or glass blocks within 400 mm of ground, deck etc. Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or 5 mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resisting timber and portion within 400 mm of ground, deck etc screened	Protected by bushfire shutter or 5 mm toughened glass. Openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL-19 Except door framing can be naturally fire-resistant high-density timber	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc., tight-fitting with weather strips at base	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or non-combustible, or 35 mm solid timber for 400 mm above threshold. Metal or bushfire resisting timber framed tight-fitting with weather strips at base	Protected by bushfire shutter, non-combustible or 35 mm solid timber, metal framed tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and an FRL of -/30/-
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards.	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS 1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element	Enclosed sub-floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to have no gaps and be non-combustible



Appendix 3. Vegetation Management – Maintenance Schedule

Hazard Management Area



The Hazard Management Area (defendable space) is to be provided between the bushfire classified vegetation and the buildings subject to bushfire risk. The space provides for the on-going management and maintenance of vegetation and reduction in fuel loads to minimise the risks from;

- Prevent flame impingement on the building;
- Provide a defendable space for property protection;
- Reduce fire spread;
- Deflect and filter embers;
- Provide shelter from radiant heat; and
- Reduce wind speed.

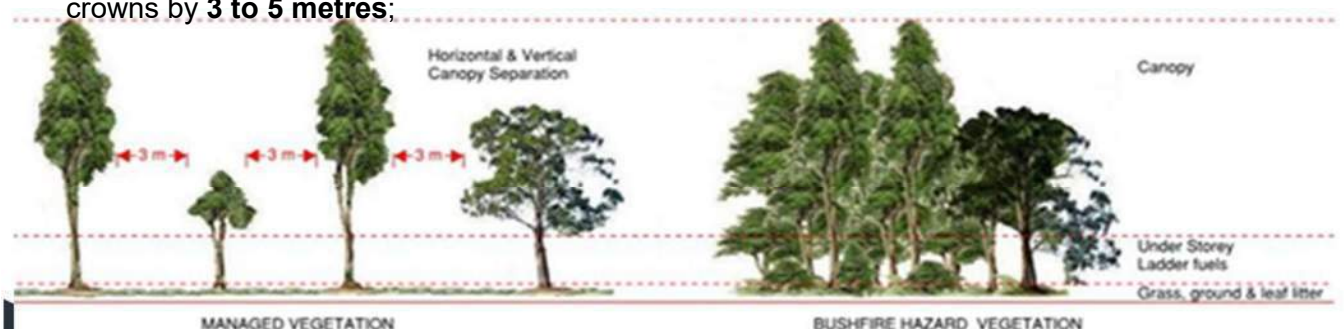
Fuels within the Hazard Management Area can be controlled by:

Manual Fuel Removal: - Ground fuels such as fallen leaves, twigs, limbs and bark should be removed on a regular basis. This is fuel that burns quickly and increases the intensity of any fire. Fine fuels can be removed by hand or with tools such as rakes, hoes and shovels.

Mowing &/or Continual Grazing - Grass needs to be kept short (less than 50mm) and, where possible, green.

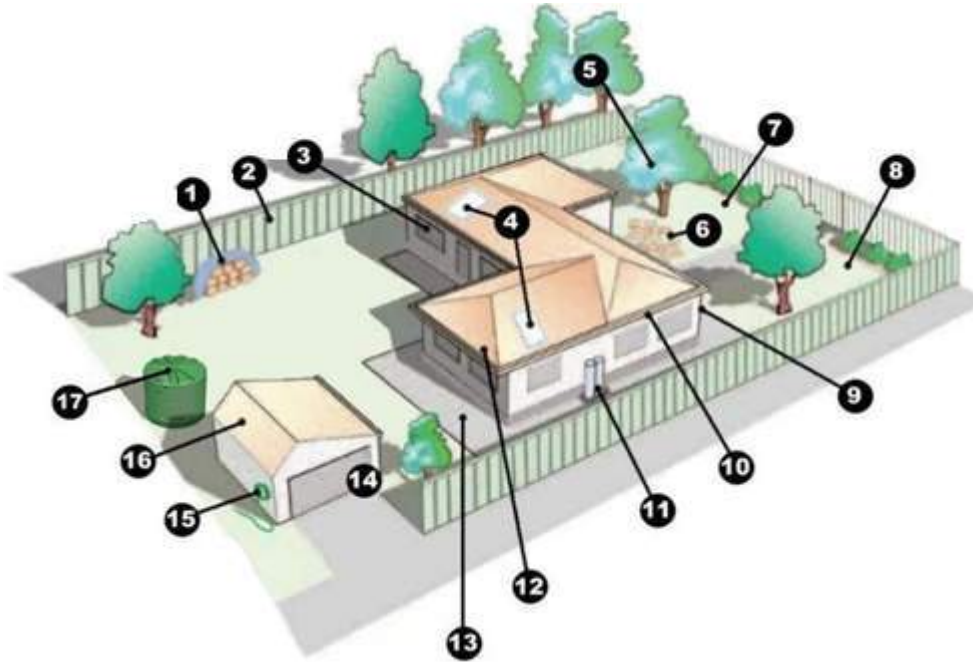
Removal or Pruning - The control of existing trees, shrubs and understory vegetation involves selective fuel reduction through removal, thinning and pruning;

- Remove noxious and environmental weeds,
- Remove those species with the greater flammability such as those with rough, flakey or stringy bark,
- Remove or thin understorey plants, trees and shrubs less than three metres in height,
- No large trees or shrubs within 10 metres of the building
- Prune or remove trees to separate continuous tree canopy. Separate tree crowns by **3 to 5 metres**;
- Prune low branches **two (2) metres** from the ground to prevent a ground fire from spreading into trees;
- Remove tree canopies overhang the building, general rule of thumb remove any tree near the building for a distance the same as the tree is high at maturity.
- Native trees and shrubs should be retained as clumps or islands and should be maintained so as not to cover more than 20% of the area.



On-going Maintenance

The performance of any building is only as good as the maintenance and upkeep that is performed. This is the same for the Bushfire Hazard Management and the protection of your life, buildings and assets.



1. Keep wood heaps or other flammable storage at least 20 metres from the building.
2. Solid non-combustible fencing such as steel can provide a fire and heat radiation shield to the building.
3. Metal flywire screens to windows prevent sparks and embers from entering the building.
4. Ensure ALL gaps are sealed up or protected with ember proof mesh including under floor spaces, roof space, under eaves, external vents, skylights, chimneys and wall cladding.
5. Remove ladder fuels from the under storey of trees to a height of 2 metres. Prune canopies horizontally and vertically to provide a minimum 3 metre canopy separation between crowns.
6. Rake up and remove fallen limbs, leaf & bark litter and vegetation debris.
7. Cut grass and maintain to less than 10 cm
8. Keep garden beds well away from the dwelling Use non-combustible garden mulches including rock or stones, establish plantings of low flammability shrub species
9. Seal all gaps in external claddings.
10. Keep roof gutters clear of leaf litter, bark and similar debris, remove and maintain, install gutter guards to assist.
11. Flammable fuels such as gas bottles should be located on the opposite side of the house to the likely direction of a bushfire.
12. Seal gaps in roofing to prevent the entry of embers
13. Surround the building with non-combustible paths
14. Outbuildings to be at least 6m from the main building
15. Ensure hoses provide coverage to the whole site. Use metal hose fittings
16. Flammable liquid fuels and the like to be stored in minimum volumes well away from the building
17. Water supply for firefighting purposes non-combustible water tank of 10,000 litre minimum dedicated firefighting is to be full and pumps and pipes serviced and maintained.



Landscaping

Your buildings and garden can blend with the natural environment and be landscaped to minimise the impact of fire at the same time. The gardens and landscaping are integral parts of the Bushfire Hazard Management Area. When designing include features such as fire resistant plants, radiant heat barriers and windbreaks, also;

Ensure vegetation does not provide a continuous path to the building;

1. Shrubs and other plants do not directly abut the building;
2. Plant vegetation in clumps rather than continuous rows;
3. Locate vegetation far enough away from the building so that plants will not ignite the building by direct flame contact or radiant heat emission;
4. Plant and maintain short green grass around the house as this will slow the fire and reduce fire intensity;
5. Construct non-flammable pathways directly around the building;
6. Use low-flammability plants and non flammable ground mulch such as pebbles and crush tile or brick; and
7. avoid erecting brush type fencing and planting “pencil pine” type trees, as these are highly flammable.

Low flammability plants should be planted to reduce the bushfire risk further. These include;

<i>Artemisia sp.</i>	Wormwood or Angels Hair	(Exotic)
<i>Camellia sp.</i>	Camellias	(Exotic)
<i>Capsicum annum var. fasciculatum</i>	Chilli	(Exotic)
<i>Diplarrena moraea</i>	White Flag Iris	(Tasmanian Native)
<i>Gazania hybrida</i>	Treasure Flower	(Exotic)
<i>Hebe speciosa</i>	Veronica	(Exotic)
<i>Hemerocallis aurantiaca</i>	Day Lilly	(Exotic)
<i>Hydrangea macrophylla</i>	Hydrangea	(Exotic)
<i>Hymenocallis littoralis</i>	Spider Lily or Spider Flower	(Exotic)
<i>Hymenosporum favum</i>	Native Frangipanni	(Australian Native)
<i>Lampranthus aurantiacus</i>	Pigface or Iceplant	(Exotic)
<i>Lavendula angustifolia</i>	English Lavender	(Exotic)
<i>Passifora herbertiana</i>	Native Passionfruit	(Australian Native)
<i>Pelargonium peltatum</i>	Geranium	(Exotic)
<i>Pomaderris apetala</i>	Dogwood	(Tasmanian Native)
<i>Prunus sp.</i>	Plum	(Exotic)
<i>Solanum melongera</i>	Eggplant	(Exotic)



Appendix 4. United Safety Communication - Bushfire



Date: 20/1/14 Issued by: Surya Valabhji (OH&S Advisor)

Topic: Natural Disasters – Bush Fires

Distribution: Regional Managers, Site Managers (CA & Franchisee)

Background: Fire season is a reality in Australia - whether you live in grassland, bush land or even the urban fringes. As we swelter through heat wave temperatures and days of very high fire danger, how prepared are you to deal with an emergency should it arise?



Moving Forward:

Emergency Information

Tuning into your emergency broadcaster and Emergency services website on days of high fire danger is the most reliable ways of staying informed. Main power may be unavailable so keep a battery powered radio handy. Listen to radio for developments / other warnings / weather forecasts and changes.

Below is the address of website where information can be accessed

Victoria- Country Fire Authority
<http://www.cfa.vic.gov.au/index.htm>
 Victorian Bushfire Information Line - 1800 240 667.

Tasmania -Tasmania Fire Service
<http://www.fire.tas.gov.au/mysite/Show?paged=colCurrentBushfires>

NSW - NSW Rural Fire Service- 1800 679 737
 (1800 NSW RFS), 24 hours a day for updates on major fires. The local radio station may also be a good source of fire information.
<http://www.bushfire.nsw.gov.au/>

ACT - ACT Rural Fire Service
http://www.rfs.act.gov.au/ESAWebsite/content_rfs/rfs_home_page/rfs_home_page.html

WA - Fire and Emergency Services Authority of Western Australia
<http://fesa.wa.gov.au/>

NT- Northern Territory Fire and Rescue Service
<http://www.pfes.nt.gov.au/index.cfm?fire>

Queensland - Queensland Fire and Rescue Service
<http://www.fire.qld.gov.au/>

PREPARE

On the day of extreme fire danger:

Danger Ratings



FIRE DANGER RATING

The Fire Danger Rating tells you how dangerous a fire would be if one started.

- **Code Red** - These are the worst conditions for a bush or grass fire
- **Extreme** - Expect extremely hot, dry and windy conditions
- **Severe** - Expect hot, dry and possibly windy conditions
- **Very High-High-Low-Moderate**

If a fire starts, it can most likely be controlled in these conditions:

- All staff to have the united emergency number in their phone **1800 428 288**
- Close any building air vents.
- Remove combustible items from around site: including fire wood. Close dumpsters
- Ensure emergency supplies are located and secured.
- Have car ready for departure facing to leave site in a forwards direction.
- Check fire fighting hoses, sprinklers, extinguishers to ensure they will work.
- Secure gas bottles
- If you see a fire warning stating to prepare if possible hose down the forecourt and drench above ground tank and fill drains with water

Stock / Cash

- Change floats should be kept secure but stored neatly in case you need to uplift in a hurry.
- Bulk cigarettes are packed away in boxes in the storage areas along with any other high value items you wish to remove



For more information or queries related to this United Fuels HSSE Communication Bulletin contact the UP National HSSE Manager on 03 9413 1589 or 0419 507 415.



Talking up Safety

HEALTH, SAFETY, SECURITY & ENVIRONMENT COMMUNICATION BULLETIN

ACT

If fire enters your area:-

- Shutdown pumps and electricity and gas to site.
- Lock all doors and shutters. Set alarm
- Calm any worried or anxious people.
- Evacuate site. ensure your staff and customers can get home safely. Check if staff homes are in danger before letting them go.
- Notify ISS 1800 428 288 that you are evacuating



SURVIVE

Returning after the fire

When you arrive to store you should:

- Use a face mask and wear protective clothing.
- Walk around the outside of your store to check for the following hazards:
 - live electricity (do not touch any broken or fallen wires – treat it as live)
 - leaking gas (odour or hissing)
 - septic or sewage leaking
 - hot embers, smouldering material. If safe to do so (ensure no electricity) douse with water
 - trees and overhanging branches
 - major structural damage or equipment
 - Report any dangers / damages to the R&M immediately



ALWAYS BE PREPARED DURING THE BUSH FIRE SEASON

- Keep vegetation on property well managed, remove all dead vegetation and keep branches and grass trimmed
- Ensure there is no rubbish collecting near tanks, vents and boundary fences
- Dispose off any accumulated combustible material outside the store- pallets, waste oil drums, cardboard boxes etc
- Ensure all fire fighting equipment is in good condition especially the fire hoses. If you are in a fire prone area it is recommended that you keep garden hoses that can be used during high fire danger



For more information or queries related to this United Fuels HSSE Communication Bulletin contact the UP National HSSE Manager on 03 9413 1589 or 0419 507 415.



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: SMB Design & Construct
Attn Suzan Bogan
Suite 1, 6-12 Grey Street
TRARALGON VIC 3844

Owner / Agent

Address

Suburb/postcode

Form **55**

Qualified person details:

Qualified person:	Gabriel Barnes	Category:	
Business Name:	METRICS GROUP	Phone No:	0438 134 073
Business Address:	18 Mulgrave Street SOUTH LAUNCESTON TAS 7249	Fax No:	
Licence No:	BFP-101 1, 2, 3, & 3B	Email address:	mail@metricsgroup.com.au

Qualifications and Insurance details: Accredited to report on Bushfire Hazards under Part IVA of the Fire Service Act 1979 *(description from Column 3 of the Director of Building Control's Determination)*

Speciality area of expertise: Analysis of hazards in bushfire-prone areas *(description from Column 4 of the Director of Building Control's Determination)*

Details of work:

Address:	5918 Bass Hwy ELIZABETH TOWN	Lot No:	
		Cert. of Title No:	207464/1

The assessable item related to this certificate: Bushfire Hazard Vegetation Assessment & Hazard Management Plan *(description of the assessable item being certified)*

Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: Bushfire Hazard *(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)*

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

- building work, plumbing work or plumbing installation or demolition work:

or

- a building, temporary structure or plumbing installation:

Refer to Conditions of Certificate

Form 55 - Page 1 of 2



In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report No. 19-037 , dated 23/09/2019 <ul style="list-style-type: none"> Bushfire Hazard Management Plan
Relevant calculations:	
References:	<ul style="list-style-type: none"> Planning Directive No 5.1, Bushfire-Prone Areas Code Tasmanian Building Act 2000 & 2016 Tasmanian Building Regulation 2014 & 2016 Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.1 dated 29 August 2017 Director's Determination – Application of Requirements for Building in Bushfire-Prone Areas (transitional) Version 1.2 dated 29 August 2017 Australian Standard 3959 - 2009

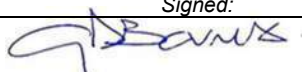
Substance of Certificate: (what it is that is being certified)

1. Assessment of the site Bushfire Attack Level **BAL 40** in accordance with Australian Standards 3959
2. Bushfire Hazard Management Plan for **BAL 40**
3. Hazardous Use (Planning Directive 5.1)
4. Bushfire Action & Emergency Plans

Scope and/or Limitations

<p>Scope</p> <p>This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with the Building Act 2000 & 2016, Regulations 2014 & 2016 the Directors Determinations, the Building Code of Australia and Australian Standards, AS 3959-2009.</p> <p>Limitations</p> <ol style="list-style-type: none"> 1. The report only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report. 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. 3. Impacts of future development and vegetation growth have not been considered. 4. The Fire Danger Index (FDI) of 50 has been nominated and applied throughout the state by government. This level may be exceeded during normal bushfire seasons and as a consequence it is possible that the mitigation measures employed may not be sufficient in more severe conditions. 5. TasWater Corporation indicates flow rates and water pressure from existing fire hydrants may fail to comply with minimum specified requirements of the Building Code of Australia and Australian Standards. It cannot be assumed that existing Water Corporation infrastructure and hydrants will meet the standards. Further supply flows and pressures may not be attainable under heavy demand. 6. The content contained within the Bushfire Hazard Management Plan & Report is subject to the requirements of the Chief Officers Bushfire Hazard Advisory Note No 04-2016. 7. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or future occupants in the event of a Bushfire. 8. No warranty is offered or inferred for any buildings constructed as a part of this report in the event of a bushfire. <p>No action or reliance is to be place on this report; other than for which it was commissioned</p>
--

I certify the matters described in this certificate.

Qualified person:	Signed: 	Date: 21/10/2019	Certificate No: 19-037
-------------------	---	-------------------------	-------------------------------



Refer to Conditions of Certificate

Form 55 - Page 2 of 2

Director of Building Control – Date approved 1 January 2017

Building Act 2016 – Approved Form No. 55

Meander Valley Council Ordinary Meeting Agenda 10 November 2020

PLANNING AUTHORITY 1

Bushfire Hazard Management Plan 3918 Bass Hwy ELIZABETH TOWN Page 118

Page 29 of 32

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies²

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

Name of planning scheme or instrument: **Meander Valley Interim Planning Scheme 2013**
 Street address: **5918 Bass Hwy ELIZABETH TOWN**
 Certificate of Title / PID: CT: **207464/1** PID No. **6280656**

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: **Demolish existing Service Station and Construct New Service Station, Retail Shop and Browsers**

Code Clauses:

- E1.4 Exempt Development E1.5.1 Vulnerable Use
 E1.5.2 Hazardous Use E1.6.1 Subdivision

3. Documents relied upon

Documents, Plans and/or Specifications

Title:
 Author:
 Date: Version:

Bushfire Hazard Report

Author: **Gabriel Barnes**
 Date: **23/09/2019** Version: **0**

Bushfire Hazard Management Plan

Author: **Gabriel Barnes**
 Date: **23/09/2019** Version: **0**

Other Documents

Title:
 Author:
 Date: Version:

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.

4. Nature of Certificate

E1.4 – Use or development exempt from this code

	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.4 (a)	Insufficient increase in risk	

E1.5.1 – Vulnerable Uses

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

E1.5.2 – Hazardous Uses

	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input checked="" type="checkbox"/>	E1.5.2 P1	Residual risk is tolerable	Refer to Section 5 of Bushfire Hazard Report
<input checked="" type="checkbox"/>	E1.5.2 A2	Emergency management strategy	EMS Currently under development
<input checked="" type="checkbox"/>	E1.5.2 A3	Bushfire hazard management plan	Refer to Section 7 of Bushfire Hazard Report

E1.6 – Development standards for subdivision

E1.6.1 Subdivision: Provision of hazard management areas			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	
<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

E1.6.2 Subdivision: Public and firefighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	

E1.6.3 Subdivision: Provision of water supply for firefighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	
<input type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	



5. Bushfire Hazard Practitioner³

Name: **Gabriel Barnes, Metrics Group** Phone No: **0409 284 422**
Address: **18 Mulgrave Street** Fax No:
SOUTH LAUNCESTON **7249** Email: **mail@metricsgroup.com.au**
Accreditation No: **BFP – 101** Scope: **1, 2, 3A, 3B, 3C**

6. Certification

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

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

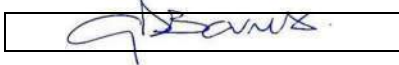
or

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

and/or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.

Signed:
(certifier)



Date: **21/10/2019**

Certificate No: **19-037**

³ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act 1979*. The list of practitioners and scope of work is found at www.fire.tas.gov.au.



Appendix D Traffic Impact Assessment



TRAFFIC IMPACT ASSESSMENT

PROPOSED SERVICE STATION REDEVELOPMENT

**5918 BASS HIGHWAY
ELIZABETH TOWN**

APRIL 2020



TRAFFIC IMPACT ASSESSMENT

PROPOSED SERVICE STATION REDEVELOPMENT

5918 BASS HIGHWAY
ELIZABETH TOWN

APRIL 2020

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ATTACHMENTS:

Attachment A – Drawings of existing and proposed site layout for service station redevelopment

REFERENCES:

- Australian Standard AS 1742.2-2009 – Manual of uniform traffic control devices Part 2: Traffic control devices for general use
- AUSTROADS – Guide to Road Safety Part 6: Road Safety Audit
- AUSTROADS – Guide to Road Design Part 4: Intersections and Crossings General (2017)
- AUSTROADS – Guide to Road Design Part 4A: Unsignalised and Signalised Intersections (2017)
- AUSTROADS – Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings
- Road Traffic Authority NSW – Guide to Traffic Generating Developments, 2002
- Meander Valley Interim Planning Scheme 2013

1. INTRODUCTION

United Petroleum is proposing to redevelop its service station site at 5918 Bass Highway in Elizabeth Town.

In considering the provision of supplementary advice for Development Application, the Meander Valley Planning Scheme requires a Traffic Impact Assessment (TIA) of such developments. The Department of State Growth has also requested a TIA report to address the adequacy of current accesses for the expected future traffic activity.

This TIA report has been prepared to assist in the assessment of the development application.

The report describes the current road and traffic conditions in the area around the development site. An assessment is made of the changes in traffic generation that may result from the proposed service station redevelopment and the effect of this traffic on the Bass Highway in the area of the development site.

Consideration is also given to the internal access, circulation and parking arrangements within this service station site.

The report is based on the Department of State Growth (DSG) - Traffic Impact Assessment Guidelines. The techniques used in the investigation and assessment incorporate best practice road safety and traffic management principles.

2. DEVELOPMENT SITE

The service station site is located on the eastern side of the Bass Highway in the northern part of this township.

The land use activity in the surrounding area is mainly farming with some residential development along the Bass Highway to the south of the development site. The development site is zoned 'rural living'.

The location of the service station site is highlighted on the extract from the area map for this area, seen in Figure 2.1.



Figure 2.1: Extract from area map showing location of service station site

3. DEVELOPMENT PROPOSAL

The development proposal for the service station site is basically to modernise the site so that it will be more presentable and to provide customers with an improved service.

The access driveways off the Bass Highway will mostly remain as constructed but with traffic management to be installed to make them separate entry and exit driveways to and from the site.

Internally the existing buildings will be demolished and the four closely spaced bowsers (with one service channel each side) will be removed.

A larger part of the development site will be prepared to accommodate a new building and bowsers plus circulation areas.

The whole site has an area of 6,365m². The trafficable area of the site which will be developed and used for the service station business will be 3,630m².

The new convenience store will have a total area of 340m².

There will be a new arrangement for the three car fuel bowsers with each bowser to have a service channel on each side – six service channels and all located at the northern end of the site. The one existing truck fuel bowser and one new additional truck fuel bowser will be located with three service channels at the eastern end of the site, behind the convenience store.

Formal parking bays for nine cars will be provided along the northern side of the convenience store building, including a designated disabled parking bay. There will be a further four motorcycle parking bays and a car bay for 'air and water' at the western side of the convenience store building and three car parking bays plus a small commercial vehicles loading bay at the southern side of the building.

Drawings detailing the proposed service station site layout are included with this report as Attachment A.

4. EXISTING ROAD AND TRAFFIC ENVIRONMENT

4.1 Road Characteristics

The development site lies on the eastern side of the Bass Highway which provides access to the development site.

Along the development site frontage, the Bass Highway has a curved alignment to the left for northbound traffic on a relatively flat grade.

The Bass Highway has a sealed width of 16.0 -18.5m along the development site frontage. There are chevron markings along the middle of the Bass Highway in the lead up to a 3.5m wide right turn lane to Parkham Road and a 2.5m wide short turn lane to the southern service station driveway.

The through traffic lanes for each direction of travel vary in width between 3.5m and 5.0m and the sealed shoulders along each side of the road are around 2.0m wide.

The service station site under consideration has two access driveways off the Bass Highway. The northern driveway has a traffic island near the edge of the highway and the width of the 7.3m at the narrowest point. The narrowest point of the southern driveway has a width of 5.4m, where the sealed width is around 4.4m.

Views along the Bass Highway in the area of the service station site and along each driveway are seen in Photographs 4.1 to 4.4.

The speed limit along this section of the Bass Highway is 90km/h.



Photograph 4.1: View to south along Bass Highway with service station site ahead on left



Photograph 4.2: View to north along Bass Highway with service station site ahead on right



Photograph 4.3: View of northern service station driveway from Bass Highway



Photograph 4.4: View of southern service station driveway from Bass Highway

4.2 Traffic Activity

Enquiries about the availability of traffic data for the Bass Highway in Elizabeth Town has found that the Department of State Growth has record of an automatic counter survey on the Bass Highway at a point 190m to the south of Railton Road.

The most recent survey was undertaken in May 2017 and the following average traffic volumes were recorded for 23 and 24 May 2017:

- Average weekday traffic - 8,979 vehicles/day;
- Morning weekday peak hour traffic (8-9am) - 336 vehicles/hour to north;
- 428 vehicles/hour to south;
- Afternoon weekday peak hour traffic (4-5pm) - 385 vehicles/hour to north;
- 369 vehicles/hour to south.

The hourly distribution of traffic volumes over the average weekday in May 2017 has been presented graphically in Figure 4.1.

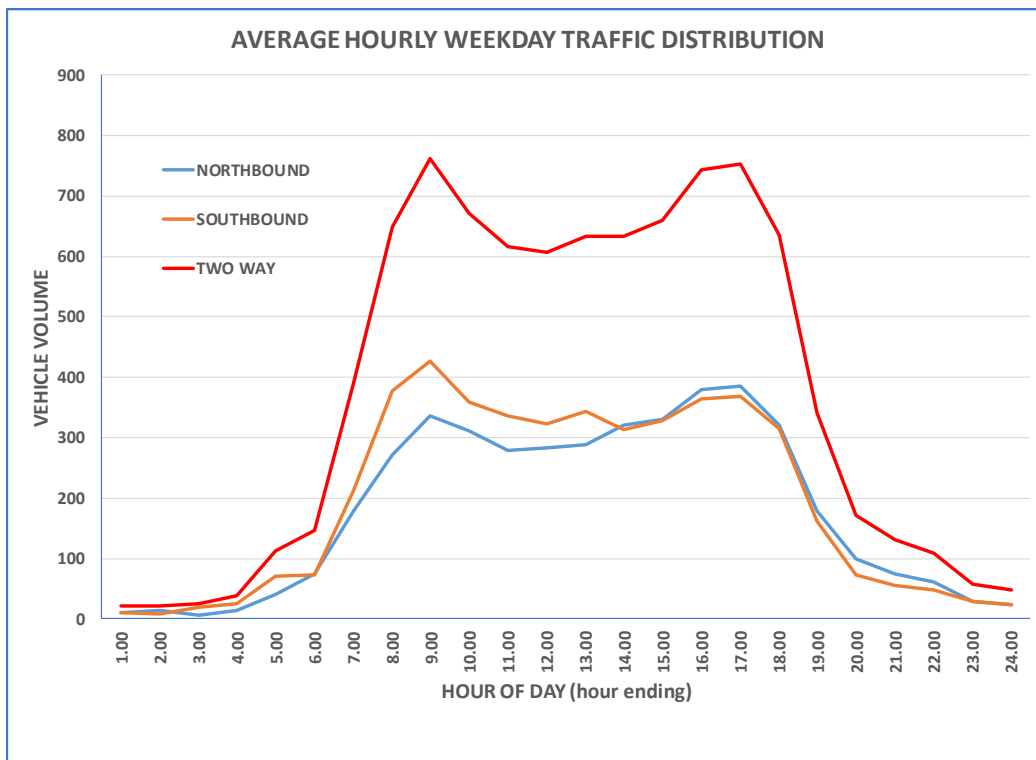


Figure 4.1: Hourly traffic volumes on Bass Highway at Elizabeth Town

The Department of State Growth has advised the AADT in 2017 was 9,002 vehicles/day and the compound annual growth for the site has been around 3.02% p.a.

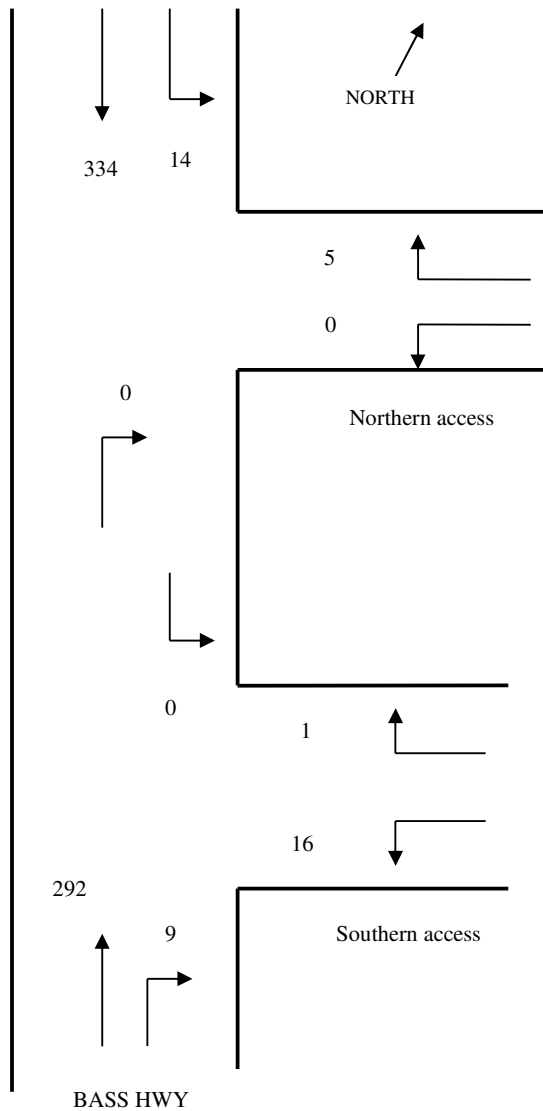
In order to also have knowledge of the traffic volume on the Bass Highway past the development site as well as current traffic movements to and from the

service station, peak hour turning traffic volume surveys were undertaken on Monday 13 May 2019 between 8:00am - 9:00am and 4:00pm - 5:00pm. These are the highest traffic periods of the day for the Bass Highway based on Figure 4.1.

The results from these surveys have been summarised in Figures 4.2 and 4.3.

The traffic volumes recorded during these surveys were around 18% less than at the above DSG survey site. This would be due to Railton Road junction in between the two locations.

The surveys found the service station currently generated 45 vehicles/hour and 40 vehicles/hour during the morning and afternoon peak hour for the Bass Highway.



**Figure 4.2: Turning traffic volumes at service station driveways
8:00am to 9:00am**

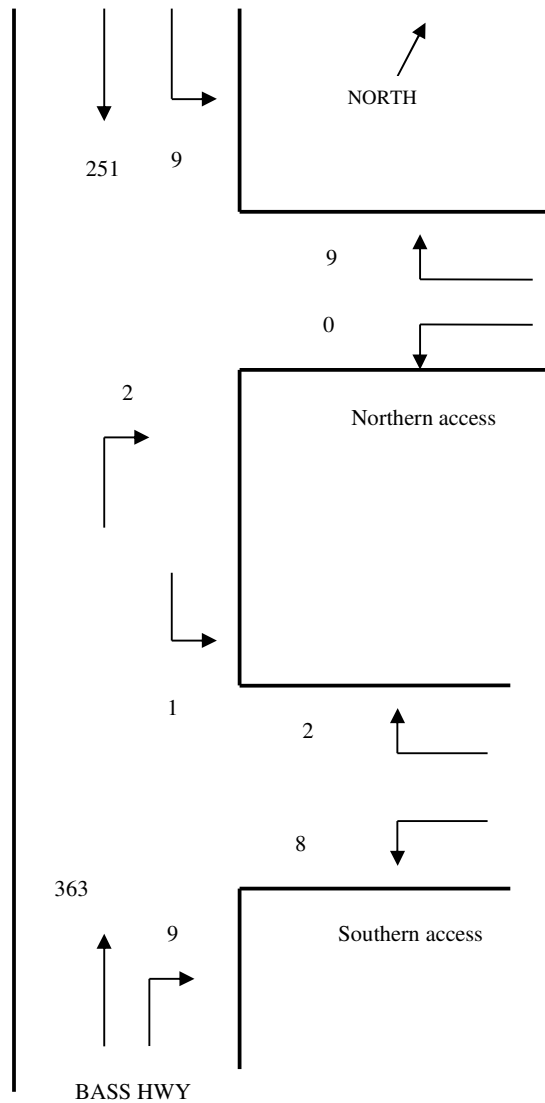


Figure 4.3: Turning traffic volumes at service station driveways 4:00pm to 5:00pm

4.3 Crash Record

All crashes that result in personal injury are required to be reported to Tasmania Police. Tasmania Police record all crashes that they attend. Any crashes that result in property damage only, which are reported to Tasmania Police, are also recorded even though they may not visit the site.

Details of reported crashes are collated and recorded on a computerised database that is maintained by DSG.

Information was requested from DSG about any reported crashes along the Bass Highway between Railton Road and Parkham Road, a distance of 2km, over the last five and a quarter years since January 2014.

The DSG database has record of only 13 crashes along this section of the Bass Highway.

Five of these crashes occurred at the Railton Road junction. Three crashes were angle collisions at the junctions and two crashes were due to vehicle loss of control, possibly unrelated to the junction.

Of the other eight crashes, two angle crashes occurred along the frontage of the development site in 2017; two were loss of control crashes that occurred 300-500m south of Parkham; and the other four crashes occurred at and over a distance of 500m to the north of the Etc Bakery.

The above crash record is not a significant concern.

5. TRAFFIC GENERATION BY THE DEVELOPMENT

As outlined in Section 3 of this report the development proposal for the site under consideration is a redevelopment of the whole site, including a slightly smaller convenience store, rearrangement of existing bowsers and addition of one bower for trucks, additional formal car and motorcycle parking bays, as well as better traffic circulation and general improvement to the presence of the site.

The existing building will be demolished and a new convenience store constructed further to the south. The building will have a floor area of 340m².

The three car fuel bowsers will be repositioned to the northern side of the site to allow better car access (improved efficiency) with a service channel each side of the bowsers. The two fuel bowsers with three service channels for trucks will be located at the eastern side of the site.

The redevelopment of the site is expected to result in modest increase in the number of vehicles visiting the service station due to improved access to the fuel bowsers as well as purchases from the convenience store.

The survey findings, detailed in Section 4.2 of this report, indicate that the service station currently generates 45 vehicles/hour and 40 vehicles/hour during the morning and afternoon peak hour for the Bass Highway.

A significant number of these vehicle movements were for convenience store purchases. There were also four semitrailers during the morning peak hour and two semitrailers during the afternoon peak hour that parked on the Bass Highway shoulder outside the service station site (southbound vehicles) with the drivers visiting the convenience store.

Consideration has been given to the expected traffic generation by the service station in the future.

The main reference document for traffic generating developments is the New South Wales - Road and Maritime Services (formally RTA) Guidelines. In these Guidelines the determination of the expected traffic generation by a service station during the afternoon peak hour is based on an equation which includes the area of the site and floor area of the convenience store.

The proposed development site and convenience store areas (trafficable site area of around 3,630m² and convenience store area of 340m²) were applied to the equation in these Guidelines. Calculation of the traffic generation using the equation is as follows:

$$\begin{aligned} 0.04 A (\text{site area}) + 0.3 A (\text{store area}) &= 0.04 \times 3,630 + 0.3 \times 340 \\ &= 145 + 102 \\ &= 247 \text{ vehicles/hour} \end{aligned}$$

This gives a peak hour traffic generation by the service station and the convenience store of 247 vehicles/hour during the afternoon peak hour.

This is an exceptionally high traffic generation. The site area will be increased by around 230% and the floor area of the convenience store will be slightly smaller.

It would be an increase to the traffic entering and leaving the service station site of over 600%, which is unrealistically high.

This consultant has found there is close relationship between the traffic generation by a service station plus convenience store and passing traffic volumes. A number of surveys have been conducted at several service stations across Tasmania by this consultant over recent times. The findings have been presented in Figure 5.1.

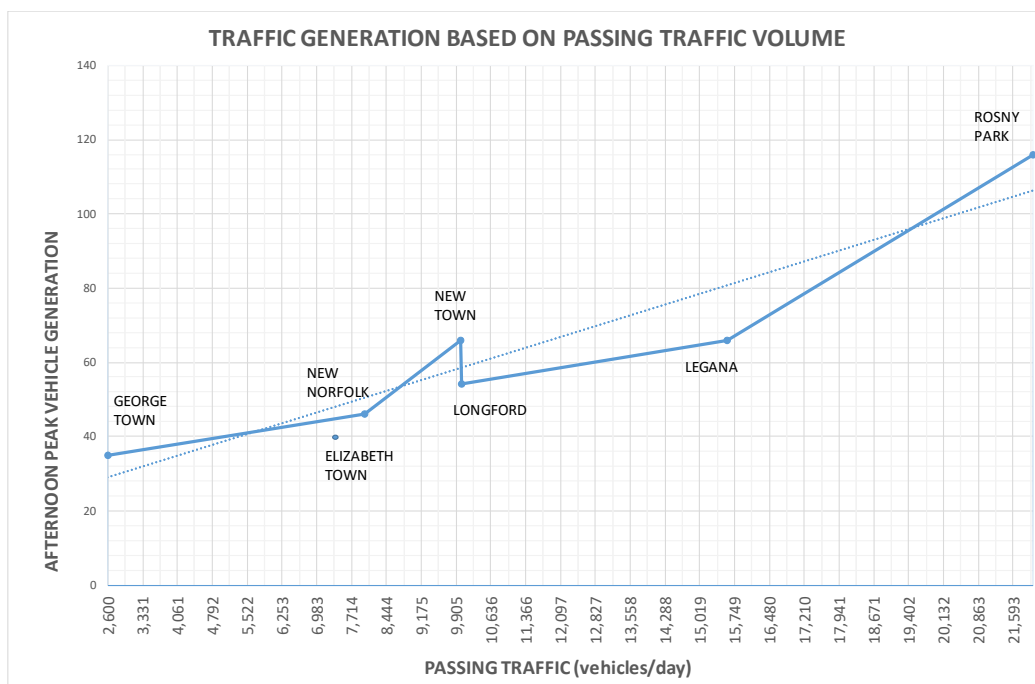


Figure 5.1: Peak hour traffic generation at service stations based on passing daily traffic volumes

It can be seen the line of best fit shows a good correlation ($R^2 = 0.885$) in the data.

This alternative assessment of the traffic generation indicates the expected traffic generation by the service station for the current situation and current passing traffic volume is around 50 vehicles/hour. With a 3.02% p.a. growth in the Bass Highway traffic volume, the traffic generation would be expected to increase proportionally to passing traffic increases in future years, up to around 75 vehicles/hour in the peak traffic month of March for this section of the Bass Highway in 10 years' time (March 2030).

6. TRAFFIC ASSESSMENT AND IMPACT

This section of the report assesses the impact that the traffic expected to be generated by the proposed redevelopment of the service station site will have on the Bass Highway. Consideration is also given to the access driveway arrangements, the adequacy of sight distances and internal traffic circulation.

6.1 Impact of Traffic Activity Generated by Development

The proposed redevelopment of the service station site is expected to generate around 75 vehicle/hour during the peak traffic periods for the Bass Highway in March 2030.

This is an increase of some 25 vehicles/hour to the traffic that the site generated during the recent traffic surveys.

As indicated in Section 3 of this report, traffic management measures, as detailed later in this report, will be installed so that the northern driveway will be the one way entry driveway to the site and the southern driveway will be the one way exit from the site.

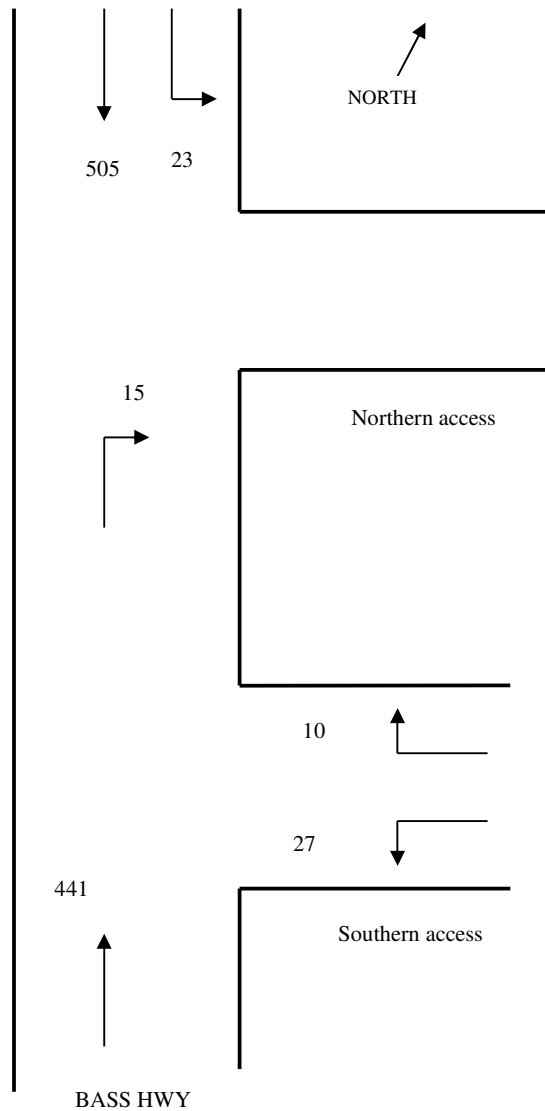
Allowing for future growth in the passing traffic volumes along the Bass Highway, the through and turning traffic volumes at service station driveways in March 2030 are expected to be as presented in Figures 6.1 and 6.2.

This additional traffic activity will not create any operational issues. Intersections and junctions reach capacity when the total conflicting approach traffic volumes are around 1,500 vehicles/hour.

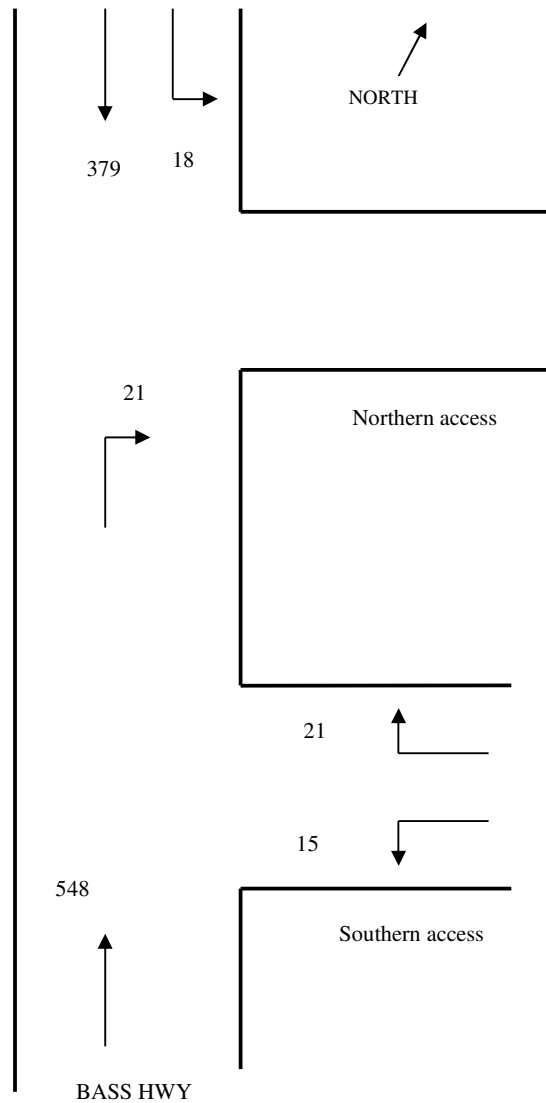
With a passing traffic volume in Year 2030 of around 950 vehicles/hour, the expected traffic conflict at the access driveways during peak traffic periods in will be 64% of the maximum conflicting traffic volume of 1,500 vehicles/hour.

A SIDRA analysis has determined all the through and turning traffic movements at both driveway junctions will operate at Level of Service A for all movements other than the left or right turn movement from the driveways which will operate at Level of Service B.

The traffic will operate efficiently with turning traffic experiencing low delay and minimal queueing.



**Figure 6.1: Turning traffic volumes at service station driveways
8:00am to 9:00am March 2030**



**Figure 6.2: Turning traffic volumes at service station driveways
4:00pm to 5:00pm March 2030**

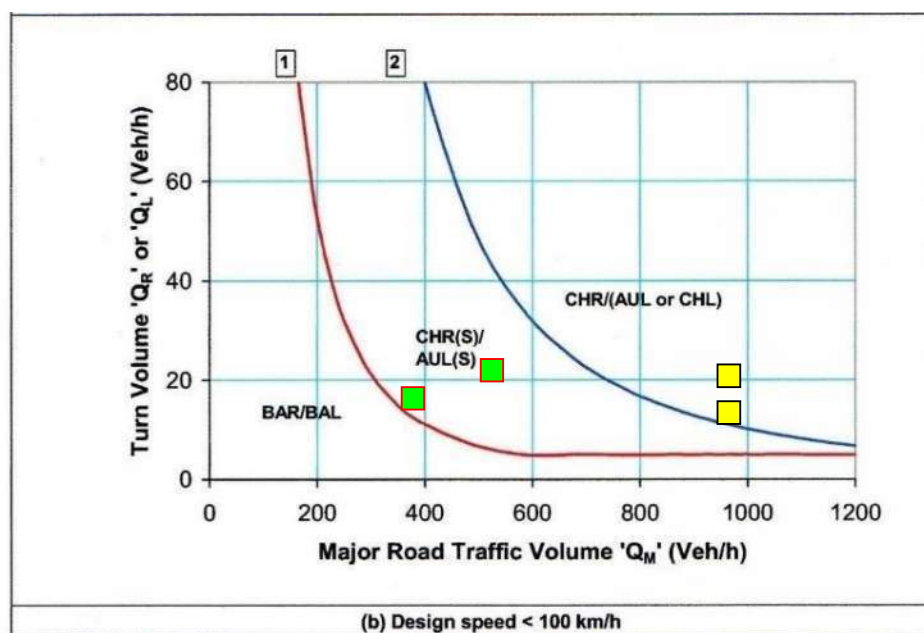
6.2 Traffic Management along Bass Highway in Area of Development Site

There is a need to determine the form of junction treatment required on Bass Highway at the driveway junctions for the vehicle volume that the proposed development is expected to generate in the future, as well as any need for auxiliary lanes.

As indicated above, the peak hour traffic activity at the Bass Highway/service station driveway junctions is expected as presented in Figures 6.1 and 6.2.

In order to determine what junction treatment is required with the expected future level of traffic activity, consideration is normally given to the advice given in the Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections. Reference is made to Figure 6.3 below which is an extract from the guide that gives advice on the turn lane requirements at sign-controlled road intersections and junctions.

Applying the expected future traffic volumes at the driveway junctions with the Bass Highway to the graphs in Figure 6.3, it can be seen that there is a need to have a left turn deceleration lane (AUL(S)) from the north to the northern driveway and right turn deceleration lanes (CHR) from the south to the northern driveway.



■ LEFT TURN MOVEMENT

■ RIGHT TURN MOVEMENT

Figure 6.3: Warrant for turn treatments at sign-controlled junctions

Currently there is:

- an existing (110m long) AUL left turn lane on the northern approach which is more than sufficient; and
- A 24m long and 2.5m wide right turn lane on the southern approach to the southern driveway.

With the proposed separate one way driveways to and from the service station site, the above analyses show that the AUL lane is sufficient, but a CHR right turn facility needs to be provided on the southern approach to the northern service station driveway.

There currently is sufficient pavement on the Bass Highway to allow for the installation of the CHR facility. The chevron markings along the middle of

the highway in this area will need to be removed to allow for the installation of the CHR turn lane.

There will also be a need to install regulatory signing in the driveways to clearly define the required one way vehicle movements to and from the Bass Highway.

This has been conceptually shown on the attached drawings.

6.3 Sight Distance Considerations

Current views along the Bass Highway to and from a vehicle entering the Bass Highway at both driveways are seen in Photographs 6.1 and 6.2.

Measurements have determined the currently available sight distances to and from each access driveway for both entering and exiting vehicles to and from approaching vehicles, for the one way movements at each driveway, are at least 250m and mostly over 270m.

All available sight distances are sufficient to meet current Austroads guidelines for a speed of 100km/h or higher, whereas the speed limit along this section of the Bass Highway is 90km/h.

Therefore, sight distances are quite sufficient for the speed environment.



Photograph 6.1: View to north along Bass Highway from vehicle exiting the site at the southern driveway



Photograph 6.2: View to south along Bass Highway from vehicle exiting the site at the southern driveway

6.4 Internal Traffic Arrangements

As part of the internal changes to the site, the fuel bowsers will be repositioned to provide greater separation between the bowsers and therefore allow better access and more convenient access to the bowsers.

The area around the building is sufficient to allow for the circulation of vehicles to at least the size of semitrailers, as demonstrated with the semitrailer swept path plot on the attached drawings. It therefore also allows for fuel deliveries to the site.

As part of the more formal site arrangement, there will be defined parking bays away from the fuel bowsers.

The Meander Valley Interim Planning Scheme states there is a need for four parking spaces per service bay at ‘vehicle fuel sales and servicing’ developments. There will be no service bay at this development.

Other more recent planning schemes in Tasmania require one space for each 20m² floor area of a convenience store.

The proposed convenience store area will have an area of 340m² which in other locations would require the provision of 17 car parking spaces for customers to the convenience store.

A marked disabled parking space with adjacent shared space in the circulation area will be installed adjacent to the building and near to the entry door. Eleven further car parking spaces have been defined on the site layout drawings as well as a loading bay for serving of the convenience store, four motorcycle parking spaces and a space for air/water access.

With 13 formal car parking spaces and four motorcycle parking spaces, plus space within the trafficable area of the site for several more cars to be parked and, given the Meander Valley Interim Planning Scheme requirements in this case, the parking supply will be more than sufficient for this development.

The dimensions of the parking spaces will meet the minimum requirements of AS 2890, with car parking bays being at least 5.4m long and 2.6m wide and motorcycle parking spaces at 2.5m long and 1.2m wide.

The parking aisles will be significantly greater than required.

Both driveways to and from the development site will be upgraded and slightly widened to better accommodate the one way traffic movement on a sealed pavement, sufficient to accommodate the semitrailer traffic.

7. SUMMARY AND RECOMMENDATIONS

An assessment has been undertaken of the likely traffic impacts from the proposal to redevelop the service station at 5918 Bass Highway which will include improved access to fuel bowsers, formalised traffic circulation areas and defined on-site parking for customers of the convenience store.

The driveways to the service station will also be signed as separate one way enter and exit driveways to and from the site.

The Bass Highway provides access to the service station. In this area, the Bass Highway has a curved alignment to the left for northbound traffic on a relatively flat grade, and sealed width of 16.0 -18.5m along the development site frontage.

The average weekday traffic along the Bass Highway was around 9,000 vehicles/day May 2017. Recent turning movement surveys during peak traffic periods found the service station currently generated 45 vehicles/hour and 40 vehicles/hour during the morning and afternoon peak hour for the Bass Highway.

DSG database has record of only 13 crashes along the Bass Highway between Railton Road and Parkham Road, a distance of 2km over the last five and a quarter years since January 2014.

Five of these crashes occurred at the Railton Road junction; the other crashes were generally spread along the link between the junctions. The crash record is not a significant concern.

The changes to the development site are expected to directly result in some increase in the number of vehicles visiting the site over the day.

Based on a number of surveys at several service stations across Tasmania and the relationship between the peak hour traffic generation and the passing daily traffic volume, the expected traffic generation by the service station under consideration is around 75 vehicles/hour in the peak traffic month of March for this section of the Bass Highway in 10 years' time (March 2030).

Allowing for future growth in the passing traffic volumes, the additional traffic to and from the service station will not create any operational issues. A SIDRA analysis at the access road junctions has confirmed the traffic movements along the Bass Highway will operate at Level of Service A while traffic entering the highway from the service station driveways will operate at Level of Service B.

From a safety consideration, the additional traffic generated by the service station and resultant traffic conflict with Bass Highway traffic will require a CHR treatment to be installed on the southern Bass Highway approach to the northern one way entry driveway to the service station.

Measurements have determined the currently available sight distances to and from each of the two driveways are more than sufficient for the speed environment.

As part of the internal changes to the site, the three car fuel bowsers at the front of the building will be repositioned to provide greater separation between the bowsers and therefore allow better access and more convenient access to the bowsers. Two truck fuel bowsers will be installed at the eastern side of the building to service trucks. There will be more than sufficient area around the building to allow vehicles up to semitrailers to circulate through the site.

The more formal site arrangements will include defined car and motorcycle parking bays away from the fuel bowsers as well as a marked disabled parking space with adjacent shared space in the circulation area adjacent to the building and near to the entry door. The proposed number of such parking bays is considered sufficient for this site, although other informal parking areas are also available within the trafficable area on the site.

The dimensions of the parking spaces will meet the minimum requirements of AS 2890, but some will be greater than required.

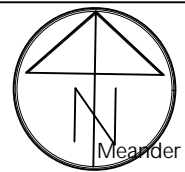
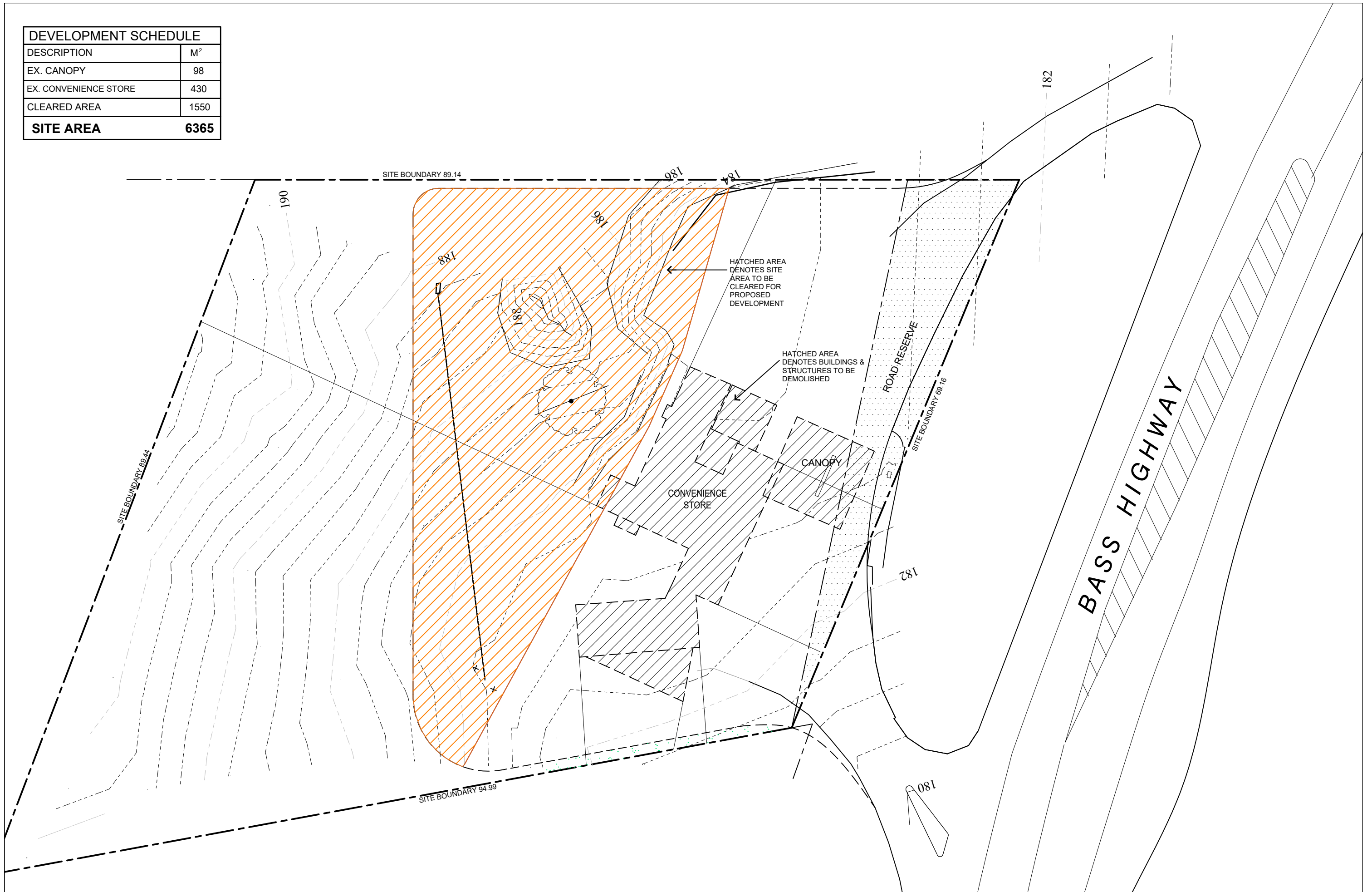
Both driveways to/from the development site will also be upgraded, sufficient to accommodate the semitrailer traffic.

Overall, this traffic assessment has determined there are no operational or safety issues which would arise as a result of the service station modifications and the proposed redevelopment can be supported on traffic grounds.

ATTACHMENT A

Drawings of existing and proposed site layout for
service station redevelopment

DEVELOPMENT SCHEDULE	
DESCRIPTION	M ²
EX. CANOPY	98
EX. CONVENIENCE STORE	430
CLEARED AREA	1550
SITE AREA	6365



REV.	BY	AMENDMENT	DATE
A	AA	FIRST ISSUE	04/03/2019

DRAWING PRODUCED ON CAD SYSTEM.
 NOTED DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALING.
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 VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR QUOTE.
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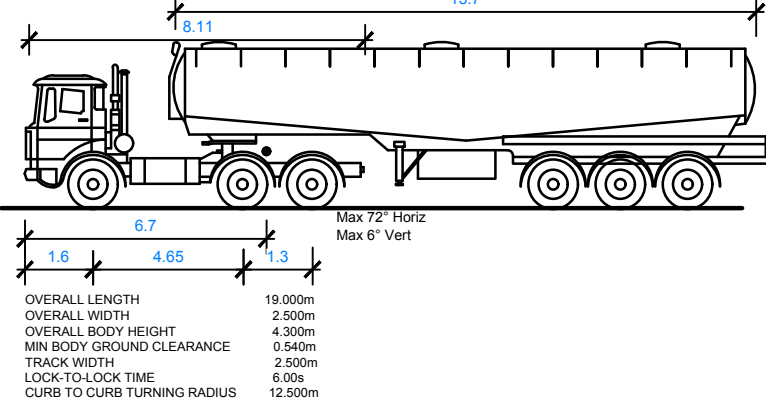
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NAME: AA DATE: November 2018
 SCALE @A3: 1:400 SHEET: 1 OF 7
 ADDRESS:
 5918 BASS HWY
 ELIZABETH TOWN TAS
PLANNING AUTHORITY 1

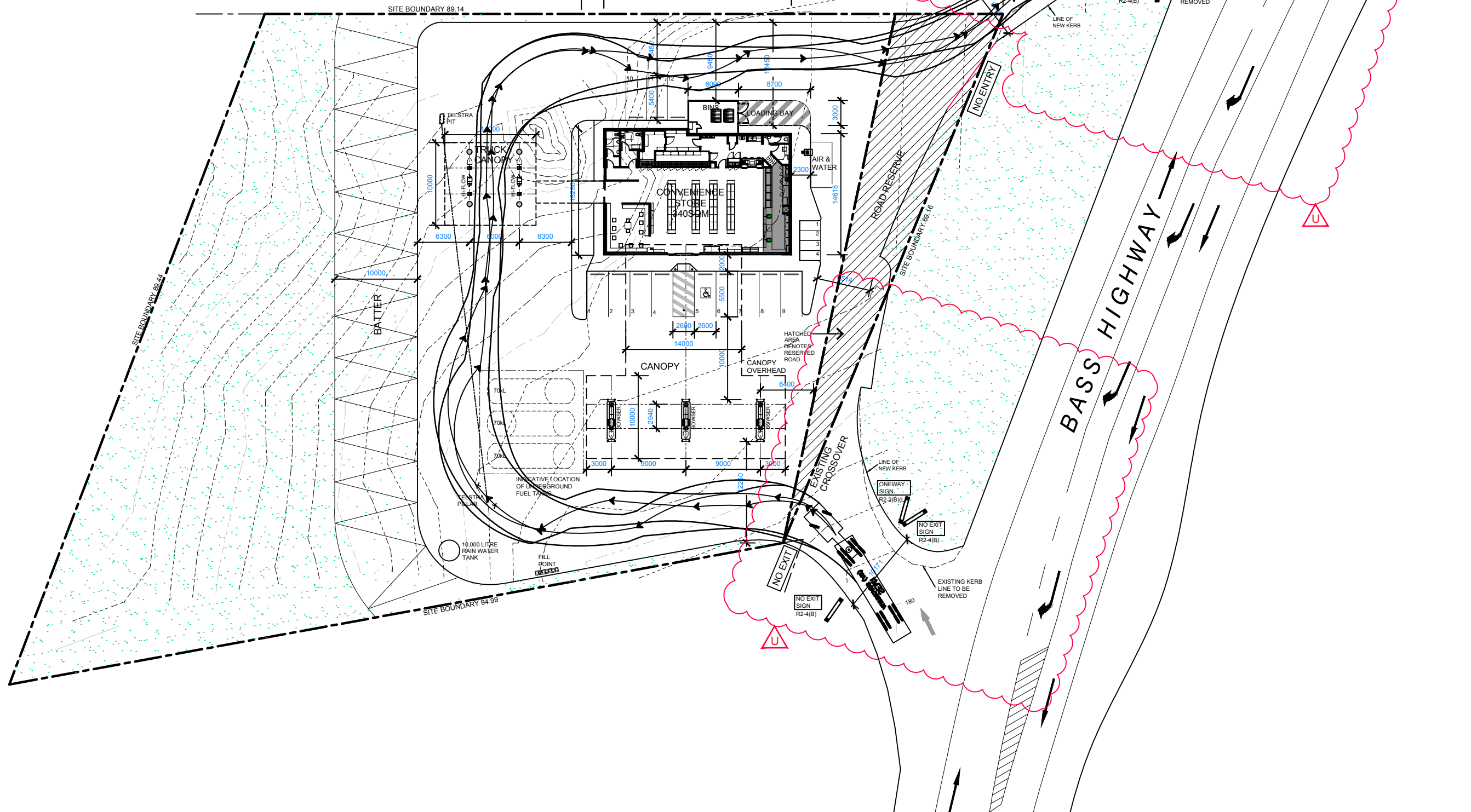
STORE No: DRAWING No:
DG01 ELIZABETH TOWN SITE PLAN.dwg
 TITLE:
DEMOLITION PLAN

	UNITED PETROLEUM PTY.LTD 600 GLENFERRIE ROAD HAWTHORN, VICTORIA 3122 TELEPHONE 03 9413 1400 FACSIMILE 03 9413 1401
	DRAWING PATH: h:\104_tasmania\elizabeth town\elizabeth town site plan.dwg
REV:	Page 150 A

19m SEMI-TRAILER PROFILE:



DEVELOPMENT SCHEDULE	
DESCRIPTION	M ²
CANOPY	460
CONVENIENCE STORE	340
CARPARKS	12
MOTOR BIKE PARKING	4
TRUCK CANOPY	110
TRAFFICABLE AREA	3630
SITE AREA	6365



REV.	BY	AMENDMENT	DATE
M	A.A	SITE AMENDMENTS	04/03/19
N	A.A	SITE AMENDMENTS	19/07/19
P	A.A	SITE AMENDMENTS	11/10/19
Q	A.A	SITE AMENDMENTS	17/10/19
R	A.A	SITE AMENDMENTS	15/11/19
S	S.B	SITE AMENDMENTS	15/01/20
T	HQ	SITE AMENDMENTS	02/03/20
U	HQ	SITE AMENDMENTS	13/03/20

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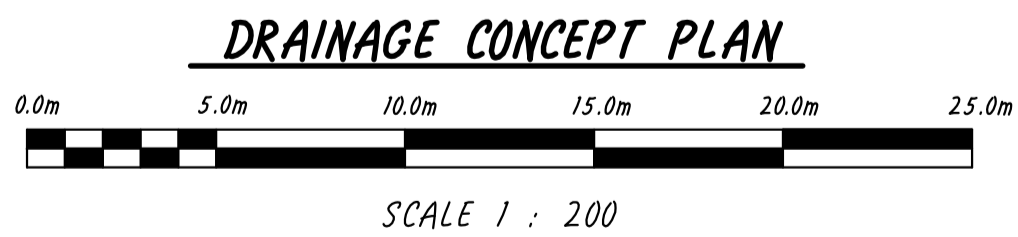
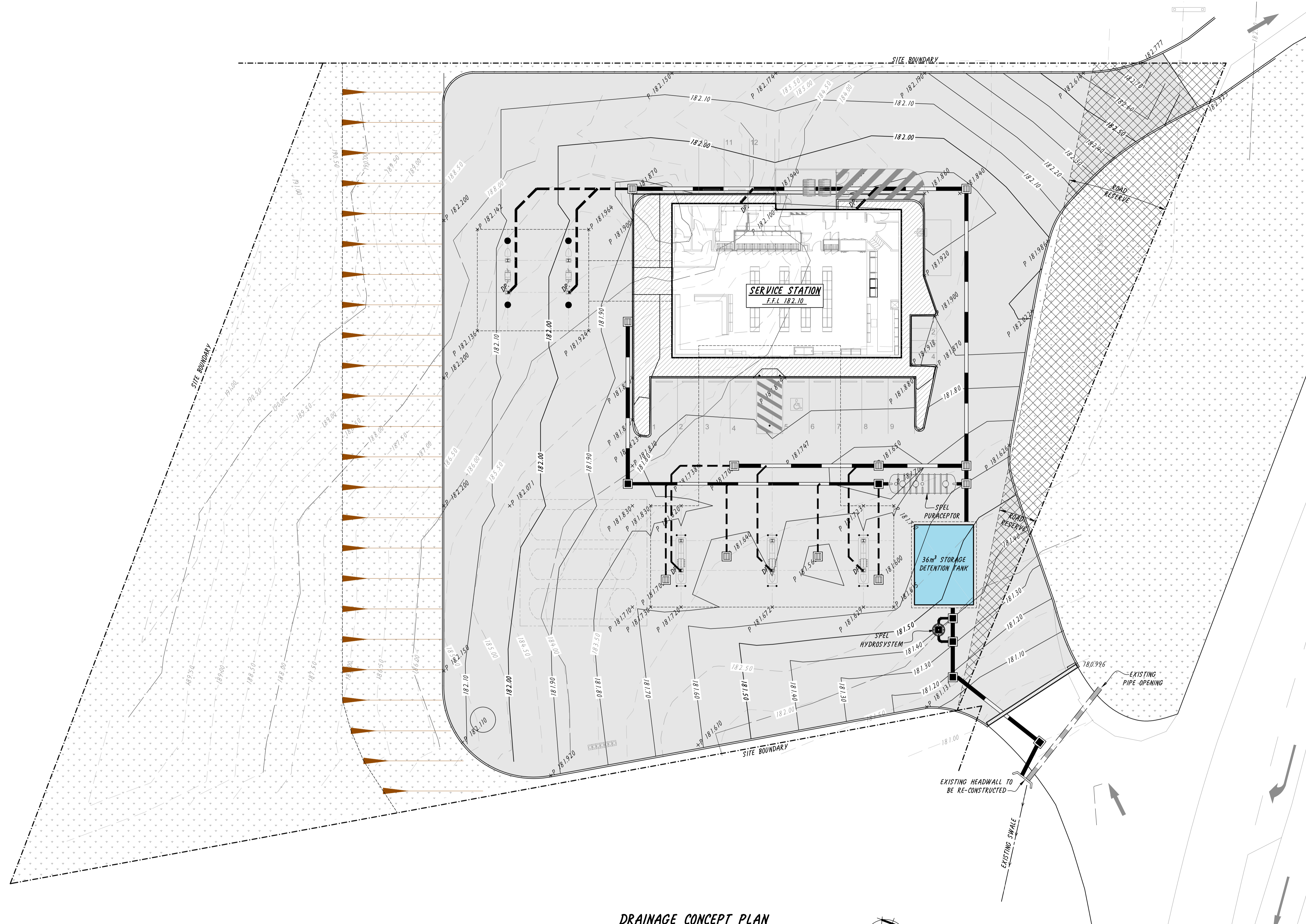
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 ADDRESS:
5918 BASS HWY
ELIZABETH TOWN TAS
PLANNING AUTHORITY 1

STORE No: **DG02** DRAWING No: ELIZABETH TOWN SITE PLAN (12.03.20).dwg
 TITLE: **PROPOSED SITE LAYOUT**

UNITED PETROLEUM PTY.LTD
 600 GLENFERRIE ROAD HAWTHORN, VICTORIA 3122
 TELEPHONE 03 9413 1400 FACSIMILE 03 9413 1401
 DRAWING PATH: h:\104_tasmania\elizabeth town\elizabeth town site plan (12.03.20).dwg
 REV: Page 151 U

Appendix E Stormwater managment

PRELIMINARY
 THIS DRAWING IS FOR INFORMATION ONLY
 NOT FOR CONSTRUCTION PURPOSES
 17 July 2020



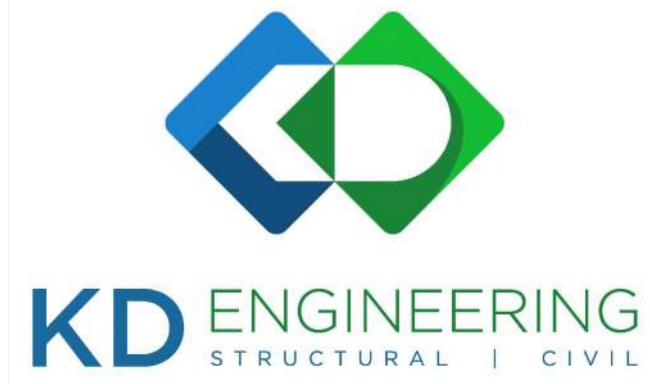
LEGEND :

- 182.00 EXISTING SURFACE CONTOUR (0.20m INTERVAL)
- 182.00 FINISHED SURFACE CONTOUR (0.10m INTERVAL)
- 182.00 EXISTING SURFACE LEVEL
- 182.00 PROPOSED PAVEMENT LEVEL
- 182.00 PROPOSED FINISHED SURFACE LEVEL
- PROPOSED GRATED/JUNCTION PIT
- EXISTING DRAINAGE PIT
- GP PIT No. / PIT TYPE / REDUCED LEVEL
- RL 182.00
- PROPOSED GRATED TRENCH
- PROPOSED DRAINAGE PIPE
- EXISTING DRAINAGE PIPE
- PROPOSED AG DRAIN
- PROPOSED DOWN PIPE
- PROPOSED INSPECTION OPENING
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED PEDESTRIAN PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED BATTERS

revision	description	date	by
17.07.20	P3 ISSUED FOR INFORMATION		T.M
14.07.20	P2 ISSUED FOR INFORMATION		T.M
20.12.19	P1 ISSUED FOR INFORMATION		T.M

revision history

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architect/designer
UNITED PETROLEUM
 TEL: (03) 9413 1400

drawing title
DRAINAGE CONCEPT PLAN

project details
 CIVIL ENGINEERING PLANS FOR:
UNITED PETROLEUM SERVICE STATION
 5918 BASS HIGHWAY
 ELIZABETH TOWN, TAS.

job/sheet number
17978-D1 1 OF 1

designed
 ALEX STOJANOVSKI

drawn
 THOMAS MCGIRR

scale
 1:200 AT A1

date
 DECEMBER 2019

revision
 P3



On-site Stormwater Detention Calculation

Project: 17978
Address: United Elizabeth Town
Date: 27/07/2020
Computed: TM

Council
Department of State Growth

1) Permissible Site Discharge (PSD)

Effective Site Area, A_e : 3210 m²
 I_{10} = 95.2 (5 min duration)
Psd = CIA/3600 **84.89** L/s (ARI 1 in 10 years max discharge)

2) Site Storage Requirements (SSR)

Site time of conc t_{sc} 5 mins post devel.
Effective Catchment Area ΣCA = 4460

Design intention is to detain peak flow rate/runoff volumes (ARI=100) versus pre-developed flow rate/runoff volumes (ARI=10)

Storm Duration (mins)	${}_{100}I_t$ (mm/hr)	Q_{100} Peak Post Devel. Flow (L/s)	V_{100} Total Post devel runoff (m ³)	V_p Permissible Runoff (m ³)	V^3 Storage Required (m ³)
5	148	183.36	55.01	25.47	29.54
10	112	138.76	83.25	50.93	32.32
15	91.5	113.36	102.02	76.40	25.62
20	77.9	96.51	115.81	101.86	13.95
25	68.3	84.62	126.92	127.33	-0.41
30	61.1	75.70	136.25	152.80	-16.54

* Max Storage Req.

SSR = 32.32 m³

32400 litres

Existing		C	ΣCA
Paved area	1265	0.9	1138.5 m ²
Roof area	435	1	435 m ²
Landscaping	4650	0.35	1627.5 m ²
Totals	6350		3210 m ²

Proposed		C	ΣCA
Paved area	2961	0.9	2664.9 m ²
Roof area	924	1	924 m ²
Landscaping	2465	0.35	862.75 m ²
Totals	6350		4460 m ²



E: enquiries@eraplanning.com.au

W: www.eraplanning.com.au

From: Hills, Garry
Sent: 9 Sep 2020 02:52:07 +0000
To: Justin Simons
Subject: RE: PA\20\0120 - External Referral (State Growth) - 5918 Bass Highway, Elizabeth Town - Roadhouse redevelopment
Attachments: Elizabeth Town Petrol Station Upgrades_Planning Application_30 April 2020_Combined.pdf

Hello Justin – yes we did (see Appendix D of the attached).
We were satisfied with the outcome of the revised TIA, mainly that a CHR right turn lane needs to be provided.
Cheers, Garry

From: Justin Simons [mailto:Justin.Simons@mvc.tas.gov.au]
Sent: Wednesday, 9 September 2020 12:24 PM
To: Development <Development@stategrowth.tas.gov.au>
Cc: Hills, Garry <Garry.Hills@stategrowth.tas.gov.au>
Subject: PA\20\0120 - External Referral (State Growth) - 5918 Bass Highway, Elizabeth Town - Roadhouse redevelopment

Hi Garry,

I have received Crown Consent for the lodgement of this application for the redevelopment of the Elizabeth Town United Service Station.

I have not received an amended TIA from the applicant. I am just writing to check if you received an amended TIA before giving consent addressing the points below or if this is something that you would like me to request and get sorted before proceeding. We will need to advertise the TIA so we can stop the clock to request they address any issues you have raised.

Your advice would be appreciated.

Kind regards



Justin Simons, Town Planner

P: 03 6393 5346 E: justin.simons@mvc.tas.gov.au

26 Lyall Street Westbury, TAS 7303 | PO Box 102, Westbury Tasmania 7303

www.meander.tas.gov.au

Please consider the environment before printing this email.

From: Hills, Garry [mailto:Garry.Hills@stategrowth.tas.gov.au]
Sent: Thursday, 5 December 2019 1:25 PM
To: Planning @ Meander Valley Council
Cc: Fry, Kathryn



METRICS GROUP
BUILDING SURVEYORS

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🌐 www.metricsgroup.com.au



Bushfire Hazard Report

5918 Bass Hwy ELIZABETH TOWN

Report No: **19-037**

Revision: **1**

Date: **29/11/2019**

Prepared for:
(Client) **SMB Design & Construct**
Attn Suzan Bogan
Suite 1, 6-12 Grey Street
TRARALGON VIC 3844

Email: suzanne@smbdandc.com.au
Phone No: 0428 761217

Prepared by: Gabriel Barnes
METRICS GROUP
Building Surveyor CC1569I
Bushfire Assessor BFP-101

Email: mail@metricsgroup.com.au
Phone No: **0438 134 073**

Signature:



Report is only valid when signed by the Director of Metrics Group or their nominee.

Revision No	Date of Issue	Purpose / Nature of Revision	Authorised by
1	29/11/2019	Inclusion of Appendix 4 TFS Approved Emergency Management Strategy	GDB

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Scope & Limitations

Scope - This report was commissioned to undertake a vegetation risk assessment, identify the Bushfire Attack Level (BAL) for the existing property and develop a Bushfire Hazard Management Plan. All comment, advice and fire suppression measures are in relation to compliance with the *Building Act 2016, Regulations 2014/16, the Directors Determination 2016.*, the National Construction Code (NCC) and Australian Standard, AS 3959-2009, *Construction of buildings in bushfire-prone areas.*

Limitations - The site assessment has been undertaken and report provided on the understanding that; -

1. The report only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. The Fire Danger Index (FDI) of 50 has been nominated and applied throughout the state by government. This level may be exceeded during normal bushfire seasons and as a consequence it is possible that the mitigation measures employed may not be sufficient in more severe conditions.
5. TasWater Corporation indicates flow rates and water pressure from existing fire hydrants may fail to comply with minimum specified requirements of the National Construction Code (NCC) and Australian Standards. It cannot be assumed that existing Water Corporation infrastructure and hydrants will meet the standards. Further supply flows and pressures may not be attainable under heavy demand.
6. The content contained within the Bushfire Hazard Management Plan & Report is subject to the requirements of the Chief Officers Bushfire Hazard Advisory Note No 04-2016.
7. The assessment and report is based on TOLERABLE RISK. Bushfires are by nature unpredictable, no assurance is given or inferred for the health, safety or amenity of the general public, individuals or future occupants in the event of a Bushfire.
8. No warranty is offered or inferred for any buildings constructed as a part of this report in the event of a bushfire.

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

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1. Introduction

Bushfire is a continual part of the Tasmanian environment, members of the community living in and around an area of bushfire risk need to be prepared. Good planning, preparation and maintenance will minimise the threat. This Bushfire Report has been prepared for the referenced property to demonstrate the property can achieve “Tolerable Risk” and compliance under the *Building Act 2016, Regulations 2016 and the Directors Determination Version 2, 2017* for the issue of a Building Permit.

A Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100m of the proposed building site and the slope of the land; using the simplified method specified in *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*. The established Bushfire Attack Level (BAL) has a direct reference to the construction methods and techniques to be implemented for the construction of buildings on the site. Further it provides construction requirements for road access and water supply and specifies size and location of vegetation Hazard Management Areas to be established around the buildings and maintained for perpetuity.

2. Property Details

Property address:	5918 Bass Hwy ELIZABETH TOWN	PID No:	6280656
		Certificate of Title:	207464/1

Location Map:



2.2. Legislative Instruments

Planning Scheme:	Meander Valley Interim Planning Scheme 2013
Overlay:	Planning Directive No.5.1 Bushfire-Prone Areas Code
Zoning:	Rural Living
Use Standards	Hazardous Use

2.3. Details of Proposed Development or Building Work

Proposal:	Demolition of existing Service Station and Store and construction of a New Service Station and Convenience Store
Type of Work:	New Building
Use of Building:	Shop – Class 6

2.4. Existing Site Context & Observations

Aerial Photo,
with vegetation
out to 100 m:



Site Context: The site is located within established rural area North of Elizabeth Town on the Bass Highway. The sites current development includes a service station and convenience store and associated outbuildings. The site is devoid of vegetation in the immediate siting of the service station however significant levels of native vegetation remain on the property uphill to the East.

Surrounding Properties: The vegetation load on surrounding properties consists of:

- North – Rural dwelling, most vegetation has been cleared and replaces with landscaping and bark mulch gardens
- South – Road access east, with tall stands of forest vegetation and thick undergrowth
- East – Tall stands of forest vegetation and thick undergrowth
- West – Sealed highway and open grazing paddocks

Water supply: On-Site Supply

Fire Hydrant: NOT Available

Property access: Existing Access

2.5. Existing Site Vegetation

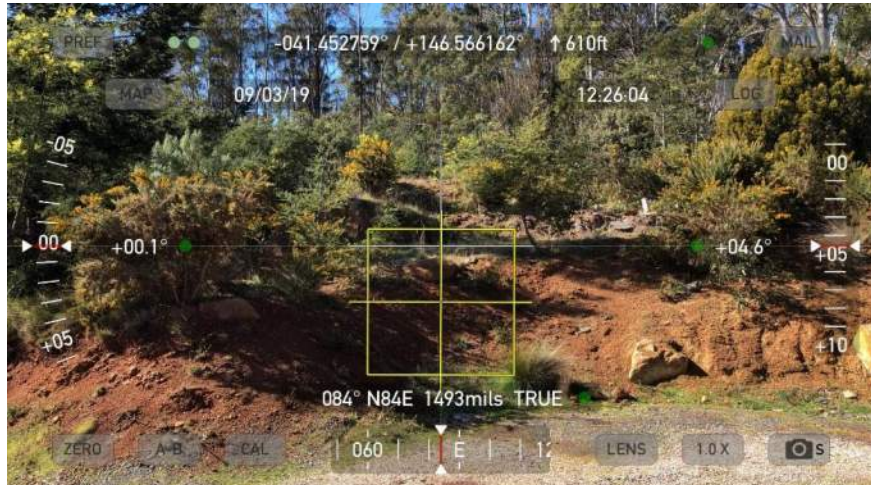
North / Northeast Aspect



Comment

Managed Residential Gardens. Note chip mulch to landscaped gardens away for the dwelling

East / Southeast Aspect



Comment

Forest with exotic weeds to lower storey

South / Southwest Aspect



Comment | Forest with exotic weeds to lower storey

West / Northwest
Aspect



Comment | Sealed Highway with grazing paddocks

2.6. Existing Water Supply

Comment | Existing on-site water supply servicing convenience store only.
No firefighting water supply available

Minimum 10,000 litre static supply is to be provided.

The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and the distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Design and construction to be in accordance with Table 6.3B of this report.



2.7. Existing Road Access

Public Maintained Road



Comment

Bass Highway - Satisfactory

Private Access Road



Comment

Existing sealed access at either end of the property onto Bass Highway

3. Vegetation and Fire Characteristics

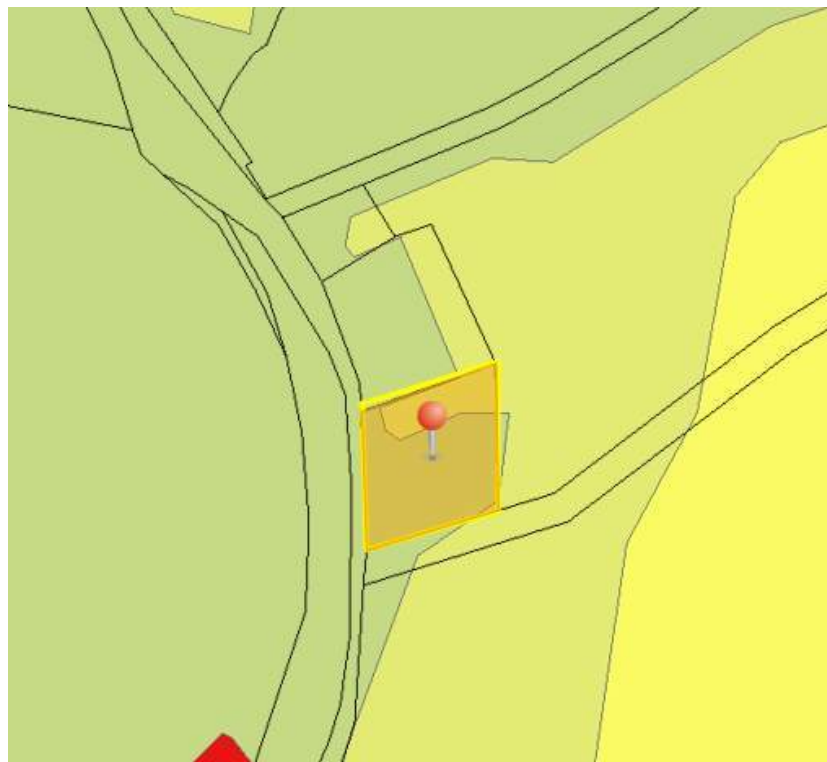
3.1. TASVEG

Descriptions and characteristics of each vegetation type for bushfire flammability and sensitivity to assist in risk analysis.

Vegetation Group	Description	Flammability	Fire Sensitivity
Dry eucalypt forest and woodland	Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest	M-Medium	M-Medium
Agricultural, urban and exotic vegetation	Agricultural land	M-Medium	L-Low

TASVEG Mapping Data:

- VH flammability, L sensitivity
- H flammability, E sensitivity
- H flammability, VH sensitivity
- H flammability, M sensitivity
- H flammability, L sensitivity
- M flammability, E sensitivity
- M flammability, VH sensitivity
- M flammability, H sensitivity
- M flammability, M sensitivity
- M flammability, L sensitivity
- L flammability, E sensitivity
- L flammability, VH sensitivity
- L flammability, H sensitivity
- L flammability, L sensitivity
- N flammability, N sensitivity



4. Bushfire Attack Level Analysis (BAL)

The Bushfire Attack Level is determined in accordance with "Method 1" in Section 2 of Australian Standard 3959-2009

4.1. Relevant Fire Danger Index (FDI)

Table 2.1 Regional Value for Tasmania - **FDI 50**

4.2. Existing Vegetation Classification

The predominant bushfire-prone vegetation as identified at the time of site inspection
Vegetation is assessed out to 100 metres from the façade of the existing or proposed building

Vegetation Classification	NORTH	EAST	SOUTH	WEST
Group A Forest	----	Tall Open Forest	Tall Open Forest	----
Group B Woodland	----	----	----	----
Group C Shrubland	----	----	----	----
Group D Mallee/Mulga	----	----	----	----
Group F Rainforest	----	----	----	----
Group G Grassland	----	----	----	Dense Sown Pasture
Managed Land	Residential Garden	----	----	----
Effective Slope (under vegetation)	>0 to 5°	Upslope/0	Upslope/0	>0 to 5°
Distance to Vegetation	>100 m	5 m	14 m	50 m
Likely Direction of Bushfire Attack	<input type="checkbox"/>	✓	✓	<input type="checkbox"/>
Prevailing Winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
Exclusions (Clause 2.2.3.2)				
BAL (each elevation)	BAL 12.5	BAL Flame Zone	BAL 40	BAL 12.5

Comments:

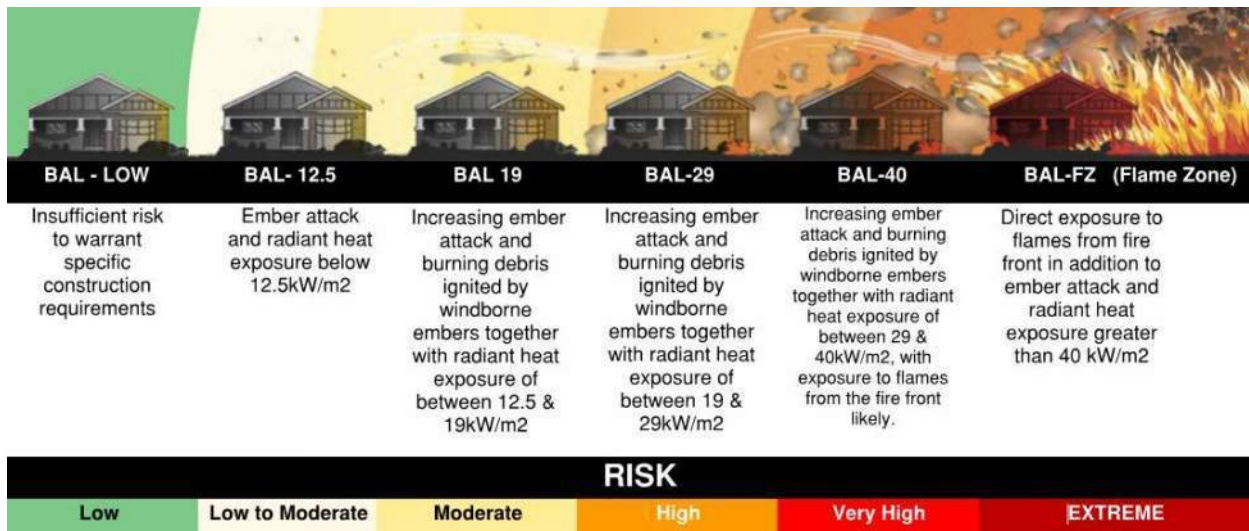
Under the Directors Determination for Building in Bushfire-Prone Areas a Class 6 Shop is not required to comply with the Specific Construction Requirements of the *Australian Standard 3959 Construction of Buildings in Bushfire-Prone Areas*.

4.3. Bushfire Attack Level (BAL) for Site

BAL Flame Zone

NOTE: To reduce the bushfire risk a reduction in the above site BAL is implemented where the site assessment has identified low threat vegetation on adjoining properties; and/or where the Hazard Management Area can be increased over the sites vegetation while remaining contained within the subject property.

A reduced BAL (where possible) is nominated in Section 4.5 of this report and is directly related to the specified "Required Hazard Management Area" determined from Table 2 of Australian Standard 3959-2018.



4.4. Required Hazard Management Area for BAL 40

The specified Hazard Management Area is the minimum area of vegetation management to be established and maintained between the bushfire-prone vegetation and the building façade. The distances are determined from Table 2.4.4 of Australian Standard 3959-2018

Vegetation Management Area Distance from hazard vegetation to façade of building	North/ North-East	East/ South-East	South/ South-West	West / North-West
	12- <16	12- <16	12- <16	12- <16
	metres	metres	metres	metres

Comment

To minimise risk to the hazardous development the vegetation management zone is to be extended out to all boundaries of the property.

4.5. Risk Controls Required

The following risk control measures are to be implemented in the design and construction to achieve compliance with current legislative requirements.

1. Vegetation management zone is to be implemented across the entire site. Vegetation management is to extend to all boundaries of the site as shown in the Bushfire Hazard Management Plan specified in section 7 of this report.
2. Implementation of the Bushfire Hazard Management Plan specified in section 7 of this report.
3. Vegetation Management and on-going maintenance in accordance with Appendix 3 of this report.
4. Development must be designed and built in compliance with the *Work Health & Safety Act and Regulations 2012*.
5. Manifest Quantity Workplace (MQW) is to notify WorkSafe Tasmania where quantities of petrol exceed 2500 litres in accordance with the *Work Health & Safety Regulations 2012* and provide a copy of the Hazardous Chemicals Manifest.
6. The storage and handling of fuels is to be in compliance with Australian Standard *AS1940:2017 The Safe Storage & Handling of Fuel*.
7. Vents for underground storage tanks to be fitted with flame arrestors.
8. Tanker refueling operations to be prohibited on days of Extreme bushfire threat, Total Fire Ban days and/or where there are active bushfires within the local area.

5. Vulnerable or Hazardous Use

Planning Directive 5.1 identifies Vulnerable and Hazardous Uses for special consideration in the application of bushfire hazard management. The following definitions and requirements apply to this development;

E1.5.2 Hazardous uses;

Means a use where:	<ol style="list-style-type: none">(a) the amount of hazardous chemicals used, handled, generated or stored on a site exceeds the manifest quantity as specified in the Work Health and Safety Regulations 2012; or(b) explosives are stored on a site and where classified as an explosives location or large explosives location as specified in the Explosives Act 2012
Objective:	Hazardous uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the hazardous use and the bushfire hazard
Performance Criteria:	A hazardous use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to: <ol style="list-style-type: none">(a) the location, characteristics, nature and scale of the use;(b) whether there is an overriding benefit to the community;(c) whether there is no suitable alternative lower-risk site;(d) the emergency management strategy and bushfire hazard management plan; and(e) other advice, if any, from the TFS.

5.1. Performance Criteria Evaluation (Clause E1.5.2 P1)

The following reasoning is provided to justify compliance with the applicable Performance Criteria provision above;

- (a) The location and use are already established with a large service station and fuel depot supporting domestic and commercial customers and heavy freight vehicles. Located within the 90km per hour zone on the Bass Highway at Elizabeth Town the service station is ideally located midway between Launceston & Devonport on the major freight route from the Ports of Burnie and Devonport servicing throughout the North, North/East and Southern Tasmania.
- (b) The property is located within the rural living zone around Parkham Road and is North of the Low-Density Residential area of Elizabeth Town of approximately 502 people (2006 Census). The current service station and convenience store provides direct services to those 502 residents and the wider rural areas including Parkham and Kimberley.

Being located on the major tourist and freight route to and from the North West Tasmania the service station provides service to increasingly greater numbers of highway commuters.

The location itself provides good access for heavy freight vehicles with clear line of sight in both directions for the safe entry and exit of heavy vehicles. Bass Hwy has been upgraded in front of the property with established allocated turning bays and merging lanes to allow vehicles to enter and exit the site safely and easily.

- (c) "Suitable alternative lower risk sight" is a subjective assessment. Suitable and alternative at what cost? In what location? And what lower risks?
- (d) The site is already an existing service station servicing existing residents and highway commuters and heavy vehicles. On review of other service stations located on the highway between Launceston & Burnie there is no doubt it is one of the easiest and safest to enter and exit when negotiating tourist, commuter and heavy vehicle traffic.

Performance criteria for E1.5.1 – Vulnerable Use is to be developed as part of the Town Planners Submission and will not form part of this assessment.

5.2. Emergency Management Strategy (Clause E1.5.2 A2)

The Emergency Management Strategy in Appendix 4 of this report will provide for the evacuation of occupants and mitigation measures to maintain tolerable risks for the construction of a service Station and Convenience Store in a bushfire prone area are. The Emergency Management Strategy in Appendix 4 is to be read in conjunction with the Bushfire Hazard Report and Bushfire Hazard Management Plan.

"Tolerable Risk" is already established and maintained with an existing Service Station and Convenience Store located on the site. Rather than increasing the risk the passive and active measures implemented within the construction of a new building and fuel storage and the implementation of the Bushfire Hazard Management Plan will reduce the risks to the occupants with improved risk mitigation measures and up-to-date infrastructure built to current standards for health and safety.

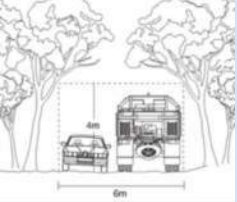
The strategy has been endorsed by the Tasmanian Fire Service. Refer to Appendix 4

6. Requirements for Building – Bushfire Prone Areas

The following items from the *Director of Building Controls Determination - Requirements for Building in Bushfire-Prone Areas*; as identified, are applicable to this development and **must be implemented in the design and construction**.


6.1. Construction Requirements & Construction Variations Not Applicable




6.2. Standards for Property Access Required

Element		Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point. 	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3° (1:20 or 5%); (7) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (a) A turning circle with a minimum inner radius of 10 metres; (b) A property access encircling the building; or (c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

6.3A. Reticulated Water Supply for Fire Fighting Not Applicable

6.3B. Static Water Supply for Fire Fighting Required

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none"> (1) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and (2) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B.	Static Water Supplies 	A static water supply: <ul style="list-style-type: none"> (1) May have a remotely located offtake connected to the static water supply; (2) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (3) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (4) Must be metal, concrete or lagged by non-combustible materials if above ground; and (5) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (a) metal;

		(b) non-combustible material; or (c) fibre-cement a minimum of 6 mm thickness.
C. Fittings, pipework and accessories (including stands and tank supports)		Fittings and pipework associated with a water connection point for a static water supply must: (1) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (3) Be metal or lagged by non-combustible materials if above ground; (4) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (5) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (6) Ensure the coupling is accessible and available for connection at all times; (7) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (8) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (9) Where a remote offtake is installed, ensure the offtake is in a position that is: (a) Visible; (b) Accessible to allow connection by fire fighting equipment; (c) At a working height of 450 – 600mm above ground level; and (d) Protected from possible damage, including damage by vehicles.
D. Signage for static water connections		(1) The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (2) The following requirements: (a) Be marked with the letter “W” contained within a circle with the letter in upper case of not less than 100 mm in height; (b) Be in fade-resistant material with white reflective lettering and circle on a red background; (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and (d) Be no less than 400 mm above the ground.
E. Hardstand		A hardstand area for fire appliances must be provided: (1) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than six metres from the building area to be protected; (3) With a minimum width of three metres constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

6.4. Hazard Management Areas

Required

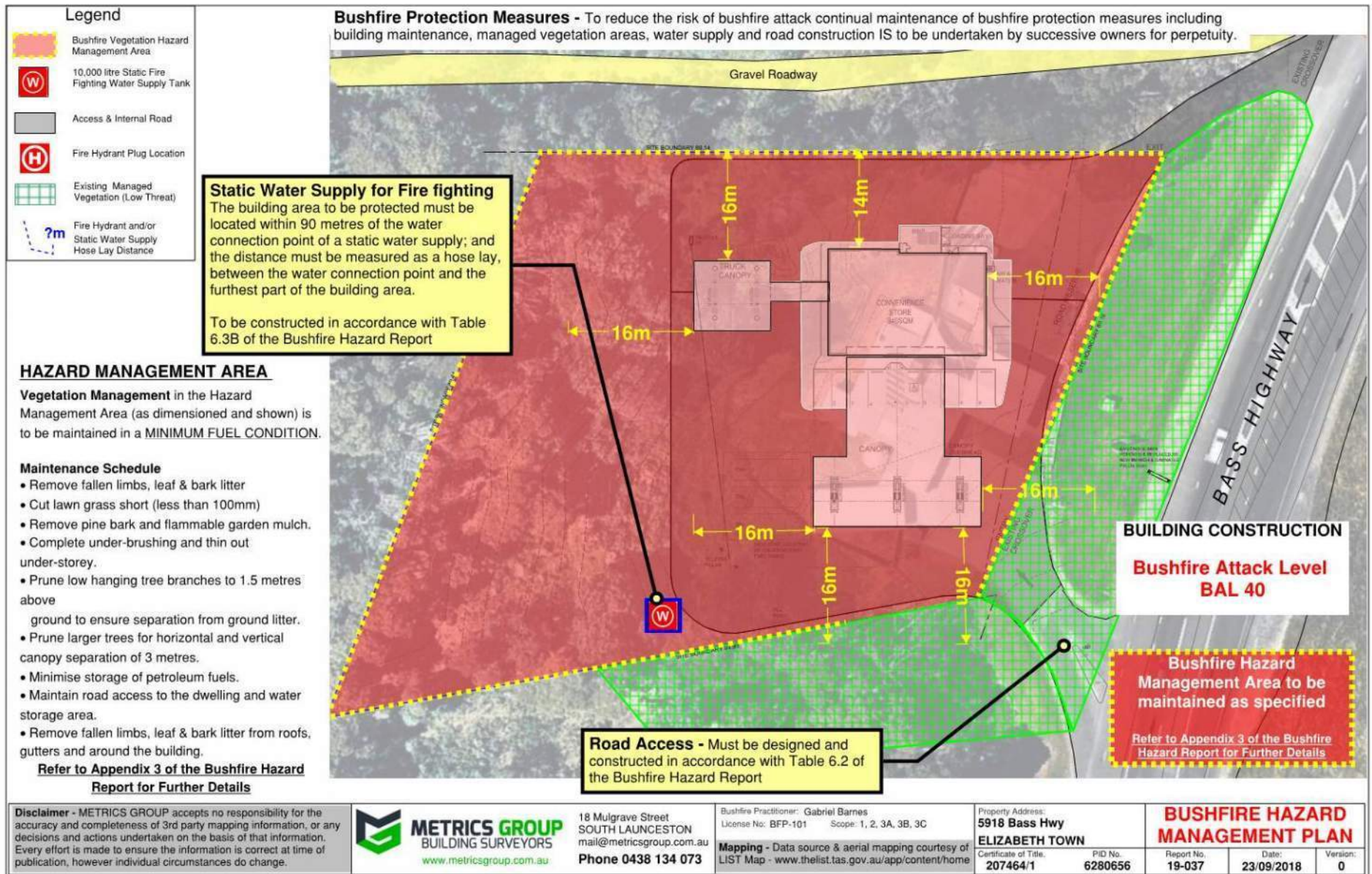
Element	Requirement
B. Hazard management areas for new buildings on lots NOT provided with a BAL at the time of subdivision.	A new building must: (1) Be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and (2) Have an HMA established in accordance with a certified bushfire hazard management plan.
F. Hazard management areas for new buildings or additions and alterations to buildings associated with a hazardous use	A new building or an alteration or addition, including change of use, for a building determined as a hazardous use must: (1) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and (2) Have a HMA established in accordance with a certified bushfire hazard management plan.

6.5. Requirements for Emergency Planning

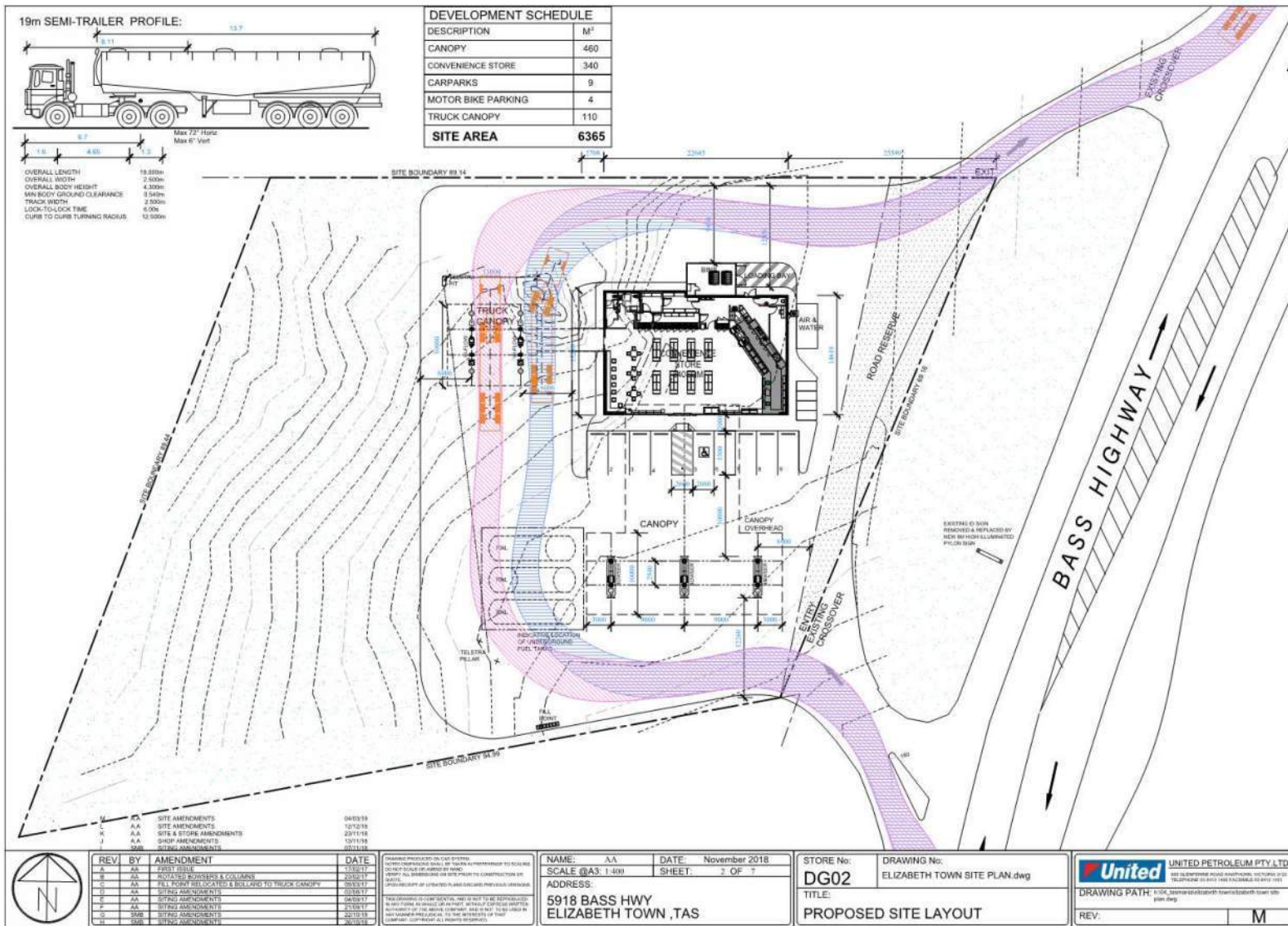
Required

A	Emergency plans	An emergency plan must be developed for the site which is: (1) Compliant with the TFS Bushfire Emergency Planning Guidelines; and (2) Approved by TFS or a person accredited by the TFS.
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7. Bushfire Hazard Management Plan



Appendix 1. Design Plans



Appendix 2. BAL Construction Matrix – Australian Standard 3959

Note: Construction requirements below are INDICATIVE ONLY. It is not intended as a design guide. The standard MUST be referenced for the full technical details

	BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ (Flame Zone)
AS 3959 Specific Construction Requirements	Section 4	Sections 3 & 5	Sections 3 & 6	Sections 3 & 7	Sections 3 & 8	Sections 3 & 9
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh, non-combustible supports where the subfloor is unenclosed, naturally fire-resistant timber stumps or posts on 75 mm metal stirrups	If enclosed by external wall refer below 'External Walls' section in table or non-combustible subfloor supports or tested for bushfire resistance to AS 1530.8.1	Subfloor supports – enclosure by external wall or non-combustible with an FRL of 30/- or be tested for bushfire resistance to AS 1530.8.2
FLOORS	No special construction requirements	No special construction requirements	No special construction requirements	Concrete slab on ground, enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire-resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground, enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or be tested for bushfire resistance to AS 1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside with 30-minute incipient spread of fire system or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	External walls – Parts less than 400 mm above ground or decks etc. to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/ naturally fire-resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 6 mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 9 mm fibre cement sheeting or steel sheeting or be tested for bushfire resistance to AS 1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with minimum thickness of 90 mm or an FRL of -/30/30 when tested from outside or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL WINDOWS	No special construction requirements	As for BAL-19 Except 4 mm Grade A safety glass can be used in place of 5 mm toughened glass	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or 5 mm toughened glass or glass blocks within 400 mm of ground, deck etc. Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or 5 mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resisting timber and portion within 400 mm of ground, deck etc screened	Protected by bushfire shutter or 5 mm toughened glass. Openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL-19 Except door framing can be naturally fire-resistant high-density timber	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc., tight-fitting with weather strips at base	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or non-combustible, or 35 mm solid timber for 400 mm above threshold. Metal or bushfire resisting timber framed tight-fitting with weather strips at base	Protected by bushfire shutter, non-combustible or 35 mm solid timber, metal framed tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and an FRL of -/30/-
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards.	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS 1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element	Enclosed sub-floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to have no gaps and be non-combustible



Appendix 3. Vegetation Management – Maintenance Schedule

Hazard Management Area



The Hazard Management Area (defendable space) is to be provided between the bushfire classified vegetation and the buildings subject to bushfire risk. The space provides for the on-going management and maintenance of vegetation and reduction in fuel loads to minimise the risks from;

- Prevent flame impingement on the building;
- Provide a defendable space for property protection;
- Reduce fire spread;
- Deflect and filter embers;
- Provide shelter from radiant heat; and
- Reduce wind speed.

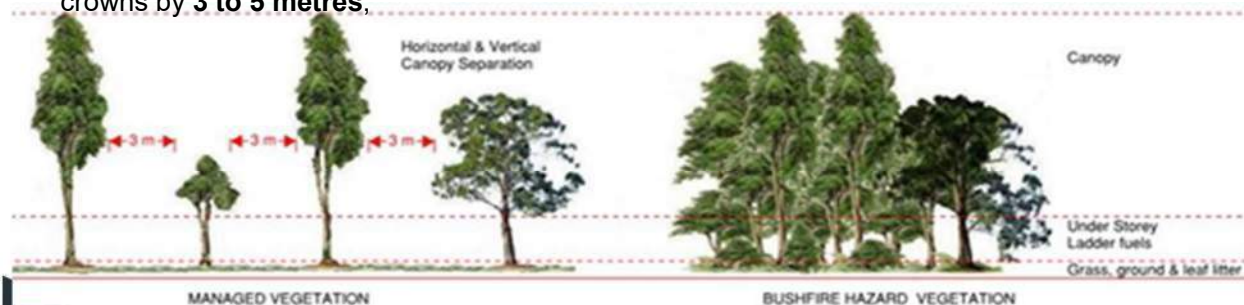
Fuels within the Hazard Management Area can be controlled by:

Manual Fuel Removal: - Ground fuels such as fallen leaves, twigs, limbs and bark should be removed on a regular basis. This is fuel that burns quickly and increases the intensity of any fire. Fine fuels can be removed by hand or with tools such as rakes, hoes and shovels.

Mowing &/or Continual Grazing - Grass needs to be kept short (less than 50mm) and, where possible, green.

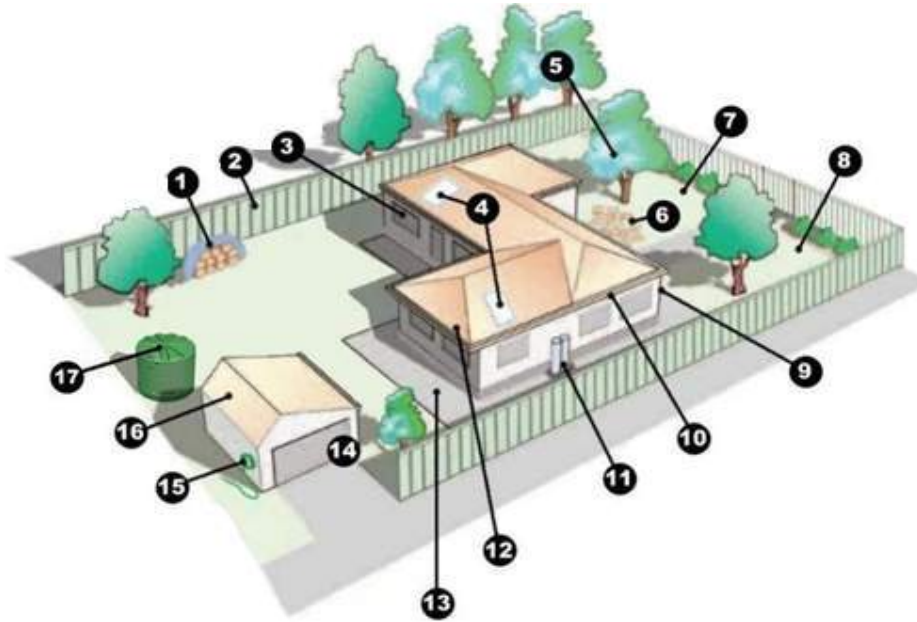
Removal or Pruning - The control of existing trees, shrubs and understory vegetation involves selective fuel reduction through removal, thinning and pruning;

- Remove noxious and environmental weeds,
- Remove those species with the greater flammability such as those with rough, flakey or stringy bark,
- Remove or thin understory plants, trees and shrubs less than three metres in height,
- No large trees or shrubs within 10 metres of the building
- Prune or remove trees to separate continuous tree canopy. Separate tree crowns by **3 to 5 metres**;
- Prune low branches **two (2) metres** from the ground to prevent a ground fire from spreading into trees;
- Remove tree canopies overhang the building, general rule of thumb remove any tree near the building for a distance the same as the tree is high at maturity.
- Native trees and shrubs should be retained as clumps or islands and should be maintained so as not to cover more than 20% of the area.



On-going Maintenance

The performance of any building is only as good as the maintenance and upkeep that is performed. This is the same for the Bushfire Hazard Management and the protection of your life, buildings and assets.



1. Keep wood heaps or other flammable storage at least 20 metres from the building.
2. Solid non-combustible fencing such as steel can provide a fire and heat radiation shield to the building.
3. Metal flywire screens to windows prevent sparks and embers from entering the building.
4. Ensure ALL gaps are sealed up or protected with ember proof mesh including under floor spaces, roof space, under eaves, external vents, skylights, chimneys and wall cladding.
5. Remove ladder fuels from the under storey of trees to a height of 2 metres. Prune canopies horizontally and vertically to provide a minimum 3 metre canopy separation between crowns.
6. Rake up and remove fallen limbs, leaf & bark litter and vegetation debris.
7. Cut grass and maintain to less than 10 cm
8. Keep garden beds well away from the dwelling Use non-combustible garden mulches including rock or stones, establish plantings of low flammability shrub species
9. Seal all gaps in external claddings.
10. Keep roof gutters clear of leaf litter, bark and similar debris, remove and maintain, install gutter guards to assist.
11. Flammable fuels such as gas bottles should be located on the opposite side of the house to the likely direction of a bushfire.
12. Seal gaps in roofing to prevent the entry of embers
13. Surround the building with non-combustible paths
14. Outbuildings to be at least 6m from the main building
15. Ensure hoses provide coverage to the whole site. Use metal hose fittings
16. Flammable liquid fuels and the like to be stored in minimum volumes well away from the building
17. Water supply for firefighting purposes non-combustible water tank of 10,000 litre minimum dedicated firefighting is to be full and pumps and pipes serviced and maintained.

Landscaping

Your buildings and garden can blend with the natural environment and be landscaped to minimise the impact of fire at the same time. The gardens and landscaping are integral parts of the Bushfire Hazard Management Area. When designing include features such as fire resistant plants, radiant heat barriers and windbreaks, also;

Ensure vegetation does not provide a continuous path to the building;

1. Shrubs and other plants do not directly abut the building;
2. Plant vegetation in clumps rather than continuous rows;
3. Locate vegetation far enough away from the building so that plants will not ignite the building by direct flame contact or radiant heat emission;
4. Plant and maintain short green grass around the house as this will slow the fire and reduce fire intensity;
5. Construct non-flammable pathways directly around the building;
6. Use low-flammability plants and non flammable ground mulch such as pebbles and crush tile or brick; and
7. avoid erecting brush type fencing and planting "pencil pine" type trees, as these are highly flammable.

Low flammability plants should be planted to reduce the bushfire risk further. These include;

<i>Artemisia sp.</i>	Wormwood or Angels Hair	(Exotic)
<i>Camellia sp.</i>	Camellias	(Exotic)
<i>Capsicum annum var. fasciculatum</i>	Chilli	(Exotic)
<i>Diplarrena moraea</i>	White Flag Iris	(Tasmanian Native)
<i>Gazania hybrida</i>	Treasure Flower	(Exotic)
<i>Hebe speciosa</i>	Veronica	(Exotic)
<i>Hemerocallis aurantiaca</i>	Day Lilly	(Exotic)
<i>Hydrangea macrophylla</i>	Hydrangea	(Exotic)
<i>Hymenocallis littoralis</i>	Spider Lily or Spider Flower	(Exotic)
<i>Hymenosporum favum</i>	Native Frangipanni	(Australian Native)
<i>Lampranthus aurantiacus</i>	Pigface or Iceplant	(Exotic)
<i>Lavendula angustifolia</i>	English Lavender	(Exotic)
<i>Passifora herbertiana</i>	Native Passionfruit	(Australian Native)
<i>Pelargonium peltatum</i>	Geranium	(Exotic)
<i>Pomaderris apetala</i>	Dogwood	(Tasmanian Native)
<i>Prunus sp.</i>	Plum	(Exotic)
<i>Solanum melongera</i>	Eggplant	(Exotic)




Appendix 4. Emergency Management Strategy

The following Emergency Management Strategy will form the basis on which the emergency Evacuation Plan & Action Plan are prepared prior to the new building occupancy or use;

BUSHFIRE EMERGENCY PLAN

Site Characteristics:	Service Station and Convenience Store.	
Opening/Operating Hours:	Generally, 24 Hours, (24/7, 365 Days)	
Occupant Characteristics:	Number of Staff Customers	2 8 (Number of Fuel Bowsers)
	Total persons at any one time	10 Generally
Overnight Accommodation:	No accommodation or sleeping quarters are to be provided on the site.	
Roles & Responsibilities:	Various persons will be appointed including a Chief Warden and Deputy Warden.	
Emergency Contact Details:	The following contact phone numbers are to be recorded; On Site Staff - Chief Warden, Deputy Warden and other on-site staff, Off Site - United , Tas Fire Service, Police & Ambulance	
Site Maintenance:	Include a work schedule for building maintenance & vegetation Management in accordance with the Bushfire Report & Hazard Management Plan	
Emergency Management:	Provide management procedures and actions for reviewing evacuation plans, training of staff, assessment of off-site evacuation procedures, Public display and education of evacuation plans, review escape routes, water supplies for fire fighting and potable water for consumption.	
Construction:	Class 5 shop/retail is not required to be built to Bushfire Standards. However, bushfire risk management procedures will be implemented as part of the site management.	
Assembly Point:	Grass Median Strip in front of property adjacent to Bass Hwy	
Evacuation Transport:	Staff Vehicles, customers will have own transport	
Off-Site Refuges:	Primary Refuge – Deloraine Train Park Secondary Refuge - Deloraine Fire Station	
Evacuation Procedures:	Watch & Act Bushfire Alerts Emergency Warning Alerts for Area Communication and Directions to Evacuate (TFS & TASPOL)	
On-Site Refuge:	NO ON-SITE REFUGE. Close, Shutdown Fuel and Evacuate	
Sheltering in Place:	Nil	
Pre-emptive Procedures:	No tanker operation on days of Catastrophic Rating or Total Fire Ban. Close Trading, Shut Down Fuel Pumps and Evacuate where Bushfire is reported within the area.	


 Mark Chiodi Fire Management Planning Officer
 On behalf of the Chief Officer Tasmanian Fire Service
 November 29 2019

BUSHFIRE ACTION PLAN

Preparation of an action plan showing the following in Map form;

1. Location of critical buildings
2. Location of First Aid assistance
3. Location of dedicated firefighting water supply
4. Detailed map evacuation path, roads and direction for evacuation
5. Direction to Primary Off-Site Refuges
6. Location of On-Site Refuge
7. Emergency Contact information
8. Contact details for site managers and fire wardens
9. Emergency Actions

DRAFT



Appendix 5. United Safety Communication - Bushfire

Talking up Safety

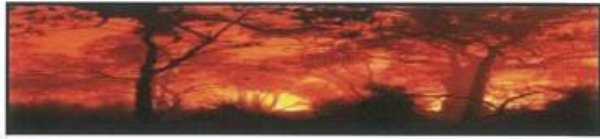
HEALTH, SAFETY, SECURITY & ENVIRONMENT COMMUNICATION BULLETIN

Date: 20/1/14 **Issued by:** Surya Valabhji (OH&S Advisor)

Topic: Natural Disasters – Bush Fires

Distribution: Regional Managers, Site Managers (CA & Franchisee)

Background: Fire season is a reality in Australia - whether you live in grassland, bush land or even the urban fringes. As we swelter through heat wave temperatures and days of very high fire danger, how prepared are you to deal with an emergency should it arise?



Moving Forward:

Emergency Information

Tuning into your emergency broadcaster and Emergency services website on days of high fire danger is the most reliable ways of staying informed. Main power may be unavailable so keep a battery powered radio handy

Listen to radio for developments / other warnings / weather forecasts and changes

Below is the address of website where information can be accessed

Victoria- Country Fire Authority
<http://www.cfa.vic.gov.au/index.htm>
 Victorian Bushfire Information Line - 1800 240 667.

Tasmania -Tasmania Fire Service
<http://www.fire.tas.gov.au/mysite/Show?pagelid=colCurrentBushfires>

NSW - NSW Rural Fire Service- 1800 679 737
 (1800 NSW RFS), 24 hours a day for updates on major fires. The local radio station may also be a good source of fire information.
<http://www.bushfire.nsw.gov.au/>

ACT - ACT Rural Fire Service
http://www.rfs.act.gov.au/ESAWebsite/content_rfs/rfs_home_page/rfs_home_page.html

WA - Fire and Emergency Services Authority of Western Australia
<http://fesa.wa.gov.au/>

NT- Northern Territory Fire and Rescue Service
<http://www.pfes.nt.gov.au/index.cfm?fire>

Queensland - Queensland Fire and Rescue Service
<http://www.fire.qld.gov.au/>

PREPARE

On the day of extreme fire danger:

Danger Ratings

FIRE DANGER RATING

The Fire Danger Rating tells you how dangerous a fire would be if one started.

- **Code Red** - These are the worst conditions for a bush or grass fire
- **Extreme** - Expect extremely hot, dry and windy conditions
- **Severe** - Expect hot, dry and possibly windy conditions
- **Very High- High- Low-Moderate**

If a fire starts, it can most likely be controlled in these conditions:

- All staff to have the united emergency number in their phone **1800 428 288**
- Close any building air vents.
- Remove combustible items from around site: including fire wood. Close dumpsters
- Ensure emergency supplies are located and secured.
- Have car ready for departure facing to leave site in a forwards direction.
- Check fire fighting hoses, sprinklers, extinguishers to ensure they will work.
- Secure gas bottles
- If you see a fire warning stating to prepare if possible hose down the forecourt and drench above ground tank and fill drains with water

Stock / Cash

- Change floats should be kept secure but stored neatly in case you need to uplift in a hurry.
- Bulk cigarettes are packed away in boxes in the storage areas along with any other high value items you wish to remove



For more information or queries related to this United Fuels HSSE Communication Bulletin contact the UP National HSSE Manager on 03 9413 1589 or 0419 507 415.



Talking up Safety

HEALTH, SAFETY, SECURITY & ENVIRONMENT COMMUNICATION BULLETIN

ACT

If fire enters your area:-

- Shutdown pumps and electricity and gas to site.
- Lock all doors and shutters. Set alarm
- Calm any worried or anxious people.
- Evacuate site. ensure your staff and customers can get home safely. Check if staff homes are in danger before letting them go.
- Notify ISS 1800 428 288 that you are evacuating



SURVIVE

Returning after the fire

When you arrive to store you should:

- Use a face mask and wear protective clothing.
- Walk around the outside of your store to check for the following hazards:
 - live electricity (do not touch any broken or fallen wires – treat it as live)
 - leaking gas (odour or hissing)
 - septic or sewage leaking
 - hot embers, smouldering material. If safe to do so (ensure no electricity) douse with water
 - trees and overhanging branches
 - major structural damage or equipment
 - Report any dangers / damages to the R&M immediately



ALWAYS BE PREPARED DURING THE BUSH FIRE SEASON

- Keep vegetation on property well managed, remove all dead vegetation and keep branches and grass trimmed
- Ensure there is no rubbish collecting near tanks, vents and boundary fences
- Dispose off any accumulated combustible material outside the store- pallets, waste oil drums, cardboard boxes etc
- Ensure all fire fighting equipment is in good condition especially the fire hoses. If you are in a fire prone area it is recommended that you keep garden hoses that can be used during high fire danger



For more information or queries related to this United Fuels HSSE Communication Bulletin contact the UP National HSSE Manager on 03 9413 1589 or 0419 507 415.



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: SMB Design & Construct
Attn Suzan Bogan
Suite 1, 6-12 Grey Street
TRARALGON VIC 3844

Owner / Agent
Address
Suburb/postcode

Form **55**

Qualified person details:

Qualified person:	Gabriel Barnes	Category:	
Business Name:	METRICS GROUP	Phone No:	0438 134 073
Business Address:	18 Mulgrave Street SOUTH LAUNCESTON TAS 7249	Fax No:	
Licence No:	BFP-101 1, 2, 3, & 3B	Email address:	mail@metricsgroup.com.au
Qualifications and Insurance details:	Accredited to report on Bushfire Hazards under Part IVA of the Fire Service Act 1979	<i>(description from Column 3 of the Director of Building Control's Determination)</i>	
Speciality area of expertise:	Analysis of hazards in bushfire-prone areas	<i>(description from Column 4 of the Director of Building Control's Determination)</i>	

Details of work:

Address:	5918 Bass Hwy ELIZABETH TOWN	Lot No:	
		Cert. of Title No:	207464/1
The assessable item related to this certificate:	Bushfire Hazard Vegetation Assessment & Hazard Management Plan	<i>(description of the assessable item being certified)</i> Assessable item includes – - a material; - a design - a form of construction - a document - testing of a component, building system or plumbing system - an inspection, or assessment, performed	

Certificate details:

Certificate type:	Bushfire Hazard	<i>(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)</i>
-------------------	-----------------	--

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

- building work, plumbing work or plumbing installation or demolition work:

or

- a building, temporary structure or plumbing installation:



In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report No. 19-037 , Revision 1, dated 29/11/2019 <ul style="list-style-type: none"> Bushfire Hazard Management Plan
Relevant calculations:	
References:	<ul style="list-style-type: none"> Planning Directive No 5.1, Bushfire-Prone Areas Code Tasmanian Building Act 2000 & 2016 Tasmanian Building Regulation 2014 & 2016 Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.1 dated 29 August 2017 Director's Determination – Application of Requirements for Building in Bushfire-Prone Areas (transitional) Version 1.2 dated 29 August 2017 Australian Standard 3959 - 2009

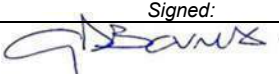
Substance of Certificate: (what it is that is being certified)

- Assessment of the site Bushfire Attack Level **BAL 40** in accordance with Australian Standards 3959
- Bushfire Hazard Management Plan for **BAL 40**
- Hazardous Use (Planning Directive 5.1)
- Bushfire Action & Emergency Plans

Scope and/or Limitations

<p>Scope</p> <p>This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with the Building Act 2000 & 2016, Regulations 2014 & 2016 the Directors Determinations, the Building Code of Australia and Australian Standards, AS 3959-2009.</p> <p>Limitations</p> <ol style="list-style-type: none"> The report only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. Impacts of future development and vegetation growth have not been considered. The Fire Danger Index (FDI) of 50 has been nominated and applied throughout the state by government. This level may be exceeded during normal bushfire seasons and as a consequence it is possible that the mitigation measures employed may not be sufficient in more severe conditions. TasWater Corporation indicates flow rates and water pressure from existing fire hydrants may fail to comply with minimum specified requirements of the Building Code of Australia and Australian Standards. It cannot be assumed that existing Water Corporation infrastructure and hydrants will meet the standards. Further supply flows and pressures may not be attainable under heavy demand. The content contained within the Bushfire Hazard Management Plan & Report is subject to the requirements of the Chief Officers Bushfire Hazard Advisory Note No 04-2016. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or future occupants in the event of a Bushfire. No warranty is offered or inferred for any buildings constructed as a part of this report in the event of a bushfire. <p>No action or reliance is to be place on this report; other than for which it was commissioned</p>
--

I certify the matters described in this certificate.

Qualified person:	Signed: 	Date: 21/10/2019	Certificate No: 19-037
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BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies²

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

Name of planning scheme or instrument: **Meander Valley Interim Planning Scheme 2013**
 Street address: **5918 Bass Hwy ELIZABETH TOWN**
 Certificate of Title / PID: CT: **207464/1** PID No. **6280656**

*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: **Demolish existing Service Station and Construct New Service Station, Retail Shop and Browsers**

Code Clauses:

- E1.4 Exempt Development E1.5.1 Vulnerable Use
 E1.5.2 Hazardous Use E1.6.1 Subdivision

3. Documents relied upon

Documents, Plans and/or Specifications

Title:
 Author:
 Date: Version:

Bushfire Hazard Report

Author: **Gabriel Barnes**
 Date: **29/11/2019** Version: **1**

Bushfire Hazard Management Plan

Author: **Gabriel Barnes**
 Date: **23/09/2019** Version: **0**

Other Documents

Title:
 Author:
 Date: Version:

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.

4. Nature of Certificate

E1.4 – Use or development exempt from this code **Not Applicable**

E1.5.1 – Vulnerable Uses **Not Applicable**

E1.5.2 – Hazardous Uses **Applicable**

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
✓ E1.5.2 P1	Residual risk is tolerable	
✓ E1.5.2 A2	Emergency management strategy	
✓ E1.5.2 A3	Bushfire hazard management plan	

E1.6 – Development standards for subdivision **Not Applicable**

5. Bushfire Hazard Practitioner³

Name: **Gabriel Barnes, Metrics Group** Phone No: **0409 284 422**
Address: **18 Mulgrave Street** Fax No:
SOUTH LAUNCESTON **7249** Email: **mail@metricsgroup.com.au**
Accreditation No: **BFP – 101** Scope: **1, 2, 3A, 3B, 3C**

6. Certification

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

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

or

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

and/or

✓ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.

Signed:



Date: **29/11/2019**

Certificate No: **19-037**

³ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

From: Hills, Garry
Sent: 16 Oct 2020 03:37:18 +0000
To: Planning @ Meander Valley Council
Subject: RE: Notification of Application for Planning Approval - PA\20\0120 - 5918 Bass Highway Elizabeth Town (CT: 207464/1)

Our Ref: D20/257949 & D20/236745

Hello Sandi, in reference to your referral letter dated 2 October 2020 regarding the above readvertised application.

I confirm the previous advice and condition request (per email of 28 September 2020 below) is still relevant to the State Road infrastructure impacts.

In addition to the first dot point we would also like to clarify that upgrades to the southernmost access in particular must also consider the existing property access that is currently used jointly with the service station access (serviced by the adjacent Reserved Road strip parallel to the southern boundary of the subject site). The access design will need to indicate the interaction between the two access points and preferably look to separate them as much as practical.

Please contact me if you require any further information.

Cheers, Garry

Garry Hills | Principal Analyst Traffic Engineering
State Roads Division | Department of State Growth
GPO Box 536, Hobart TAS 7001
Phone: (03) 6777 1940
www.stategrowth.tas.gov.au

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



From: Hills, Garry
Sent: Monday, 28 September 2020 2:22 PM
To: planning@mvc.tas.gov.au
Subject: Notification of Application for Planning Approval - PA\20\0120 - 5918 Bass Highway Elizabeth Town (CT: 207464/1)

Our Ref: D20/236745

Hello Sandi, thanks for your referral letter dated 11 September 2020 regarding the above.

I advise that the Department do not object to the proposal. However it is noted that modifications to site access arrangements, highway improvement works, drainage works and ancillary traffic control measures are required.

In this regard it will be appreciated if you can arrange to include the below as conditions (and subsequent notes) on any permit issued by Council;

- Detailed engineering drawings showing the extent of the proposed site access works must be provided to the Department for review and acceptance as part of a works permit application, see Note 1. This includes upgrade to the existing access points to accommodate 26 m B-double design vehicle turn movements, required road widening of the Bass Highway to provide a full length CHR right turn lane (including all associated earthworks, pavement design, drainage works and traffic control devices) as detailed in the applicants Traffic Impact Assessment.
- The applicant must provide a drainage plan to the Department, including catchment area, flows and drainage design for any area discharging to the State road reserve as part of an application for approval to concentrate drainage of the land onto the State road network, see Note 2.
- The applicant must apply to the Department in writing requesting the current Limited Access licenses be amended to reflect 'Vehicle Fuel Sales and Service' as the use of the property. Additionally, licence conditions will be included to restrict vehicle movements to one-way entry only for the northern access and one-way exit only for the southern access. The access licences must be issued prior to operational use of the site.

NOTE 1: A valid works permit is required for all works undertaken in the State road (Bass Highway) reservation. Details of the permit process and application forms can be found at:

[www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/general_works_pathways, stock underpass](http://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/general_works_pathways_stock_underpass). Applications must be received by the Department of State Growth a minimum of twenty (20) business days prior to the expected commencement date for works in order to allow sufficient time for the application to be assessed. No works are to be undertaken until a written permit has been issued.

NOTE 2: Approval is required from the Department of State Growth to concentrate and discharge stormwater or drainage onto the State road network.

Details of the permit process and application forms can be found at:

https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/stormwater_discharge_only.

Let me know if you need any further information.

Cheers, Garry

Garry Hills | Senior Traffic Engineering Officer
State Roads Division | Department of State Growth
GPO Box 536, Hobart TAS 7001
Phone: (03) 6777 1940
www.stategrowth.tas.gov.au

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



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From: Peter
Sent: 12 Oct 2020 00:22:13 +0000
To: Planning @ Meander Valley Council
Subject: Submission of objection to proposed planning approval 5918 Bass Highway, Elizabeth Town (CT:207464/1)

I have been contacted by council in regards to planning approval being re advertised. My concerns are still the same. I have nothing more to add at this stage.

PA\20\0120

To whom it may concern,

I wish to lodge my objection to the planned changes to the business at 5918 Bass Hwy, Elizabeth Town.

I'm the resident at the adjoining residential property at 5924 Bass Hwy, Elizabeth Town.

I have major concerns regarding Noise, Illumination, Rubbish, Privacy, Security, Encroachment of my private property, and continued damage to my property boundary post.

The proposal appears to be put forward to redevelop the exciting old & outdated service station. But not without increasing the size of its business. There will be many more fuel bowsers, new separate dedicated refuelling point for trucks, located at a new location to the rear of the property with 24hr access, 7 days a week.

With increased business comes increased problems:

More: **NOISE**

More: **ILLUMINATION**

More: **RUBBISH** escaping from the business

More: patrons wandering from place of business for a cigarette or to walk there pet for a toilet break.(On my property)

More: **DAMAGE** to my boundary fence post

Less: **PRIVACY/SECURITY**

Less: **SLEEP**

These problems currently exist, But are only going to get much much worst because: The plan is to **CHANGE** the **DIRECTION** of business currently facing West towards the Bass Hwy, and now plan to face it North towards the **BEDROOMS** of my dwelling. Coupled with the fact the business plans to expand further up towards the back of the boundary with **NO FENCE** to help control any of these issues.

Planning with complete disregard for anyone else. But this type of intimidation is what I would expect from United Petroleum as I have has first hand experience with them in the past breaking the law, encroaching on my property. Ignoring correspondence from my legal representatives and leaving me with financial depts. for survey costs which were Cleary caused by their proven illegal encroachment.

Their plans are not clear and they look to be at it again. **ENCROACHMENT**

My boundary fence post is approximately 2 meters past their boundary peg at the proposed Northern entrance, yet plans of the driveway appear to cut across the corner of **MY PRIVATE PROPERTY**.

DAMAGE is currently been caused to my boundary fence post due to the location of there driveway access. This problem will multiply if Heavy Vehicles attempt to make a very tight right angle turn between my boundary fence post and fuel bowers, to get to the back of this site, for refuelling, shown on new plans.

ILLUMINATION will be increased greatly due to the entrance to building facing my dwelling along with the operation moved closer to the boundary with awning lights and more fuel bowers that will have vehicles headlights able to face North directly at bedrooms in my residence.

NOISE will increase with the operation moved closer to the shared boundary. But my biggest concern with noise is with the introduction of a truck refuelling location at the rear. Commercial trucks will be required to climb a steep gradient and being that the entrance is located on the North, every truck, some with noisy refrigeration units will pass by at all hours of the night.

Although Planning Assessment

2.2.1 Use Standards

A2 Commercial vehicles for discretionary uses must only operate between 6.00am - 10.00pm

How will these be controlled ?

This site has 24hr access to fuel 7 days a week.

Rubbish is a constant problem caused by all types, be it take away food containers, cups and bags. Packing materials from trucks. The workers from United do pick up some rubbish but not once it has blown from there site. I pick up rubbish blown into my property but have been told by State Growth I'm not permitted to pick up rubbish from in front of my property and to call the appropriate authority's to take care of it. What a waste of time. Probably why there is so much rubbish along the Bass Hwy.

FRONTAGE: I feel that United does not have the appropriate property size frontage to conduct the type of business they are planning. At the moment they only get by using additional land that is not there own. The limited width of the front of there property makes it not possible to enter or exit from in front of there property without drive ways nearly entirely DOMINATING the front of other private property's.

P1.3 The size and appearance of the use must not dominate the residential character of the area.

A fence to help stop noise, unwanted lights at night, wandering patrons who are unaware of boundary's, rubbish escaping, give privacy and security,
This should be the very first thing to be considered before any construction dust is made.

I, Peter Harrison object to Planning Approval for 5918 Bass Hwy, Elizabeth Town Tasmania

I believe that the other neighbouring residents are also objection to this application making it a 100 % **NO !**

I can be contacted on my private mobile number 0404612838
Phone number not for public viewing.

Regards: Peter Harrison

To Meander Valley Council: Planning and Development.

I: we: would like to submit our submission; for the proposed development at 5918 Bass Highway Elizabeth Town.

I have included photos with our submission; backing up our concerns.

- 1.** Tree with wire around for fence and gate; will cause ring barking; done by the Smith family licence holder to use the reserve road with permission from Parks and Wildlife moved back from the original gate that had been on the boundary at the highway for well over 100 years by the first grant Mr. J. Field.
- 2.** Discarded cigarette butt onto garden mulch on the nearest neighbour's land at the front corner joining; United Petroleum; into summer it would have caused a fire.
- 3.** dangerous tree heap; discarded trees ripped out by Mr Jude Kirk; left sitting to the east behind United Petroleum; adding fuel in a fire; this was part of the fuel reduction; I contacted United about three years ago, along with long dry grass, gorse and vegetation on the northern side of United, United Petroleum regarded my contact as a joke; with an attitude for having no regard for others safety; we don't believe they can be trusted, an increase in fuel bowsers and fuel tanks will increase the high flammability risk.

Concern: A fire-retardant fence should be reinstated; as per United Petroleum's Title.

- 1.** Fencing as per Vol 2378 Folio 52-page 1.1 **Transfer Number: A152112** Fencing condition search date: 19th of **November 2019**; Vol No: **207464**; **Revision No: 02**
 - 1.a.** The fencing conditions; implemented into the original Title bill of sale, sold to Mr D Huston; the fencing condition is to be carried to whomever owns said land. The condition is shown on the Title included in the application.

1.b. We; request all three boundary fences be constructed of a fire-retardant material, at a height to screen and protect the nearest neighbour's privacy; prior to commencement of the build; this will create a barrier; to the East to protect; the scenic corridor, from a bushfire from discarded cigarette butts, behind and to the South side and North side; of United Petroleum. (Refusal to construct a fire-retardant fence) will be 100% No.

I note; the boundary fence to the South and North; was ripped out and not replaced by Mr. Jude. Kirk; the then owner; of the service station; during his ownership; he ripped out large healthy gum tree's without Council's approval; he also encroached

on the; un-known Crown Reserve Road; to the South side; ripping out many healthy Gum tree's; discarding them back onto the reserve; between the Roadhouse and the one chain wide road, reserve.

I myself; contacted Parks and Wildlife; and Council; regarding this appalling action on a scenic corridor; Mr. J. Kirk; was allowed to continue; the destruction; with (no penalty or clean up)

Concern: The North side and South side boundary fences were removed by Mr Jud Kirk the boundaries moved to gain land for parking; the site should be re surveyed; it's possible a narrow strip of land remains; between United and the Crown Road Reserve; it would be land from 5336 and 5337, Mr. K. Shelton when constructing a fence always allowed an extra foot between.

Concern: ERA PLANNING: have been **misleading**; they state there's no service station between Launceston and Devonport; United Petroleum; have a pie face; established at Sassafras; 10 minutes to the North of Elizabeth Town; this service station; has a clear entry point and centre merge off lane, to enter travelling South from Devonport; when Exiting the service station; clear view in both directions; the distance would be more than double the distance of Elizabeth Towns; United Petroleum; Sassafras; already caters for trucks of 26m lengths; a better option for these lengths re-entering the Highway; Sassafras is on flat level ground unlike Elizabeth Town; noise from truck engine; at all hours of the night would be greater due to the incline; entering up hill to the bowsers. **(Affecting Residential Sleep)**

Concern: garbage trucks picking up trash from the intended site on the Northern side; noise and flies; with the residence less than 40m away.

Now; United Petroleum; want permission; to do further destruction; on the Reserve Road; for permission to be granted is in breach of the Road's and Jetties Act 1935; implemented for use only; to access; land beyond; not to access land; that has a Highway frontage, already; for a business to be granted permission; for personal gain; Would Be; A Breach; Of Road and Jetty ACT1935.

Search Dated 19 November 2019

Bass Highway Acquired Road; Identified as Road (type unknown with no CT Reference.

Schedule 2. B63414 Proclaimed under section 9A (2) AND 52A (2) of the roads and Jetties Act 1935 affecting portion of lots 5336 and 5337 shown as public road one chain wide.

Search of Torrens Title

Volume	Folio
207464	1
Edition	Date of issue
5	19 May 2015

As above: Road unknown with no CT Reference: has always been known to us; as Fields Hill Road; being the first Grant owner; would make identifying this Road easier; if it was named after the first Grant owner.

As; the acquisition; of said; unknown road, was at that time acted upon; taking; said land; back; no compensation was paid; being the reason said land was acquired; the only road / track to properties beyond.

We, are fed up with people related to the licensee using this reserve road having no regards to fire safety, consuming alcohol while driving down the reserve road discarding empty alcohol bottles; onto the vegetation on the road side; not taking into consideration, the sun on these bottles can cause a bushfire; Parks and Wildlife; have been notified on many occasions regarding this practise; still ongoing; this will be a constant bushfire threat to the service station especially having larger fuel tanks.

We Request: a copy of the Act from 1993 when said land; was Acquired from Mr. J. Field and Mr. W. Field and the conditions applied; at the time.

Rural Living Zone.

2.1.1. use standards driveway for commercial business.

P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, dour and illumination. (**will cause all of the above.**)

A2. COMMERCIALVEHICLESFORDESCRETIONARYUSE; must operate: 6:00am - 10:00pm (not 24 hour)

P1.3 size and appearance must not dominate the character of the area. (**size and colour will**) going from all White with Red boarder.

P1.4 Must be consistent with the local area, objectives for visual character; (**Colour will stand out too much.**)

Impacts on the amenity and privacy of habitable room windows and private space; **Two storey dwelling to the North; bedrooms are all South Side; the plans are showing the restaurant, being on the Northern side on an elevation along with the new bowsers; patrons will in fact be looking into the private residence. (A breach of privacy)**

Concern: with the bowsers being towards the back bring a greater risk of fire; from discarded cigarette butts. (**A No Smoking Zone Should be enforced.**)

Concern: United Petroleum have no fire hydrant in situ; **Provisions** should be made to install a separate **designated water tank of fireproof material, with a high flow pump**

and **nozzle purely for bushfire protection** towards the East boundary and South boundary. **30 minutes** for the **fire service to arrive**; could mean the start of a fire could be reduced controlled before it gets out of control. (**A must have**)

CONCERN: area 182 looks to be encroaching on title 5337 frontage; (**if so; 100% No**)

2. Concern: the merge off lane to Parkham Road; vehicles leaving United, continuing North; pull out across vehicles; intending to merge off to Parkham Road; thinking the Parkham Road traffic are entering the United- this has been a nightmare; many close calls, we don't indicate our intentions now until part way down the merge lane; we are being forced to break traffic rules to avoid an accident. (**Poor design**)

2.a. Concern: 26m trucks entering; when travelling from the North will be forced to use part of the lane on the right; this will cause traffic travelling behind the long turning vehicles to move across into part of the merge off lane into Parkham road. (**safety Concern**)

2.b. Concern: Traffic; trucks and cars; using the Northern merge off lane into Parkham Road; continuing across the intersection to patron the United Petroleum; this even happens when cars are waiting to enter the Highway from Parkham Road.

7.3m Entry: is insufficient for vehicles of this length; there are very few 19m semi-trailers operating in Tasmania; however, most heavy vehicles that patron United already are in fact 26m; however; 19m still operate on the mainland.

2.b. Concern: Southern end; 5.4m is inadequate for vehicles of this size; by the planning there could be two of these 26m vehicles at any one-time exiting; one could be to the North and one to the South; it appears; by the photo; United Petroleum intend using the Crown Road Reserve; or in-fact encroaching on our frontage; South side of the Crown Reserve Road; (This will be 100% No)

2.c. Concern: Title; identified as Road (type unknown) with no CT Reference; this land was taken by Acquisition; by the Crown under the Jetties, Road Act 1935; landowner being Mr John Field; first grant; taken from lot 5336 and lot 5337; for the purpose; enabling land owner beyond to access their land; this was then; the only road; after Mr John Field and Mr James Shelton; constructed the road with horse and cart; I do note; the road track; now continue to Christmas Hills Road; having walked; the entire road/ track; to prove to My Phillip Thompson; Parks and wildlife; the road dose in-fact continue.

The un- identified road with no CT Reference Acquired, should be named; Field's Road; lots 5336 and 5337 have been in the one family for three generations, since the purchase from Mr John Field; always known as Fields Hill.

Mr. J. Shelton's son purchased; lot 5336 and lot 5337 from Mr. J. Field.

2.d. Concern; Parks and wildlife; are willing to allow United Petroleum to take / use this land / not for the purpose it was acquired; under the roads and jetties Act 1993 by the Governor.

Concern: I have been in contact with Parks and wildlife as the carers of; Crown Road Reserve; on many occasions; I am concerned at their lack of attention to fire risks; ignoring emails and don't return phone calls.

I phoned Mr. Phillip Thompson; from Parks and Wildlife; with concern of dumping of rubbish glass bottles; Mr Thompson; told me if we want to use the road through our property, we would require a licence; we own the land both sides of this road reserve on one title.

3. Concern; with the proposed one-way entry into United's Northern end; this will cause confusion; with the Parkham Road merge off lane; traffic will be backed up waiting to turn into United; when traveling from the Southern direction; it's going to need a separate merge off for traffic wanting to enter United; this will be a **(safety issue.)**

4. Concern: Adding more bowsers and fuel tanks will increase the highly flammable hazard risks in an already hazard; bushfire prone zone. **(doubling the risk)**

5. Concern: Only 10,000L of static water; in a bushfire zone; **(is not enough.) The applicant; must keep the water tank; full at all times.**

5.a. Concern: United have no fire hydrant in situ, why isn't a 10,000L water tank; listed; to remain full of water at all times coupled with a high-pressure pump and fire-hose-nozzle **(Should be mandatory.)**

6. Rural Living Zone; 2.1.1. use standards driveway for commercial business.

6.a. P1 the use must not cause or likely to cause an environmental nuisance; through emissions including noise, smoke, odour and illumination; (It will.)

6.b. A2 commercial vehicles for discretionary use must operate between 6am and 10:00pm (not 24 hours) I don't have any recollection of approval or in-fact approved for 24 hours; as Mr Kirk was a law to himself.

6.c. P1.3 size and appearance must not dominate the character of the area.(It will dominate.)

6.d. impacts on the amenity and privacy of habitable room window and private space.(privacy will be breached.)

6.e. No retaining walls or fences; taken out by Mr Jude Kirk, never replaced.

2.3 bushfire prone zone; without a fireproof fence; the bush will be at risk along with many residents further back to the East, South and North; if a fire starts in the bush behind and to the South, in summer it will never be stopped.

Concern: three years ago, I emailed United Petroleum, asking they reduce their vegetation; as well as the large tree heap to the East behind the Roadhouse consisting of the large trees, ripped out by Mr Kirk, this heap has been causing a bushfire threat, along with trees discarded back on Crown Reserve; ready to burn; my email was ignored; but my next-door neighbour was speaking with the then lessee who confirmed my email was received, and taken as a joke; with an attitude like this; I have serious concerns to the bushfire threat.

I, we, conclude due to lack of response shown by United Petroleum; the closest neighbour and ourselves; cleared over grown vegetation; weeds, dry grass and gorse from United's land to the Northern side; at a huge expense to ourselves; to reduce the fire risk; I, we; feel there's a high risk; to our bushland and homes; as well as homes beyond the bush; as these owners have already shown they have no concern; regards for others; allowing this vegetation to remain un- touched since purchasing the business from Mr Jude Kirk.

Regards,

Phillip and Evelyn Shelton.







From: Joy Shelton
Sent: 24 Sep 2020 23:59:03 +0000
To: Meander Valley Council Email
Subject: Fw: United Petroleum fire risk: PA/20/0120 5918: Bass Highway: Could you please add this photo to my Submission:

Good Morning Justin,

This cigarette butt; was discarded yesterday; onto Peter Harrison; property; the white peg indicates the North front boundary; between United Petroleum & Peter's property.

As seen, in the photo discarded onto dry garden mulch; fast forward, a couple of months; it would have been a fire; I ? with highly flammable fuels and the very high bushfire risk; the entire zone should be made a smoke free zone.

Could you please, add the photo to my Submission?

Regards,

Phillip & Evelyn Shelton

From: Phillip <sheltonphillip078@gmail.com>
Sent: Friday, 25 September 2020 9:37 AM
To: joyphil52@hotmail.com <joyphil52@hotmail.com>
Subject: United Petroleum fire risk



Sent from my iPhone

Justin Simons

From: Joy Shelton <joyphil52@hotmail.com>
Sent: Thursday, 8 October 2020 3:53 PM
To: OShannassy, Justin
Cc: Justin Simons
Subject: Fw: Rubbish dumping on our land, fence wire to tree on Crown shoulder of unknown road:

Hi, Justin; State Growth and Justin; Meander Valley Planning,

This is a mixed bag of concerns.

As per my email to State Growth a few days ago concern with persons with licence to use the Crown Reserve Road; dumping of alcohol bottles consumed while driving down the reserve road; high risk; intense sun causing a bushfire; soda cans; ice cream papers and so on; are being discarded all the time; all coming from Smith's.

Crown Road Reserve: has caused loss of privacy; trespass on private land by the licence holders; they take liberty of using our land without permission to cut and cart wood from Mr Woolley's land; after his passing; the property was purchased by Mr Smith's daughter.

These people in 2005 cut our boundary fence; while we were away; on the South side facing Samuel Street; where they lived at the time; they used our track and made a track through our bush to join our track to the boundary on our property to move junk; old car's and old building materials; I know this because we found metal and junk that had fallen off while moving to where they live now; the fence has never been reinstated; they've made it into a wire gate; they or anyone can now use our property from this point any time.

Photo's

1. Cigarette butt discarded onto the adjoining neighbours' land; from United Petroleum; Patron: 100% fire risk.
2. Discarded rubbish dumped into our bush adjacent to the boundary between the house the Smith's built; off Samuel Street; Elizabeth Town; this serial dumping has been going on over 15 years; the house has been rented out by Smith's for many years; I can confirm; the dumping was not by the renters.
3. More discarded old drums and fencing wire on private property same area.
4. Fencing wire wrapped around the large gum tree; at gate area across reserve road North Side; this wire will ring bark the tree eventually killing it.
 - 4.a. It's on the Crown Reserve Road, boundary ? between Shelton's narrow strip and United Petroleum; this was allowed by Parks and Wildlife; I did contact Parks and Wildlife my contact was ignored; I presume the Smith family had permission to move; our gate; It was positioned at the front boundary across the reserve road; removed without any consultation with us; the gate that had been there for well over 100 years was discarded into the bush; by the removers; it has since been stolen from the site, it's out Parkham, seen driving past our home; some months later in the back of a ute.
 - 4.b. This arrangement was organised between Mr Jude kirk and the Smith family.

5. Photo of tree stack behind United Petroleum; I have raised concern about this many times, been there since 2015 by Mr Jude Kirk; just waiting to go up in flames; we are concerned; United will try and burn this heap as things are drying out causing a bush fire.

Concern: Two; fire risks to this area; one from glass on grass vegetation; Crown Road Reserve and the other cigarette butts being dumped near United Petroleum.

Regards,
Evelyn Shelton

From: Phillip <sheltonphillip078@gmail.com>

Sent: Thursday, 8 October 2020 2:18 PM

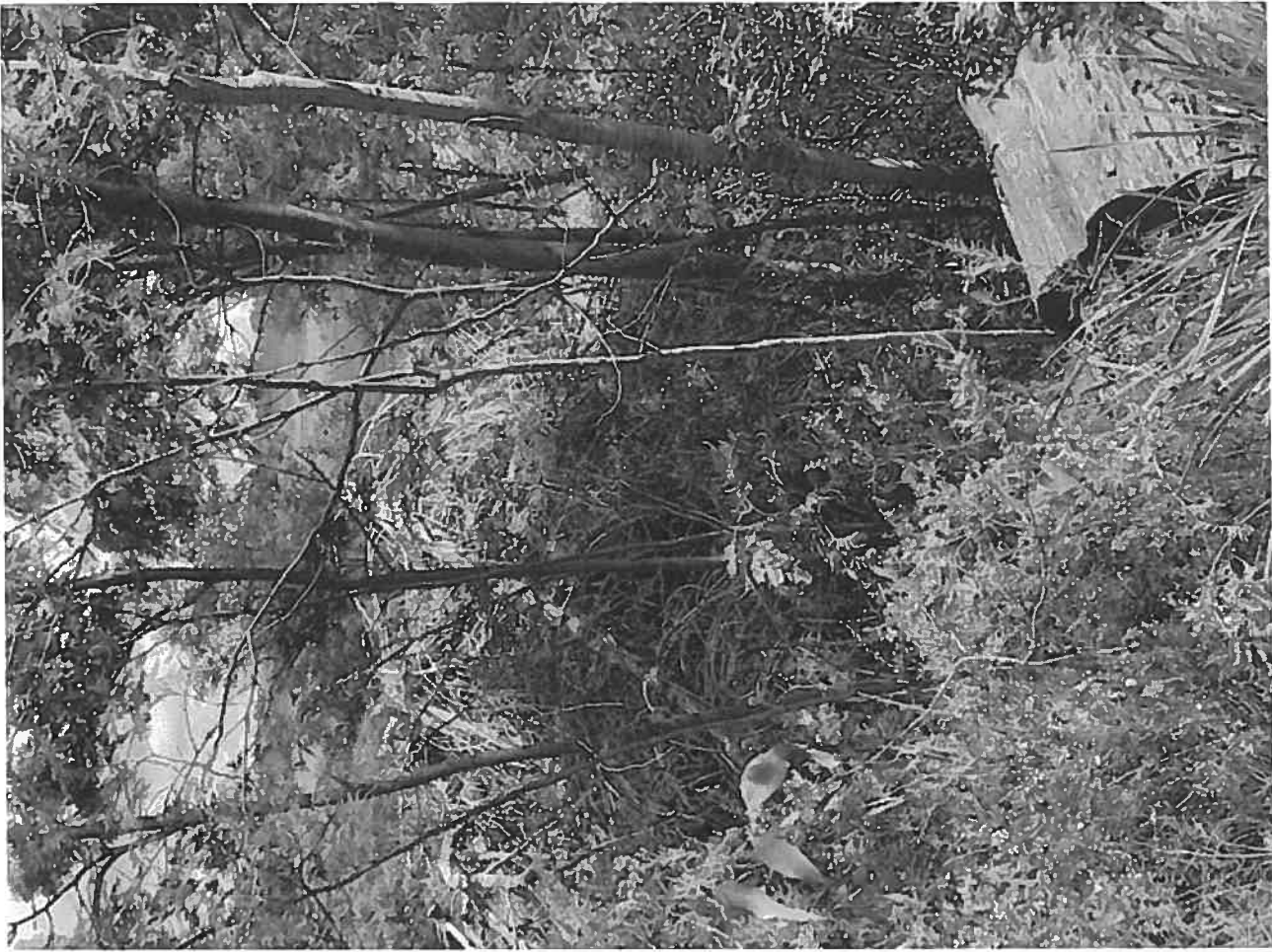
To: joyphil52@hotmail.com <joyphil52@hotmail.com>

Subject: Rubbish dumping on our land and problems with drains and fence to tree on Crown shoulder unknown road









Sent from my iPhone

Justin Simons

From: Joy Shelton <joyphil52@hotmail.com>
Sent: Tuesday, 6 October 2020 4:17 PM
To: Justin Simons
Subject: Re: Please Advise: United Petroleum Elizabeth Town, Planning.

Good Afternoon Justin,

It appears, there's been some over calculations by the United Petroleum; 5918 Bass Highway Elizabeth Town.

United petroleum; will have to have their Land re Surveyed; Mr Jude Kirk; ripped out both side boundary fences; in doing so; encroached on our land.

The original side fence to the South; was not fare off the large shed that was in situ; when Mrs. June. Bolt bey- Rodgers; was the owner.

We own; the strip of land on the North side between United and the Crown Road Reserve; said land is wider towards our boundry and United at the East, South back corner; and narrower towards the front; all the tree's that were ripped out by Mr Kirk were in fact on our land, but dumped back on the Crown Land Reserve.

If measured; the Reserve total is one chain wide, or 20 meters, if you measure from the centre of the road 10 meters towards United that put's you; ON; our strip between United.

I can advise; the neighbour on the Northern side had the same problem with encroachment by United Petroleum; taking legal intervention to have the land returned.

I might add, the photo's used by EAR PLANNING are incorrect; of the Northern Proposed Entry; these were taken before the land was returned from the encroachment.

United will not; be using our land to cross to the Reserve Road.

Please advise.

Kind Regards,
 Evelyn Shelton

From: Justin Simons <Justin.Simons@mvc.tas.gov.au>
Sent: Monday, 5 October 2020 3:04 PM
To: Joy Shelton <joyphil52@hotmail.com>
Subject: RE: Please Advise: United Petroleum Elizabeth Town, Planning.

Hi Evelyn,

I have checked what is on the website and compared it to the Traffic Impact Assessment which was accepted by the Department of State Growth and it appears that all of the information is there. The Department of State Growth will dictate exactly what the right turn lane will look like. It is likely that we will seek further advice from the Department of State Growth regarding any issues raised around road use and safety and through the assessment process would ensure that the requirements of State Growth are appropriately captured. I suggest that if it is something that you

have concerns about or would like a greater degree of certainty about, then you can raise it in your representation and we would need to consider it further as part of the assessment process. If you raise it in your representation and feel that it is not satisfactorily addressed in the Council decision, you would retain the opportunity to appeal the decision.

Please feel free to give me a call if you would like to discuss.

Kind regards



Justin Simons, Town Planner

P: 03 6393 5346 E: justin.simons@mvc.tas.gov.au

26 Lyall Street Westbury, TAS 7303 | PO Box 102, Westbury Tasmania 7303

Meander Valley Council www.meander.tas.gov.au

Working Together

Please consider the environment before printing this email.

Council is working hard to maintain normal service delivery, however due to the COVID-19 pandemic there may be delays or interruptions.

We are continuing to take enquiries but appreciate your patience when timeframes are longer than usual or are required to be extended.

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From: Joy Shelton [<mailto:joyphil52@hotmail.com>]

Sent: Friday, 2 October 2020 9:07 PM

To: Justin Simons

Subject: Please Advise: United Petroleum Elizabeth Town, Planning.

Hi Justin,

Could you please advise: Appendix (D) CHR treatment right turn lane?

We have tried finding it on the web site but it goes to other pages.

Regards, Evelyn Shelton

Justin Simons

From: Joy Shelton <joyphil52@hotmail.com>
Sent: Wednesday, 23 September 2020 12:29 PM
To: Justin Simons
Subject: Fw: property enquiry - 52 Parkham Road & Bass Highway

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Justin,

Thank you; for your time this morning:

I thought I'd share.

This is what we endured; under ownership of Mr Jude kirk, he was the propritor, who completed illgal renovations on the roadhouse without council approval.

I, we, had ask him to clear his vegetation; hazard was tall gorse; at the rear of his property, there is a large log stack; from all the tree's he ripped out; that remain stacked there, just waiting for a fire.

He ripped out; healthy tree's from his land; as well as on crown land; beside the reserve road, South side of the roadhouse to add parking to his site.

Stategrowth; let Mr Jude Kirk, get away scott free, vandalising; then dumping these tree's back on the roadside, in a senic corridor area.

I, we, have no faith that stategrowth / parks and wildlife; will protect the scenic corridor; after the way the 2013 issue was handled by both.

I know; it's under United Petroleum now; from their lack of action; or response; in reduction of vegetation; over the past three years; nothing will change; it will be an total fire hazard.

Please note: the email from Martin was dated 31 October 2013 regarding vegetation; to date still remains an issue.

Regards,
 Evelyn

From: Martin Gill <Martin.Gill@mvc.tas.gov.au>
Sent: Thursday, 31 October 2013 1:21 PM
To: 'Joy Shelton' <joyphil52@hotmail.com>
Subject: RE: property enquiry - 52 Parkham Road & Bass Highway

Dear Joy,

Unfortunately the new zones provisions are not retrospective.

I have, however, written to the owner of the Roadhouse about the removal of vegetation and other matter recently. I am trying to organise a meeting with the owner to discuss the future of the site.

Kind Regards

Martin Gill

Martin Gill | Director Development Services
Meander Valley Council
working together

T: 03 6393 5323 | F: 03 6393 1474 | E: Martin.Gill@mvc.tas.gov.au | W: www.meander.tas.gov.au
26 Lyall Street (PO Box 102), Westbury, TAS 7303

employer
of choice

Please consider the environment before printing this email.

From: Joy Shelton [<mailto:joyphil52@hotmail.com>]
Sent: Thursday, 31 October 2013 9:30 AM
To: Martin Gill
Subject: RE: property enquiry - 52 Parkham Road & Bass Highway

Dear Martin,

Thank You For The Information On The Zone's.

After reading: Visual Impacts Of Use And Development Within The Rural Landscape Are To Be Minimised,
Such That The Effect Is Not Obtrusive.

? How Can This Be When The Elizabeth Town Roadhouse Has Become An Eye Sore From The Hwy.

Trees Ripped Out And Stacked In Heaps.

Trees Ripped From Crown Land And Dumped On The Road Edge Of A Crown Road Along With Unwanted
Excavated Dumping Of Fill.

Dumping Of Fill Behind The Roadhouse And Behind The House To The North Of The Roadhouse.

The Visual Impact From This Development Has Not Been Minimised.

Regards,
Evelyn

From: Martin.Gill@mvc.tas.gov.au
To: joyphil52@hotmail.com
Subject: property enquiry - 52 Parkham Road & Bass Highway
Date: Tue, 29 Oct 2013 23:42:32 +0000

Dear Evelyn,

The property at 52 Parkham Road has changed from the Rural Zone to the Rural Living Zone.
The property on the south west corner of the Railton Road Bass Highway junction was in the Rural Zone
and is now in the Rural Resource Zone (renamed Rural Zone).

I have attached copy of each zone for your information.

The Rural Resource Zone is effectively the same as the previous Rural Zone, with some minor amendments including;

- No minimum lot size for a dwelling;
- Greater recognition of Tourism as a use in specific rural areas; and
- A broader definition of what constitutes resource development (activity on rural land)

The Rural Living Zone recognises that some rural areas have an existing residential character and provides for the development of vacant lots in these areas for residential use.

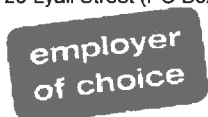
Please let me know if you have any further questions.

Regards

Martin

Martin Gill | Director Development Services
Meander Valley Council
working together

T: 03 6393 5323 | F: 03 6393 1474 | E: Martin.Gill@mvc.tas.gov.au | W: www.meander.tas.gov.au
26 Lyall Street (PO Box 102), Westbury, TAS 7303



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PLANNING AUTHORITY 2

Reference No. 218/2020

239 WADLEYS ROAD, REEDY MARSH

Planning Application: PA\21\0047

Proposal: Subdivision (3 Lots)

Author: Jo Oliver
Senior Strategic Planner

1) Proposal

Application

Council has received an application for the subdivision of land at 239 Wadleys Road, Reedy Marsh.

Applicant:	PDA Surveyors
Owner:	P & S Heathcote
Property:	239 Wadleys Road REEDY MARSH (CT: 227697/1)
Zoning:	Rural Living Zone
Existing Land Use:	Residential
Representations:	Two (2)
Decision Due:	10 November 2020
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

If approved, the application will result in three lots being created:

- Lot 1 (5.1 hectares) will be a vacant title;
- Lot 2 (4.7 hectares) will be a vacant title; and
- Lot 3 (15.7 hectares) contains the existing dwelling.

The subdivision plan is shown below. Please refer to the attachment for the full application details.

Standards Requiring Discretion

The application relies on the following Performance Criteria:

- 13.4.2.1 General Suitability - P1
- 12.4.2.2 Lot Area, Building Envelopes and Frontage - P1
- E4.6.1 Use and Road or Rail Infrastructure - P3
- E4.7.2 Management of Road Accesses and Junctions - P2

2) Summary of Assessment

The application proposes the use and development of land at 239 Wadleys Road, Reedy Marsh for a residential subdivision.

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

Overview:

- The subdivision proposes to create two (2) additional lots for a future residential use. Residential use is a permitted use in the Rural Living Zone.
- The development relies on Performance Criteria in relation to the general suitability of the proposed subdivision, the size of the lots and the construction of new accesses for Lots 1 and 2.
- Two (2) representations were received during the advertising period objecting to the proposed subdivision. The representations raise concerns regarding:
 - lot sizes being a significant departure from the 15 hectare minimum area and is not sustainable development;
 - adverse impacts on natural values and the habitat of threatened species; and
 - adverse impacts on visual character and the objectives of the Rural Living Zone at Reedy Marsh.
- The application included a bushfire hazard assessment which identifies hazard management areas and access requirements for future dwellings.
- The application included a natural values report which identifies an area of threatened native vegetation community of Eucalyptus ovata forest along the creek line that borders Lots 2 and 3, with the balance of the lots being a combination of Dry Eucalypt Forest and Woodland, Non-eucalypt Forest and Woodland, Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest, Acacia dealbata forest, Bursaria-Acacia

woodland and scrub and cleared/agricultural land. The report identifies that potential foraging habitat is present for wide ranging species such as devils and quolls, but there is limited potential for denning habitat for these species.

- The subject lot is 25.3 hectares in size and the proposed configuration includes two lots that are substantially below the minimum lot size of 15 hectares, with Lot 1 being 5.1 hectares and Lot 2 being 4.7 hectares in size.
- The balance lot (Lot 3) with an area of 15.7 hectares complies with the minimum lot size and contains the existing dwelling.
- The particular topographical circumstances of proposed Lot 2 results in outcomes that are not consistent with the Local Area Objectives and Desired Future Character Statements and there is no ability to provide mitigation of the impacts through permit conditions.
- In conclusion, the proposed configuration of the subdivision does not meet the performance criteria for subdivision and cannot be conditioned to meet the performance criteria. The particular topographical characteristics of the land and each of the proposed lots is discussed in detail in Section 6 Scheme Assessment.
- The application is recommended for refusal.

3) Recommendation

It is recommended that the application for Use and Development for Subdivision (3 lots) on land located at 239 Wadleys Road REEDY MARSH (CT:227697/1) by PDA Surveyors, be REFUSED, for the following reasons:

- 1. The subdivision does not satisfy 13.4.2.1 P1 in that it creates lots in an arrangement that is not consistent with the purpose of the Rural Living Zone at Reedy Marsh;***
- 2. The subdivision does not satisfy 13.4.2.2 P1c) as it is not consistent with the Local Area Objectives and Desired Future Character Statements for Reedy Marsh.***

4) Representations

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

Two (2) representations were received (attached documents). A summary of the concerns raised in the representations is provided below. While the summary

attempts to capture the essence of the concerns, it should be read in conjunction with full representations included in the attachments.

Representation 1:

- Proposed lot sizes are a significant departure from the 15 hectare minimum area and is not sustainable development;
- Submits that a two lot subdivision be submitted instead, with vegetation protection for important habitat included in a Part 5 Agreement;
- The subdivision is a poor design and the sub-minimum lot sizes are unnecessarily small and contain significant remnant vegetation of E Ovata which is a nationally listed ecological community and habitat for the critically endangered Swift Parrot. The boundary between lots 1 and 3 bisects the E Ovata community, risking clearance;
- The nature and intensity of development and impacts on existing character, amenity and natural values are the relevant considerations and need to be carefully considered;
- The configuration of the subdivision ensures that land clearance will need to occur;
- The 15 hectare lot size was designated under Amendment 4/2015 to set a modern and responsible standard based on a range of issues, concerns and the overall existing amenity as well as environmental matters such as listed threatened vegetation and the presence of threatened fauna;
- Objects to the application proposition that other titles of similar size in the zone provide the basis for a sub-minimum subdivision and that this application is consistent with surrounding land use pattern. Strongly disagrees with applicant's submission that the proposal complies with the performance criteria. The consideration relates to the expectation of the overall pattern of land use and intensity, with the average lot size being 15.7 hectares. The application is basing its justification on outdated subdivision precedents;
- The local area and land in proximity must be considered, which has lot sizes that are larger than the subject lot. Smaller titles do not form the dominant character of the immediate area; and
- Potential risk of two very small titles in bushfire prone land, near the end of a dead end road that has two flood prone bridges to cross.

Natural Values:

- Queries the accuracy of the natural values report identification of E ovata forest. Submits that area should be assessed by a botanist and refers to recent assessments submitted to the Local provisions Schedule process. The scheme currently provides for the identification of unmapped vegetation, however this will be lost under the Tasmanian Planning Scheme. The

proposed subdivision will have the effect of reducing the viability of Priority Habitat;

- Despite adjoining agricultural land, this area of Wadleys Road has high environmental value;
- Priority habitat in the area is not fully mapped; deficiencies in State Government mapping of vegetation and policy, risk of further clearance of E ovata, particularly for fencing between Lots 1 and 3 and access to Lot 1. Clearance of E ovata is a controlled action;
- Lack of pristine forest condition is not relevant, the land supports survival of listed species, at the edge of Key Fauna Habitat as identified in RFA Comprehensive Regional Assessment; and
- Subject land is habitat for listed species, notably: Spotted Tail Quoll, Tasmanian Devil, Masked Owl, Eastern Barred Bandicoot, Grey Goshawk, Swift Parrot, Green & Gold Frog.

Future Local Provisions Schedule (LPS)

- The imminent provisions of the Local Provisions Schedule which will likely prohibit lots below 12 hectares in size, and will definitely prohibit the proposed subdivision, should be a consideration;
- The application seeks to avoid the future provisions; and
- The land should be mapped as Priority Vegetation Area in the LPS.

Rural Resource Zone Setback

- Site adjoins cropping land. Unnecessarily high level of subdivision may fetter adjoining agricultural use.

Zone Purpose Statements

- All three lots should be considered. Two of the three lots are not large lots.
- The clear intent of the Reedy Marsh Rural Living Zone provisions was to ensure that very small lots would be avoided, which is why it has the largest Rural Living Zone lot size at 15 hectares. The consideration of 'small' and 'large' should be in comparison to the acceptable solution; and
- Contrary to the objective to not adversely impact on residential amenity, degrades the amenity of the Wadleys Road area, existing development is discreet.

Local Area Objectives

- Proposal does not meet Local Area Objectives for Reedy Marsh;
- Subdivision is not a low impact increase in housing density and doubles the potential for land clearance;
- Subdivision does not maintain bushland amenity and natural values through careful subdivision design as lots are too small, design is contrary to the objectives;

- Subdivision does not minimise removal of standing vegetation due to need for bushfire hazard management areas. The two small lots are covered to a substantial extent with standing vegetation and represents a significant portion of the whole of Lots 1 and 2, including E ovata forest on Lot 1; and
- Appears there may have already been unauthorised removal of vegetation for a new access. Was permission obtained for the vegetation removal? Calls for roadside to be rehabilitated.

Desired Future Character Statements

- Proposal does not meet Desired Future Character Statements for Reedy Marsh;
- Houses would be unavoidably visible. Past development has been respectful, private and secluded however all future dwellings on new lots will be highly visible which will diminish the amenity and character of this location;
- Lower densities must be considered in the context of the 15 hectare standard, proposed lots are 33% of the acceptable minimum lot area; and
- Extracts the description of the area and the rationale for the 15 hectare lot size from Council's Amendment 4/2015, which is the basis for the subdivision standards and objectives for the area. The accepted development yield was based on new lots being discreet and maintaining character. The proposal represents a far higher density and level of habitation than Council had planned. Concerns regarding precedent if small lots become the "new norm".

Bushfire Concerns

- Concerns regarding putting more houses in the middle of remnant forest, with little water resources.

Traffic Impacts

- Notes error in TIA regarding River Road and 'through road' status; and
- Agrees with TIA assessment of deficiencies at Wadleys Road & River Road junction as well as signage deficiencies for the bridge over Dungiven Rivulet. Deficiencies are another reason to refuse additional development at this end of Wadley's Road.

Representation 2:

- Objects to subdivision lots being less than 15 hectares; and
- Reference to another application in Reedy Marsh.

Comment:

The representations raise points that are valid considerations in regard to the applicable performance criteria for the Rural Living Zone at Reedy Marsh.

Particularly, compliance with the Local Area Objectives and Desired Future Character Statements are discussed below. The representors highlight that the lot size set for Reedy Marsh for the Interim Planning Scheme was for a particularly low density outcome for this area with the unique residential and natural environment in mind.

The assessment below details specific aspects of the proposed subdivision that are different in the way compliance is, or is not, achieved with applicable performance criteria. The proposition that the subdivision is not compliant purely because of the sub-minimum lot size is not supported in general, however the sub-minimum nature of Lots 1 and 2, together with their particular physical characteristics, create different outcomes in regard to their ability to meet the Local Area Objectives and Desired Future Character Statements for Reedy Marsh.

The potential impacts on natural values are noted and considered in regard to compliance with the objectives for the minimisation of vegetation removal. It is generally agreed that the land could support an alternative approach that achieves compliance with the performance criteria.

It is noted that mapping undertaken for the future Tasmanian Planning Scheme and the future standards of the Meander Valley Local Provisions Schedule is not a matter that can be taken into consideration for the assessment of this subdivision. Irrespective, the Natural Values Report provides a good understanding of the land conditions and areas of high natural value. Similarly, works undertaken prior to the lodgement of the application cannot be considered in the assessment of the subdivision, save for any potential conditions that may require vegetation planting in order to comply with the performance criteria. This is not the case in regard to the assessment of this subdivision.

The subdivision complies with planning scheme requirements for the siting of future dwellings in proximity to agricultural land and standards for bushfire prone areas.

The error in the Traffic Impact Assessment in regard to the 'through road' status of River Road is noted. However, the error is inconsequential to assessment of traffic impact and does not affect the Planning Authority's consideration of traffic issues under the performance criteria of the Road and railway Assets Code.

The assessment against the applicable performance criteria below reflects some of the concerns raised in the representations.

5) Consultation with State Government and other Authorities

Not applicable

6) Scheme Assessment

Use Class: Residential

Performance Criteria

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

Rural Living Zone
13.4.2.1 General Suitability
Objective <i>The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Rural Living Zone.</i>
Performance Criteria 1 <i>Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the Zone Purpose, having regard to the combination of:</i> <i>a) slope, shape, orientation and topography of land;</i> <i>b) any established pattern of use and development;</i> <i>c) connection to the road network;</i> <i>d) availability of or likely requirements for utilities;</i> <i>e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values;</i> <i>and</i> <i>f) potential exposure to natural hazards.</i>
Response The Performance Criteria requires Council to determine if each lot on the plan of subdivision is suitable for use and development in an arrangement that is consistent with the Purpose of the Rural Living Zone. In this instance the Performance Criteria elevates the Zone Purpose to a standard which must be met. The Purpose of the zone is as follows: <i>13.1 Zone Purpose</i> <i>13.1.1 Zone Purpose Statements</i> <i>13.1.1.1 To provide for residential use or development on large lots in a rural setting where services are limited.</i>

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.*

13.1.2 Local Area Objectives

Reedy Marsh

a) *Provide for a low impact increase in housing density in support of housing choice close to Deloraine, whilst maintaining the bushland amenity and natural values of the area through careful subdivision design.*

b) *Subdivision is to be configured to provide for bushfire hazard management areas and accesses that minimize the removal of standing vegetation and provide for substantial separation distances between building areas.*

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

a) *Future subdivision will be determined on the basis of capacity for servicing, access, any potential for natural hazards, natural values and potential for conflict with adjoining land uses.*

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 development with low levels of development visibility.*

b) *The character of the locality is to be maintained through retention of vegetation and lower densities to integrate and screen development and to reduce the visibility of buildings and access driveways from roads and neighbouring properties.*

c) *Where located on slopes or at higher elevations, the configuration of subdivision and the location of buildings and accesses are to minimize the impacts of vegetation clearance on the landscape. The retention or planting of vegetation is the preferred means to integrate and screen development throughout the zone.*

d) *Where located in a more open landscape, subdivision is to be configured with*

dimensions to reflect requirements for a low density and provide for development areas that accommodate appropriate separation between buildings, separation between buildings and adjoining access ways or roads and to accommodate bushfire hazard management areas within each lot.

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

The suitability of the land for subdivision and future development must be considered in the context of the arrangement of the lots, the combination of which must be consistent with the Local Area Objectives and Desired Future Character Statements for Reedy Marsh.

The Local Area Objectives are largely focussed on leveraging opportunities for additional rural residential lots in the context of maintaining the degree of visual amenity that exists in Reedy Marsh. In particular, the objectives recognise that it is the combination of factors including the need to clear vegetation for hazard management areas and access, together with substantial separation distances between building areas (*note: not 'buildings'*) and the retention of standing vegetation in between, that results in the most appropriate outcomes for the integration of new development. In varying the minimum lot size, subdivision design is required to carefully consider the configuration to maintain the current 'bushland amenity', which can be interpreted as very low levels of visibility of development amongst native vegetation, as this is the prevailing 'bushland' character of the Reedy Marsh area.

The Reedy Marsh Rural Living Zone area is a variable landscape with a complex mixture of both residential environments and natural values associated with vegetation communities and fauna habitat. The very low density of development and the degree of intactness of the native vegetation and watercourse environments are the reasons the area is known as important habitat for numerous threatened species. It is one of the rare circumstances in Tasmania where a substantial number of residential properties co-exist with important natural values. The expectation inherent in the Local Area Objectives is that subdivision design is to ensure that this continues in a manner that also protects local amenity by maintaining the visual values associated with this landscape.



Figure 2: Aerial photo of subject site and surrounding properties (Source: www.thelist.tas.gov.au)

The design of the proposed subdivision is not consistent with the Local Area Objectives.

The subject lot is a larger title with a complex topography that includes cleared areas of pasture, various forest communities and is bisected by a watercourse. The existing dwelling was constructed in 2018 and is located with a substantial setback to Wadleys Road, from which it is largely concealed from view. The elevation of the land varies by 30 metres from its lowest point to the highest.

Lot 1(5.1 hectares) is located on the flatter land in the southern portion of the title, which slopes gently toward the creek. The creek crosses the property from the south-west, near the base of the adjoining dam at the western boundary, to the north-east, crossing Wadleys Road and traversing the property at 260 Wadleys Road opposite. The Natural Values Report (p.10) submitted with the application has identified a tract of *Eucalyptus ovata*, a Threatened Native Vegetation Community under the *Nature Conservation Act 2002* and an *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* listed community, along the line of the creek, which continues to the north of Wadley's Road. The application proposes to establish the boundary between Lots 1 and 3 at a 20 metre offset to the creek on the southern side. The owner seeks to retain the creek on Lot 3 for maintenance purposes, however this necessitates that the boundary is drawn through the *E Ovata* community at the western edge of the title. It is unclear whether the 20 metre offset will encompass the extent of the *E ovata*

community that follows the creek line. Photos 1 to 3 below show the terrain and vegetation of Lot 1 and the creek line vegetation where it meets Wadleys Road.



Photo 1: View of flat area on Lot 1 looking west, approximately 30 metres from the access point on Wadleys Road.



Photo 2: View north-east on proposed Lot 1, looking back toward access point on Wadleys Road.



Photo 3: View of creek line, looking west from Wadleys Road.

The creek is far less defined in the western part of the site, with the source springing from the base of the dam across a flat area, before it channels downstream closer to Wadleys Road. This area is traversed by a powerline that services the pump house for the adjoining agricultural property.



Photo 4: View of creek headwaters near the western boundary with adjoining property dam wall and pump shed in the background.



Photo 5: View south from existing dwelling driveway toward western boundary and creek headwaters, showing dam wall, pump shed and power line.

The natural values report prepared by Livingston Natural Resources Services more accurately identifies the type of forest communities and habitat characteristics than is identified in State datasets. The report makes reference to the Forest Practices Biodiversity database and the current exemptions for the clearance of native vegetation under forestry legislation.

Subdivision must achieve a degree of sophistication in the design, whereby it is the combination of low levels of visibility and the minimisation of native vegetation clearance that achieves the intended outcomes. One aspect does not counteract the other if it cannot be achieved i.e. if development sites are available that minimise vegetation clearance, this does not then promote a high degree of visibility and higher density as acceptable, nor does it diminish the stated values of the locality to maintain low levels of development visibility. The planning scheme expects outcomes that achieve both objectives. This issue particularly acute when there is land area available on the property that can achieve both outcomes, as there are existing cleared areas for the siting of a future dwelling that are not visible from public roads or adjoining properties.

Similarly, the consideration of the impact on natural values is not relegated to the broad spectrum thresholds in the Tasmanian Forest Practices System, as this system was designed for a landscape scale purpose. Whilst this may provide useful context, it is

not a measure that reflects the original setting of the standards for the Reedy Marsh zone in the Interim Planning Scheme. For example, references to land clearing of up to 20 hectares in any 5 year period under the Permanent Forest Estate Policy, is not a useful consideration when considering that most existing titles in the Reedy Marsh are less than 20 hectares in size. The Local Area Objectives and Desired Future Character Statements for Reedy Marsh do not contemplate the complete clearance of properties as an acceptable outcome.

The consideration of the degree of vegetation clearance on proposed lots to accommodate future development is a nuanced assessment that will vary with each property depending on the circumstances and is not a matter that can be readily measured, or should be measured, against industry standards that do not take into account the setting of objectives for particular rural-residential environments.

In this instance, Lot 1 has the potential to meet the Local Area Objectives for Reedy Marsh, however in its current configuration, the subdivision design does not. As can be seen in Photos 1 and 2, there is potential to locate a future dwelling at a setback of approximately 30 metres to Wadleys Road and retain substantive vegetation screening to the road and adjoining land, whilst still complying with bushfire protection standards. The flat area shown in Photos 1 and 2 has been previously cleared and although there is regenerating forest, the degree of removal of standing vegetation required for this part of the site is minimised in comparison to other areas of the land, which has mature forest that should not be disturbed or is a protected community. The Natural Values Report and site assessment undertaken by Livingstone Natural Resource Services classifies this land as a type of forest that is not a Threatened Native Vegetation Community.

The difficulty with the proposed Lot 1/Lot 3 boundary is that the 20 metre offset does not ensure that the threatened E Ovata community is protected from pressure for clearance that is inevitable when future owners wish to establish boundary fencing. However, any future permit can be conditioned to include protective measures that ensure a better outcome that can reasonably meet the objectives.

Such measures would include:

- Locating the boundary between Lots 1 and 3 with the assistance of the qualified vegetation identification expert that prepared the natural values report, to ensure that the majority of the alignment was located outside the extent of the E ovata community instead of a nominal offset to the creek;
- Where the boundary between Lots 1 and 3 must bisect the E ovata community at the western edge, the boundary line is plotted to ensure that the installation of a fence does not require the removal of standing vegetation (i.e plot the alignment through understorey only);
- Requiring the installation of the boundary fence prior to sealing the subdivision to

ensure the outcomes above;

- Including vegetation protections in a Part 5 Agreement that designates the development area and vegetation that cannot be removed, similar to the terms of a conservation covenant.

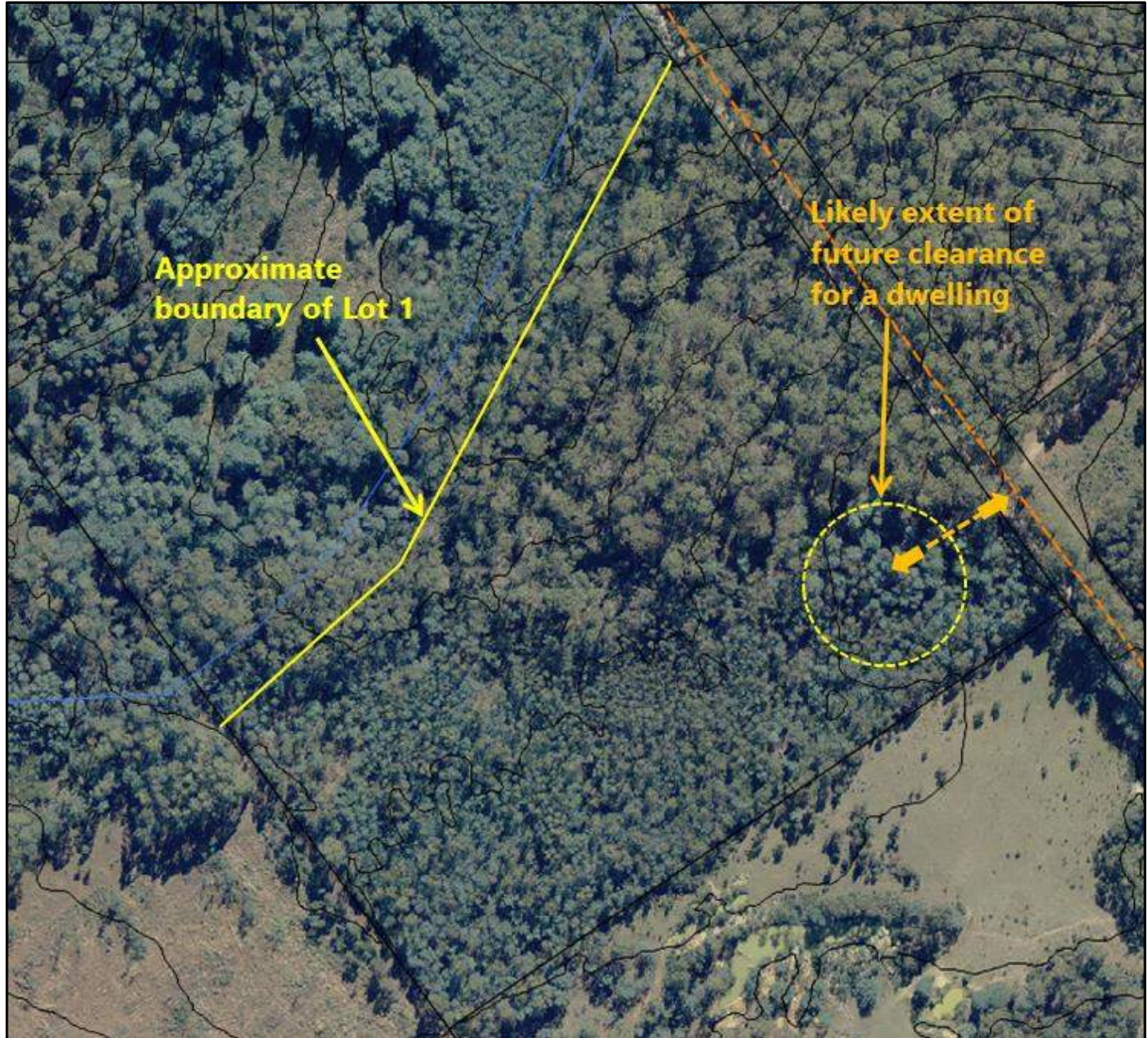


Figure 3: Aerial photo of proposed Lot 1 showing 2 metre contours and relationship of future likely location of dwelling and access to Wadleys Road and surrounding landscape.

The particular topographical circumstances of proposed Lot 2 results in outcomes that are not consistent with the Local Area Objectives. Proposed Lot 2 takes in the extent of a hillock at the highest elevation on the site that is highly visible from Wadleys Road. As the terrain is steeper, any future dwelling would likely be located on the flatter land at the crest of the hill and would require the clearance of an area of approximately 5000m². The access is proposed to be taken from the corner of Wadleys Road and would likely be located in a direct route to the top of the slope along the eastern boundary. The existing driveway that hugs the base of the hill generally following the

contours of the land is proposed to be retained in Lot 3 with the existing dwelling and is to provide access to the cleared land in the northern section of Lot 3. Photos 6 to 12 below show the distinctive topography of proposed Lot 2 and surrounding land.



Photo 6: View of access point to Lot 2 from Wadleys Road, looking north-west along the eastern boundary of the site and proposed Lot 2.



Photo 7: View of existing access to Lot 3 and the existing dwelling, showing driveway that follows the contour to the northern section of the property at left of photo.



Photo 8: View from crest of hill at the eastern boundary of proposed Lot 2, looking south-east along Wadleys Road.



Photo 9: View of vegetation at the crest of hill on proposed Lot 2 looking southwest. The roof of the existing dwelling can be seen in the background at right of photo.



Photo 10: View east from central location, toward the hillock of proposed Lot 2. The driveway on Lot 3 that follows the contour can be seen in the mid-ground of the photo.



Photo 11: View north from central location over cleared land. Vegetation in the northern section of proposed Lot 2 is seen at right of photo.



Photo 12: View south from cleared land toward existing dwelling which is screened by topography and patches of vegetation.

Figure 4 below shows the approximate extent of clearing that would eventuate with a dwelling located on proposed Lot 2.

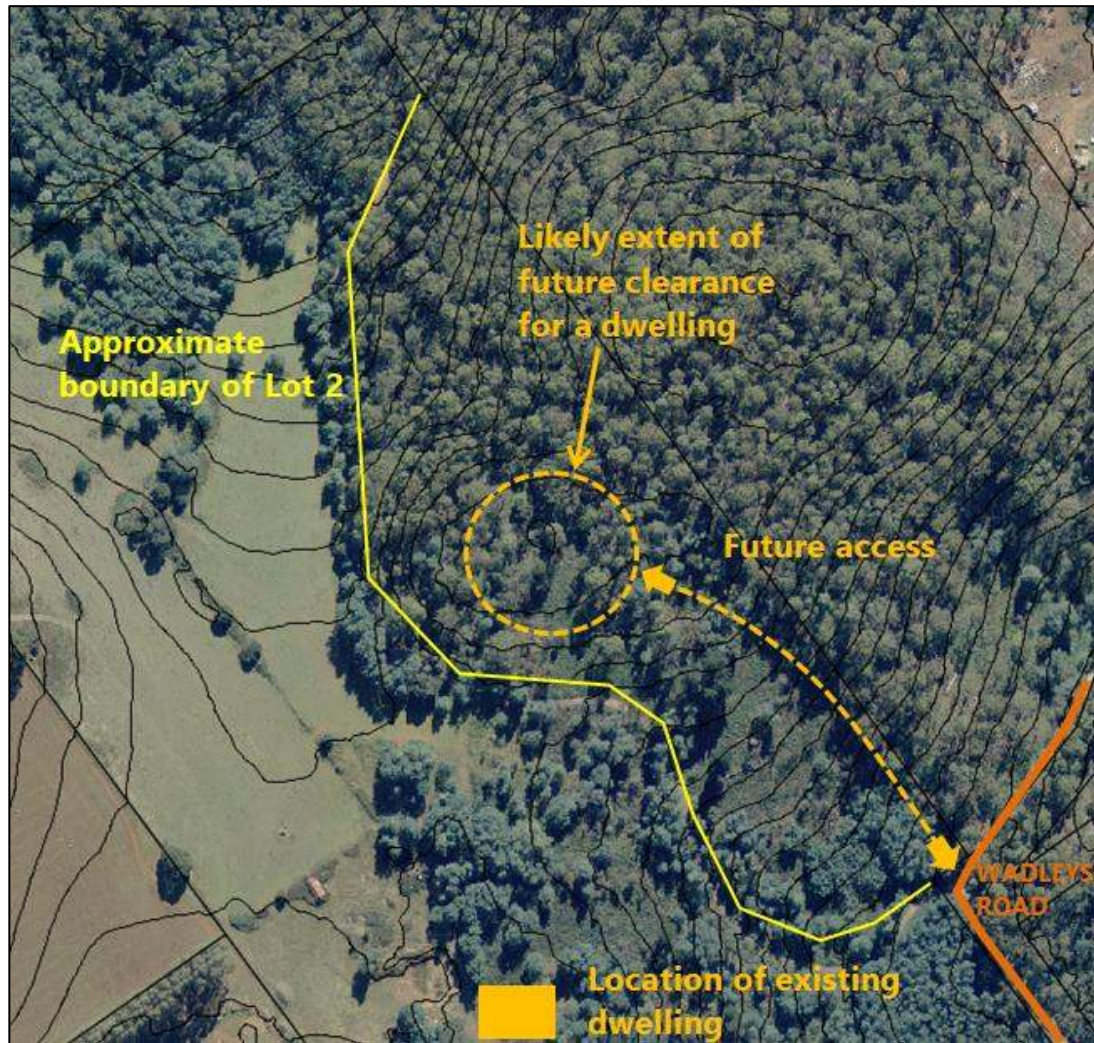


Figure 4: Aerial photo of proposed Lot 2 showing 2 metre contours and relationship of future likely location of dwelling and access to the existing dwelling and surrounding landscape.

The configuration of the subdivision for Lot 2 results in an outcome that creates a highly visible dwelling site and clears a prominent hill top when viewed from Wadleys Road and some of the surrounding landscape. The hill top bushland contains mature damp sclerophyll forest. Local Area Objectives require that subdivision be configured to provide for dwelling areas and accesses that minimise the removal of standing vegetation and that vegetation retention is a preferred means to integrate development.

It is a sound principle in designing subdivisions to configure lots in a way that enables vegetated hill tops or ridges to act as a screen to development, in effect 'tucking' development in amongst topographic features and bushland such that it is not readily visible from roads, adjoining land or the broader landscape. This is particular feature of Reedy Marsh and is the reason that there is very little visible development despite the substantial number of dwellings in the area.

In this instance, the design of the subdivision has not utilised the land forms available across a larger site area to discreetly locate a building area and access for proposed Lot 2 in a way that minimises the removal of standing vegetation. The inevitable outcome of the creation of Lot 2 would be the removal of good quality, remnant forest in a prominent location. This is considered unnecessary in the context of this particular site, with other options available that can meet the Local Area Objectives by locating building areas on land that is cleared and is screened from public and neighbour views by topography and retention of vegetation.

The land owner's reasons for the retention of the bulk of the land and cleared pastures with the existing dwelling in a large balance lot of 15.7 hectares are acknowledged. The property was one of the earliest settled in the area and the remains of the settler's cottage and stone walls can be seen and are being maintained by the land owner (Refer photo 12). The land has suffered neglect previously and the ongoing rejuvenation of the property pastures and removal of large areas of invasive weeds has required, and will continue to require, substantial resources. However, the substantial attention that the property requires is not a matter that negates compliance with the specific Local Area Objectives.

The Desired Future Character Statements for Reedy Marsh are:

- a) *Reedy Marsh is characterized by predominantly forested hills with some cleared areas of pasture and a dispersed pattern of residential development with low levels of development visibility.*
- b) *The character of the locality is to be maintained through retention of vegetation and lower densities to integrate and screen development and to reduce the visibility of buildings and access driveways from roads and neighbouring properties.*
- c) *Where located on slopes or at higher elevations, the configuration of subdivision and the location of buildings and accesses are to minimize the impacts of vegetation clearance on the landscape. The retention or planting of vegetation is the preferred means to integrate and screen development throughout the zone.*
- d) *Where located in a more open landscape, subdivision is to be configured with dimensions to reflect requirements for a low density and provide for development areas that accommodate appropriate separation between buildings, separation between buildings and adjoining access ways or roads and to accommodate bushfire hazard management areas within each lot.*
- e) *Where development is unavoidably visible, ensure that materials are non-reflective and the design integrates with the landscape.*

The Desired Future Character Statements (DFCS's) reinforce the intention that future development maintains the current, very low level of visibility of development throughout the area, through the dispersal of dwellings in a manner that mitigates the appearance of increased density with substantive tracts of vegetation between.

Proposed Lot 1 can reasonably comply with the DFCS's as it has the ability to site a dwelling at a large setback with vegetation retention between the dwelling area and Wadleys Road and also adjoining properties. A future dwelling can be discreetly located along with vegetation protection measures as discussed above.

As discussed above, proposed Lot 2 cannot achieve outcomes that meet the DFCS's. In particular, proposed Lot 2 is contrary to DFCS c) where the configuration of subdivision and location of buildings on slopes and higher elevations is to minimise the impacts of vegetation clearance on the landscape. As discussed above, the hilltop and slope clearance will be highly visible from Wadley's Road and the surrounding landscape and there is no ability to apply conditions that will achieve compliance, due to the particular configuration proposed in the application.

The context of each individual site that is subject to a proposal for subdivision must be considered when determining compliance with the DFCS's. Whilst there are some circumstances of lots with an area in the order of 5 hectares in Reedy Marsh, these are in the minority and do not constitute the prevailing character of the area.

Properties within the visual context of the area that surrounds the subject site are larger in size, in the order of 10 to 20 hectares, with dwellings in the immediate vicinity of the subject lot discreetly located at a substantial distance from the road where they cannot be seen at all from the road due to vegetation screening or are dispersed along the road such that the combination of topography, vegetation and distance reinforces the very low density character.

There are two exceptions further to the south along Wadleys Road with older style dwellings close to the road, however these do not have a visual relationship to the subject lot. Some of the dwellings in Reedy Marsh that are located close to the road are historic cottages from the early settlement of the area, however these physical circumstances do not validate the visible intensification of dwellings in contravention of the priority objective, which is to maintain low levels of visibility from both public and private vantage points and lower densities to protect the prevailing character.

The particular topographical circumstances of this site result in outcomes for Lot 2 that are not consistent with the Local Area Objectives and Desired Future Character Statements and there is no ability to provide mitigation of the visual impacts of future development through conditions on a permit. There is potential for Lot 1 to achieve compliance subject to the measures described above.

In conclusion, it is considered that the proposed arrangement of lots in this location does not meet the performance criteria and the proposal cannot be conditioned to meet the performance criteria. The application is therefore recommended for refusal.

Rural Living Zone

13.4.2.2 Lot Area, Building Envelopes and Frontage

Objective

To ensure that subdivision:

- a) Provides for appropriate wastewater disposal, and stormwater management in consideration of the characteristics or constraints of the land; and
- b) Provides area and dimensions of lots that are appropriate for the zone; and
- c) Provides frontage to a road at a standard appropriate for the use; and
- d) Furthers the local area objectives and desired future character statements for the area, if any.

Performance Criteria 1

Each lot must:

- a) be to facilitate protection of a place of Aboriginal, natural or cultural heritage; or
- b) provide for each lot, sufficient useable area and dimensions to allow for:
 - i) a dwelling to be erected in a convenient, appropriate and hazard free location; and
 - ii) appropriate disposal of wastewater and stormwater; and
 - iii) on-site parking and manoeuvrability; and
 - iv) adequate private open space; and
 - v) vehicular access from the carriageway of the road to a building area on the lot, if any; and
- c) be consistent with the Local Area Objectives and Desired Future Character Statements having regard to:
 - i) the topographical or natural features of the site within the context of the area; and
 - ii) the ability of vegetation to provide buffering; and
 - iii) any features of natural or cultural significance; and
 - iv) the presence of any natural hazards; and
- d) not create additional lots at Kimberley, Red Hills, Ugbrook, Upper Golden Valley, Weegen and Western Creek; and
- e) not be located on land with frontage to Parkham Road.

Response

P1a) is not relevant to the proposed subdivision.

P1b):

At 5.1 and 4.7 hectares in size, Lots 1 and 2 provide sufficient useable area and dimensions for a dwelling to be erected that can achieve on-site wastewater and stormwater disposal without impacting beyond the boundaries of each lot. Lot 3 contains the existing dwelling which is already served by a vehicular access.

Each lot contains sufficient area and dimensions to provide for parking and manoeuvrability and private open space associated with a dwelling.

P1c)

The subdivision relies on the Performance Criteria in this standard as Lots 1 and 2 do not meet the minimum lot area of 15 hectares. Performance Criteria c) requires that lots must be consistent with the Local Area Objectives and Desired Future Character Statements having regard to topography and natural features, buffering by vegetation, features of natural or cultural significance and natural hazards.

Consistency with the Local Area Objectives and Desired Future Character Statements is discussed above in regard to the general suitability of the subdivision. In relation to the specific sizes of the lots, the minimum lot area of 15 hectares in the Acceptable Solution is relevant. Whilst each subdivision circumstance is unique, the combination of factors including the need to clear vegetation for hazard management areas and access, together with the requirement to maintain substantial separation distances between building areas and low levels of visibility, is considered to be readily achievable at a lot size of 15 hectares, whilst still maintaining natural values.

However compliance with the Local Area Objectives and Desired Future Character Statements becomes more challenging the more a lot size reduces below the acceptable solution. As described above, the proposed configuration of lot 2 does not utilise available land area and topographical features that mitigate the visual impacts of future development without the need to clear to standing forest for bushfire hazard protection.

In conclusion, the proposed significant departure from the minimum lot area standard for lot 2 does not meet the performance criteria for subdivision and cannot be conditioned to meet the performance criteria. The application is therefore recommended for refusal.

E4 Road and Rail Access Code

E4.6.1 Use and road or rail infrastructure

Objective

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

Performance Criteria P3

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

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

Response

The application included a Traffic Impact Assessment (TIA) by Richard Burk of Traffic and Civil Services. The TIA concludes that the traffic impact generated by the proposal is negligible and that accesses to each lot can be constructed to the appropriate Council rural road standard.

The TIA identifies some current deficiencies in road signage that are Council's responsibility to rectify to improve safety, however this does not affect the assessment of the application. Council officers will investigate.

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.*

Response

The TIA confirms that the location of the accesses maintains an adequate level of safety as it complies with safe sight distance requirements and the terrain is such that a new crossover can be constructed in accordance with Council’s standards.

Wadleys Road is of an appropriate standard to accommodate the anticipated increase in traffic without comprising the efficiency of the road.

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

Objective

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

Performance Criteria P1

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

Response

It is noted that application was notified on the basis of a discretion for deficient sight distance. The TIA describes that this deficiency exists at the junction of Wadley’s Road with River Road which is 2.4 kilometres from the subject site.

The standard relates to only those junctions that are adjacent to development sites. The deficient sight distance at the Wadleys Road and River Road junction is not adjacent to the subject site and as such the standard does not apply to this location. Council officers will investigate.

Acceptable Solutions

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

Rural Living Zone		
Scheme Standard	Comment	Assessment
13.3.1 Amenity		
A1	Residential use	Complies
A2		Not Applicable
13.3.2 Rural Living Character		
A1	Residential use	Not Applicable
A2		Not Applicable
A3		Not Applicable
13.4.1 Building Design and Siting		
A1	Site coverage	Not Applicable
A2	Building height	Not Applicable
A3	Frontage setback	Not Applicable
A4	Side and rear boundary setback	Not Applicable
A5	Residential use	Not Applicable
A6	Removal of standing vegetation	Not Applicable
12.4.3.1 Subdivision - General Suitability		
A1	No Acceptable Solutions	Relies on Performance Criteria
12.4.3.2 Lot Area, Building Envelopes and Frontage		
A1	Lot 1 – 5.1Ha Lot 2 – 4.7Ha Lot sizes do not comply with the 15Ha standard for Reedy Marsh Rural Living Zone.	Relies on Performance Criteria
A1.2	New boundaries meet the setbacks to existing buildings.	Complies
A2	All lots have greater than 15 metres frontage.	Complies

E1 Bushfire-Prone Areas Code		
Scheme Standard	Comment	Assessment
E1.6.1 Subdivision: Provision of hazard management areas		
A1(b)	Certified as providing Bal 19 for all lots	Complies
E1.6.2 Subdivision: Public Access		

A1(b)	Certified as being consistent with Tables E1, E2 and E3	Complies
E1.6.3 Subdivision: Provision of water supply for fire fighting purposes		
A2(b)	Certified as being compliant with Table E5.	Complies

E4 Road and Railway Assets Code		
Scheme Standard	Comment	Assessment
E4.6.1 Use and road or rail infrastructure		
A1	Sensitive use	Not Applicable
A2	Roads with a speed limit of 60kph or less	Not Applicable
A3	New access	Relies on Performance Criteria
E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways		
A1		NA
E4.7.2 Management of Road and Accesses and Junctions		
A1	Each lot has only one access	Complies
A2	New access to a road with a speed limit greater than 60kph	Relies on Performance Criteria
E4.7.3 Management of Rail Level Crossings		
A1		Not Applicable
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings		
A1	Sight distance adequate: Lot 1 60kph design speed Lots 2 and 3 design speed 50kph	Complies

Conclusion

It is considered that the application for Use and Development for a Subdivision (3 lots) – requiring discretion for general suitability, lot area and a new access, does not meet the Interim Planning Scheme provisions for the Rural Living Zone at Reedy Marsh and is recommended for refusal.

DECISION:

PLAN OF SUBDIVISION



PDA Surveyors

Surveying, Engineering & Planning
ABN 71 217 806 325

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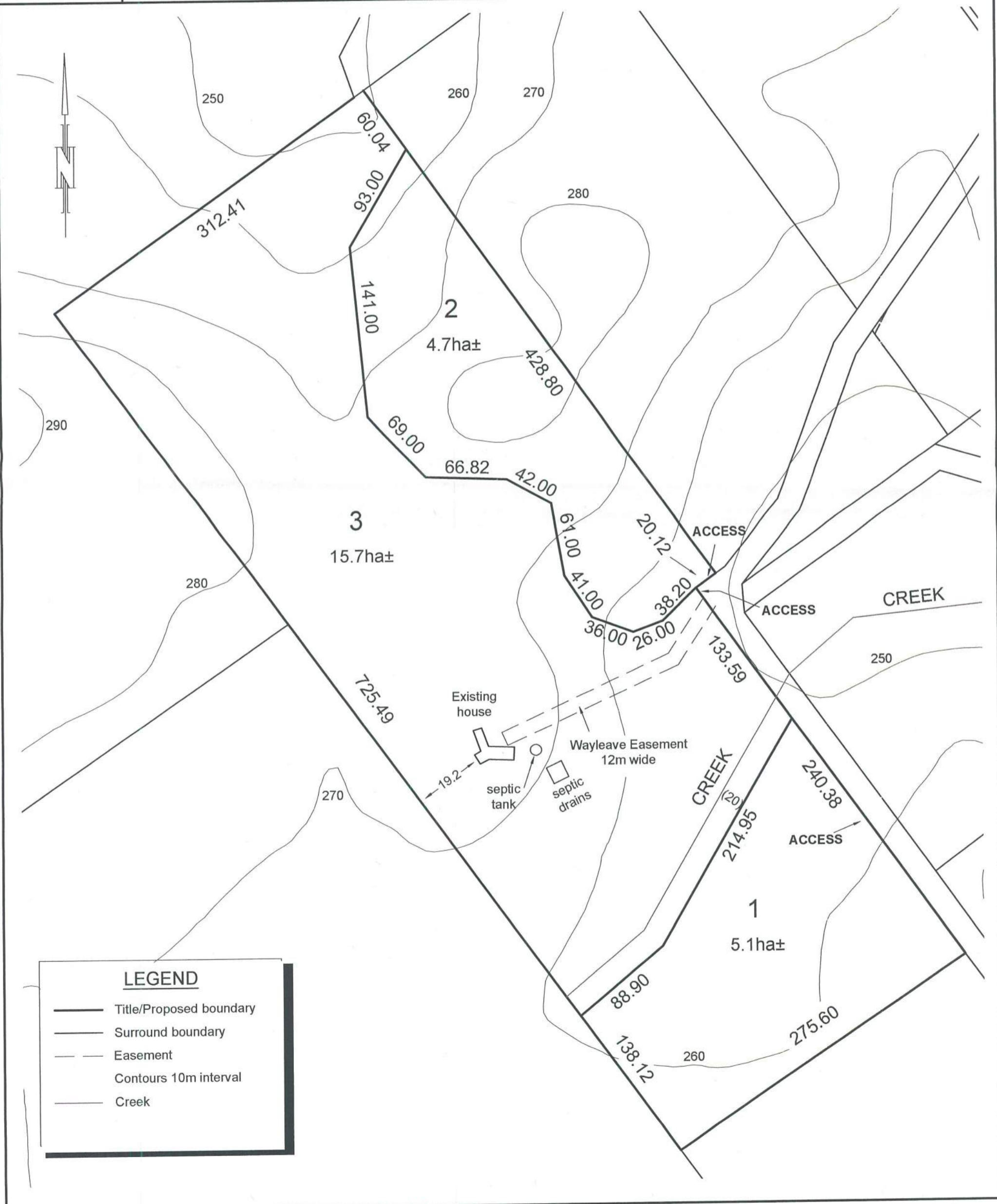
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Owners	PAUL JOHN HEATHCOTE SAMANTHA KAY HEATHCOTE	Address	239 Wadleys Rd Reedy Marsh TAS 7304
		Council	Meander Valley Council
Title References	FR 227697/1	Planning Scheme	Meander Valley Interim Planning Scheme 2013
		Zone	13.0 Rural Living

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Schedule Of Easements	As shown.		
Scale	1:3000	Date	10/08/2020
PDA Reference	45963 - P01	PID	3427640
Point of Interest	GDA94 MGA55	472 128 E, 5 407 178 N	



LEGEND	
	Title/Proposed boundary
	Surround boundary
	Easement
	Contours 10m interval
	Creek

LAUNCESTON

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)
M.B. Reid, B. GEOM.(HONS) (Tas.), M.SSSI (Director)

HOBART

C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)
H. Clement, B. SURV. (Tas.), M.SSSI (Director)
M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Director)
T.W. Walter, Dip. Surv & Map; (Director)
A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Consultant)
D. Panton, D.C. M.I.E. AJST., C.P.ENG. (Consultant)
A. Collins, Ad. Dip. Surv & Map, (Senior Associate)
L.I.I. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)

KINGSTON

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)

BURNIE/DEVONPORT

A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)
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Our Ref: 45963J

19 August, 2020

Meander Valley Council
PO Box 102
WESTBURY TAS 7303

Attention: Ms J Richardson

Dear Jan

RE: 3 LOT SUBDIVISION- 239 WADLEY'S ROAD, REEDY MARSH

We submit herewith an application on behalf of Mr Paul Heathcote to subdivide his existing title into three separate lots. Lot 3, around the existing house, is just over 15ha in size and the two smaller lots are around 5ha in size.

We will now address the provisions of the planning scheme as it relates to this application:

13.4.2.1 General Suitability

The lots on the plan are of similar size to other lots within this area, and can easily connect to the road network and have no particular constraints on their ability to be able to be used for residential purposes.

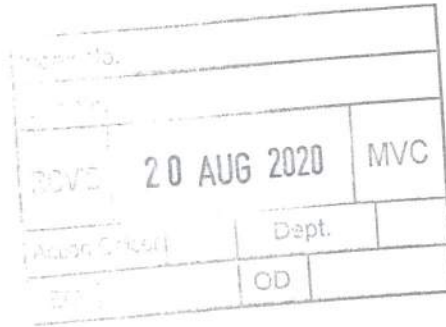
13.4.2.2 Lot area, building envelopes and frontage

The Performance Criteria P1 is met in that for lots 1 & 2 there is sufficient area on each lot for a dwelling to be erected in a hazard free location and to enable the appropriate disposal of waste water on the lot. There is adequate room for onsite parking and private open space and vehicular access can be provided to each block from safe access points as shown on the plan of subdivision. The lots are separated from the main lot 3 by physical features on the ground, namely a creek for lot 1 and an existing access track for lot 2. These features will assist in providing adequate separation and opportunities for vegetation buffering. They follow natural features on the ground, which meets Criteria C III. Lot 3 can meet the Acceptable Solution A1.

Acceptable Solution A2 is met in that each lot has a frontage to a road of at least 15m.

We are currently obtaining a bushfire report and a natural values report for this subdivision, and we will forward these to you in the near future, as soon as we have obtained them.

.../2



OFFICES ALSO AT:

- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993
- 6 Queen Street, Burnie, 7330 (03) 6423 6875
- 77 Queen Street, Devonport, 7310 (03) 6423 6875
- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 111-113 Main Street, Kingston, 7050 (03) 6229 2131
- 8/16 Main Road, Huonville, 7109 (03) 6264 1277

The access points on to Wadley's Road have adequate sight distance, with the access for lot 1 being on a long, straight road, with good sight distance in each direction and lots 2 & 3 being at the existing access point, on a bend on Wadley's Road, providing good sight distance in both directions.

We enclose the following to enable you to assess this application:

- Three copies of the proposal plan
- Completed application form
- Copy of title

Could you please send an invoice for your fees to Mr Paul Heathcote, care of john.dent@pda.com.au and we will arrange payment.

Please advise us if you require anything further to enable the application to be assessed.

Yours faithfully
PDA Surveyors

Per: 
JOHN DENT

PLAN OF SUBDIVISION



PDA Surveyors
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 EMAIL: pda.ltn@pda.com.au

Owners	PAUL JOHN HEATHCOTE SAMANTHA KAY HEATHCOTE	Address	239 Wadleys Rd Reedy Marsh TAS 7304	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.					
		Council	Meander Valley Council						
Title References	FR 227697/1	Planning Scheme	Meander Valley Interim Planning Scheme 2013						
Schedule Of Easements	As shown.	Zone	13.0 Rural Living						
Scale	1:3000	Date	10/08/2020		PDA Reference	45963 - P01	PID	3427640	Point of Interest



LEGEND	
	Title/Proposed boundary
	Surround boundary
	Easement
	Contours 10m interval
	Creek

From: John Dent
Sent: 12 Sep 2020 05:47:18 +0000
To: Planning @ Meander Valley Council
Cc: Leanne Rabjohns
Subject: Subdivision 239 Wadleys Road, Reedy ,Marsh, PA\21\0047
Attachments: 239 Wadleys Road TIA draft.pdf, Nat Values_239 Wadleys Road subdivision.pdf, Bushfire Hazard Management Plan CT 227697-1 239 Wadleys Road Reedy Marsh.pdf

Hi Leanne,

Please find attached the following reports to satisfy your request dated 28th August;

- Traffic report
- Bushfire report
- Natural values report

Please advise if you need anything else. Can you please confirm you have received this and please let me know if you want me to post you a paper copy of these reports.

Regards,

John Dent

Director and Registered Land Surveyor
PDA Surveyors
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239 WADLEYS ROAD, REEDY MARSH

3 LOT SUBDIVISION

TRAFFIC IMPACT ASSESSMENT SEPTEMBER 2020





239 Wadleys Road, Reedy Marsh

TRAFFIC IMPACT ASSESSMENT

- Draft
- Sept 2020

Traffic & Civil Services
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Document history and status

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Distribution of copies

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Name of project:	239 Wadleys Road TIA
Name of document:	239 Wadleys Road TIA
Document version:	Draft
Project number:	



1. Introduction

1.1 Background

The proposal is to subdivide 239 Wadleys Road, Reedy Marsh into 3 lots, each accessing Wadleys Road. A development permit is required from Meander Valley Council and this TIA has been prepared to assess the impact of the proposal with recommendations where necessary.

This Traffic Impact Assessment (TIA) must be submitted with the development application and provide the following details:

- The significance of the impact of these movements on the existing road network.
- Any changes required to accommodate the additional traffic.

The TIA has been prepared based on Department of State Growth guidelines.

1.2 Objectives

A Traffic Impact Assessment is a means for assisting in the planning and design of sustainable development that considers:

- Safety and capacity
- Equity and social justice
- Economic efficiency
- The environment and future development.

This TIA considers the impact of the proposal on projected traffic volumes expected by 2029.

1.3 Scope of Traffic Impact Assessment (TIA)

This TIA considers in detail the impact of the proposal on the local road network which includes Wadleys Road and the junction with River Road, Reedy Marsh.

1.4 References

- RTA Guide to Traffic Generating Developments - 2002
- Meander Valley Interim Planning Scheme 2013
- Austroads Guide to Road Design: Part 4A: Unsignalised and Signalised Intersections - 2017
- Austroads Guide to Traffic Management: Part 6: Intersections, Interchanges and Crossings – 2019



1.5 Statement of Qualifications and Experience

This TIA has been prepared by Richard Burk, an experienced and qualified traffic engineer in accordance with the requirements of the Department of State Growth's guidelines and Council's requirements. Richard's experience and qualifications include:

- 32 years professional experience in road and traffic engineering industry
 - Manager Traffic Engineering at the Department of State Growth until May 2017.
 - National committee membership with Austroads Traffic Management Working Group and State Road Authorities Pavement Marking Working Group
- Master of Traffic, Monash University, 2004
- Post Graduate Diploma in Management, Deakin University, 1995
- Bachelor of Civil Engineering, University of Tasmania, 1987

A handwritten signature in blue ink, appearing to read 'Richard Burk', is positioned above the printed name.

Richard Burk

BE (Civil) M Traffic Dip Man. MIE Aust CPEng

Director Traffic and Civil Services Pty Ltd



1.6 Glossary of Terms

AADT	Annual Average Daily Traffic - The total number of vehicles travelling in both directions passing a point in a year divided by the number of days in a year.
Acceleration Lane	An auxiliary lane used to allow vehicles to increase speed without interfering with the main traffic stream. It is often used on the departure side of intersections.
Access	The driveway by which vehicles and/or pedestrians enter and/or leave the property adjacent to a road.
ADT	Average Daily Traffic – The average 24-hour volume being the total number of vehicles travelling in both directions passing a point in a stated period divided by the stated number of days in that period.
Austroads	The Association of Australian and New Zealand road transport and traffic authorities and includes the Australian Local Government Association.
Delay	The additional travel time experienced by a vehicle or pedestrian with reference to a base travel time (e.g. the free flow travel time).
DSG	Department of State Growth – The Tasmanian Government Department which manages the State Road Network.
GFA	Gross Floor Area
Intersection Kerb	The place at which two or more roads meet or cross. A raised border of rigid material formed at the edge of a carriageway, pavement or bridge.
km/h	Kilometres per hour
Level of Service	An index of the operational performance of traffic on a given traffic lane, carriageway or road when accommodating various traffic volumes under different combinations of operating conditions. It is usually defined in terms of the convenience of travel and safety performance.
m	Metres
Median	A strip of road, not normally intended for use by traffic, which separates carriageways for traffic in opposite directions. Usually formed by painted lines, kerbed and paved areas grassed areas, etc.
Movement	A stream of vehicles that enters from the same approach and departs from the same exit (i.e. with the same origin and destination).
Phase	The part of a signal cycle during which one or more movements receive right-of-way subject to resolution of any vehicle or pedestrian conflicts by priority rules. A phase is identified by at least one movement gaining right-of-way at the start of it and at least one movement losing right-of-way at the end of it.



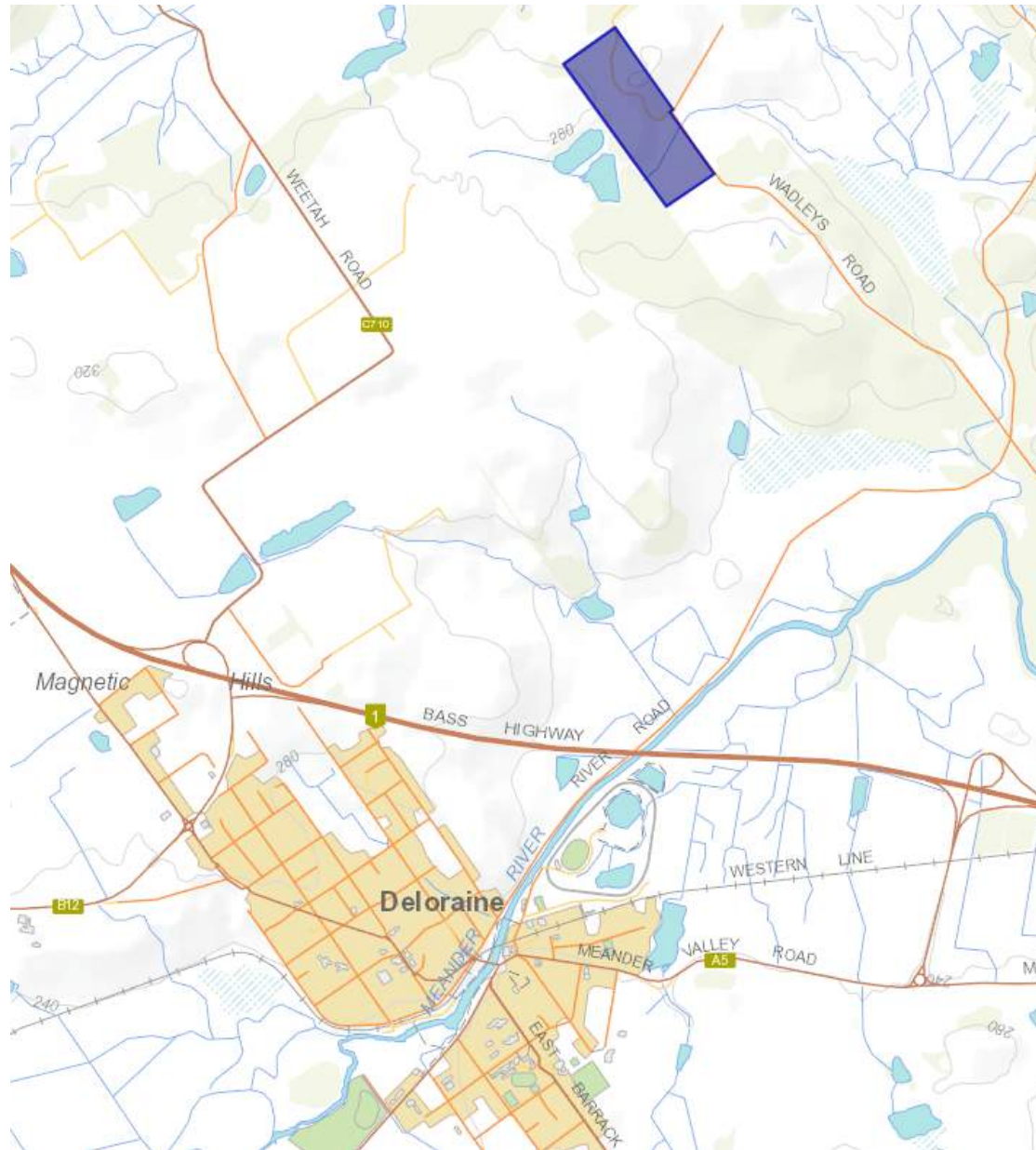
Sight Distance	The distance, measured along the road over which visibility occurs between a driver and an object or between two drivers at specific heights above the carriageway in their lane of travel.
Signal Phasing	Sequential arrangement of separately controlled groups of vehicle and pedestrian movements within a signal cycle to allow all vehicle and pedestrian movements to proceed.
SISD	Safe Intersection Sight Distance – The sight distance provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation and to decelerate to a stop before reaching the collision point.
Speed	Distance travelled per unit time.
85th Percentile	The speed at which 85% of car drivers will travel slower and 15% will travel faster. A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic-actuated Control	A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic Growth Factor	A factor used to estimate the percentage annual increase in traffic volume.
Trip	A one-way vehicular movement from one point to another excluding the return journey. Therefore, a vehicle entering and leaving a land use is counted as two trips. (RTA Guide to Traffic generating Developments).
Turning Movement	The number of vehicles observed to make a particular turning movement (left or right turn, or through movement) at an intersection over a specified period.
Turning Movement Count	A traffic count at an intersection during which all turning movements are recorded.
Vehicle Actuated Traffic Signals	Traffic signals in which the phasing varies in accordance with the detected presence of vehicles on the signal approaches.
vpd	vehicles per day – The number of vehicles travelling in both directions passing a point during a day from midnight to midnight.
vph	vehicles per hour – The number of vehicles travelling in both directions passing a point during an hour.



2. Site Description

Figure 1 shows the proposed subdivision site with respect to Deloraine. 239 Wadleys Road, Reedy Marsh is partly cleared of trees and currently has 1 dwelling house which will remain a part of lot 3. The setting is rural, and the default unsealed rural speed limit of 80km/hr applies on Wadleys Road.

Figure 1 - Proposed development site



Source: LISTmap



3. Proposal, Planning Scheme and Road Owner objectives

3.1 Description of Proposed Development

The proposal is to subdivide 239 Wadleys Road into 3 lots , see figure 2.

Figure 2 – Subdivision Proposal

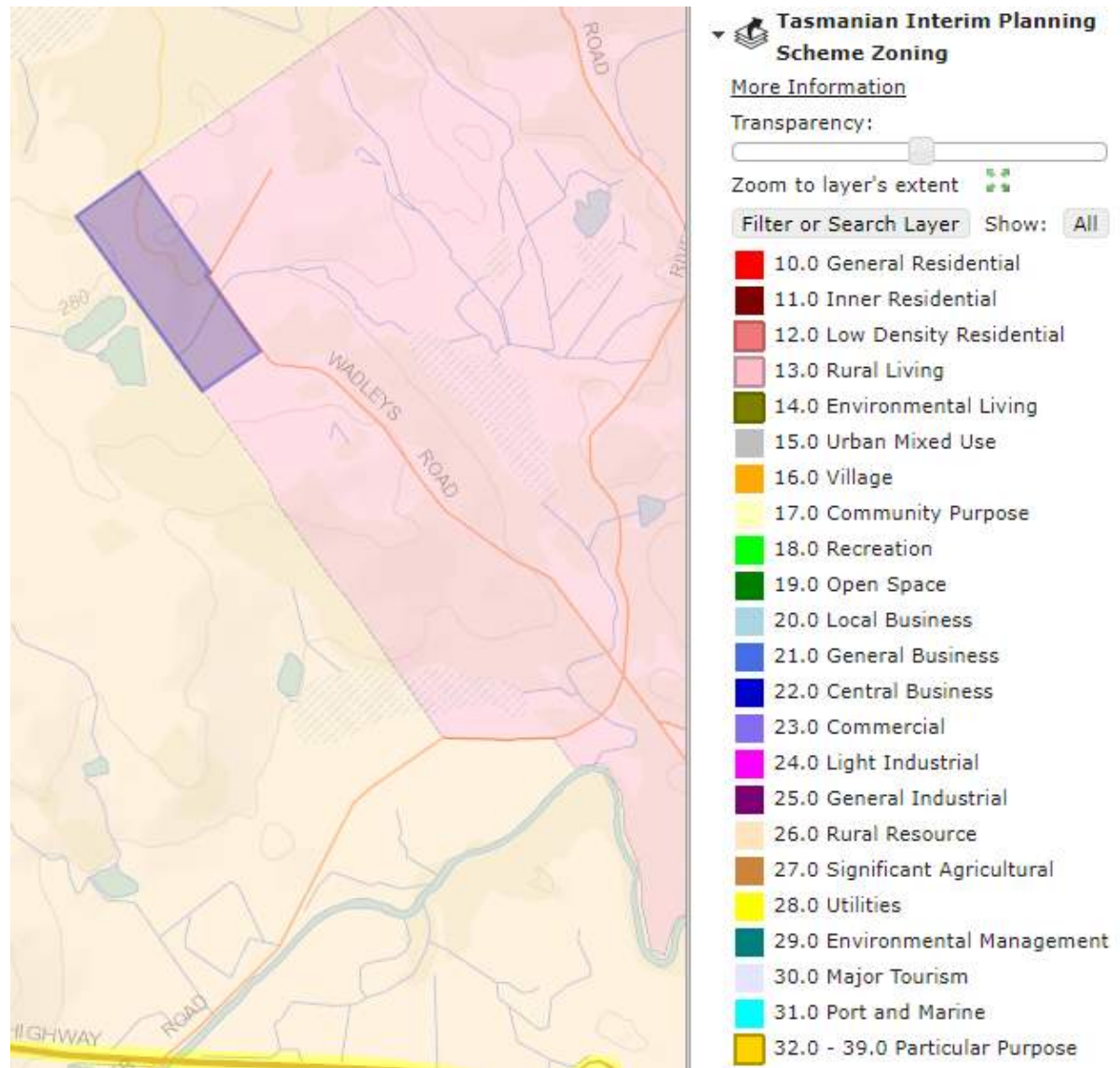




3.2 Council Planning Scheme

The proposal involves land currently zoned Rural Living in accordance with the Meander Valley Interim Planning Scheme 2013 shown in Figure 3.

Figure 3 – Development site is zoned Rural Living



Source: LISTmap

3.3 Local Road Network Objectives

To maintain safe and efficient operation of the Council road network.



4. Existing Conditions

4.1 Transport Network

The adjacent road network consists of River Road and Wadleys Road, both Council roads.

4.1.1 River Road

River Road is a no through sealed road with a minor rural collector function and connects Reedy Marsh with Deloraine. The road is in fair condition.

River Road has a varying traffic activity along its length and at the Wadleys Road junction has an estimated annual average daily traffic of some 320 vehicles from traffic survey data. The road has a 5.5m wide seal and is delineated with guideposts. The posted speed limit is 100km/h as shown in figure 4.

Figure 4 – Leaving Deloraine on River Road



4.1.2 River Road / Wadleys Road intersection

River Road and Wadleys Road form a cross intersection without turning lanes and a very low traffic activity. Give Way signage and line marking are provided however Wadleys Road is unsealed. The intersection does not satisfy Safe Intersection Sight Distance (SISD) requirements. The intersection layout is simple and reasonable given the low through and turning traffic volumes. Figures 5-8 show the key features of the intersection



Figure 5 – River Road / Wadleys Road intersection



Source: LISTmap

Figure 6 – Wadleys Road Northern approach to River Road intersection



>80m of approach sight distance is available.

Figure 7 – Looking west along River Road from Wadleys Road northern approach



Available sight distance is 110m



Figure 8 – Looking east along River Road from Wadleys Road northern approach



Available sight distance is 160m and could easily be extended with tree trimming and / or removal

4.1.3 Wadleys Road

Wadleys Road is an unsealed rural access road and a no through road.

Wadleys Road, north of River Road has low traffic activity estimated at <50 vpd from traffic survey data. The road has a typical trafficable width of 4.5m. There is some delineation with guideposts and the General Unsealed Default Speed Limit of 80km/h applies. The road is in good condition. Figures 9-10 show key features of the road.

Figure 9 – Looking north along Wadleys Road from River Road





Figure 10 – Looking south along Wadleys Road towards River Road



4.1.4 Access to Lot 1 via Wadleys Road

Access to lot 1 is 2.2km from the River Road intersection, see Figures 11-13.

Figure 11 – Looking right from Lot 1 access



Available sight distance is 120m

Figure 12 – Looking left from Lot 1 access



Available sight distance is 120m



Figure 13 – Elevation view of the Lot 1 access



4.1.5 Access to Lot 2&3 via Wadleys Road

Access to lots 2 and 3 is 2.4km from the River Road intersection, see Figures 14-16.

Figure 14 – Looking right from Lot 2&3 access



Available sight distance is >200m

Figure 15 – Looking left from Lot 2&3 access



Available sight distance is >200m



Figure 16 – Elevation view of the Lot 2 and 3 access location



4.1.6 Sight Distance Summary

Sight distance requirements are summarised in figure 17. The proposed accesses to lots 2 & 3 are on a bend in Wadleys Rd where the approach speed environment is assessed as 50 km/h. The River Road / Wadleys Road junction sight distance deficiencies can be mitigated with tree removal and installation of a Cross intersection warning signage on both River Road approaches, see Figure 18.

Figure 17 – Summary of sight distance requirements

Junction Major Rd - Minor Rd	Speed Limit (km/h)	Speed Environment (km/h)	Acceptable Solution	Current Provision		Proposed Treatment	
			Road frontage sight distance Table E4.7.4 SISD (m)	Available		Mitigation	
				Left(m)	Right(m)	Left	Right
River Road - Wadleys Road	100	80	175	160	110	T/S	W
Wadleys Road - Access to lot #1	80	60	115	120	120		
Wadleys Road - Access to lot #2&3	80	50	90	>200	>200		

Compliant

Non Compliant

Marginal

Tree/Shrub Removal (T/S)

Intersection Warning Signage (W)

Figure 18 – Wadleys Road / River Road intersection signage.



W2-1 B

W8-5(150) B



4.2 Traffic Activity

4.2.1 River Road / Wadleys Road Intersection

From a traffic survey conducted at the intersection on Friday 14th June 2019, see Appendix A, the following daily traffic is estimated:

- River Road - 320 vpd.
- Wadleys Road, south of River Road - 100 vpd.
- Wadleys Road, north of River Road - 100 vpd and 50 vpd at the proposed accesses.

4.3 Crash History

The Department of State Growth is supplied with reported crashes by Tasmania Police. The Department maintains a crash database from the crash reports which is used to monitor road safety, identify problem areas and develop improvement schemes.

The 5-year crash history records no reported crashes on Wadleys Road or on River Road approaches to the Wadleys Road intersection.

4.4 Services

Overhead power supply poles are located on the west side of Wadleys Road as shown in figure 19. These poles are considered a low risk hazard as they are reasonably separated from the road.

Figure19 – Looking south along Wadleys Road with power poles on the western side.





4.5 Road Safety Review

A road safety review was conducted of Wadleys Road including the intersection with River Road. Safety issues identified were:

- Limited sight distance at Wadleys/River Road intersection, see figures 7&8.
- Lack of intersection warning signage on River Road approaches to Wadleys Road.
- No barrier fence on the Wadleys Road bridge and Width Markers that are too small.

4.6 Austroads Safe System Assessment

Wadleys Road , north of River Road, has been assessed in accordance with the Austroads Safe System assessment framework. This framework involves consideration of exposure, likelihood and severity to yield a risk framework score. High risk crash types and vulnerable road user crash types are assessed for each site and aggregated to provide an overall crash risk. Crash risk is considered in terms of three components:

- Exposure (is low where low numbers of through and turning traffic) i.e.1 out of 4
- Likelihood (is low where the infrastructure standard is high) i.e. 1 out of 4
- Severity (is low where the speed environment is low) i.e. 1 out of 4

The Austroads Safe System Assessment process enables the relative crash risk of an intersection or road link to be assessed. Vulnerable Road users are considered along with the most common crash types.

The crash risk score indicates how well the infrastructure satisfies the *safe system objective which is for a forgiving road system where crashes do not result in death or serious injury.*

From safe system assessment, Wadleys Road has been determined to be well aligned with the safe system objective with a crash risk score of 39/448, see figures 20 and 21.

Figure 20 – Austroads Safe System Assessment alignment between crash score and risk





Figure 21 – Wadley Road Safe System Assessment

Safe System Assessment

Existing situation Wadleys Road

		Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist	
Exposure	Justification (AADT 50 vpd)	Low traffic volume and no reported crashes.	Low traffic volume and no reported crashes.	Low traffic volume on major Road (320vpd) and minor road (100vpd) and no reported crashes, cross intersection layout. School bus stops at cross intersection.	School bus route	Very low traffic volume and negligible pedestrian activity	Low volumes	Low volumes	
	Score / 4	1	1	2	1	1	1	1	
Likelihood	Justification	4.5m wide gravel road in fair condition, some delineation with guideposts, roadside hazards i.e trees within the clear zone and narrow bridge close to the road edge.	4.5m wide gravel road in fair condition, some delineation with guideposts, roadside hazards i.e trees within the clear zone and narrow bridge close to the road edge.	Cross intersection with gravel minor road approaches and limited sight distance with no warning signage.	No bus stop provided for bus stopping at the River Road junction, limited sight distance.	Road sides variable and uneven for pedestrians to access to avoid traffic, no bus stop warning signs.	No specific facilities provided	Variable gravel road surface for motorcyclists and unforgiving roadsides.	
	Score / 4	2	2	2	2	2	1	2	
Severity	Justification (50 - 60km/h speed environment)	Roadside trees have a diameter consistently > 100mm along roadsides, moderate speed environment (60 km/h)	Moderate speed environment (60km/h).	Moderate to high speed environment (80km/h on major road).	Moderate speed environment.	high speed for pedestrians	high speed for cyclists	High speed for motorcyclists	
	Score / 4	2	2	3	2	3	3	3	Total /448
Product	Total Score /64	4	4	12	4	6	3	6	39



5. Traffic Generation and Assignment

This section of the report is to determine how traffic generated by the proposal is distributed within the adjacent road network now and ten years future.

5.1 Traffic Growth

Background traffic compound annual growth of 1% on River Road and Wadleys Road.

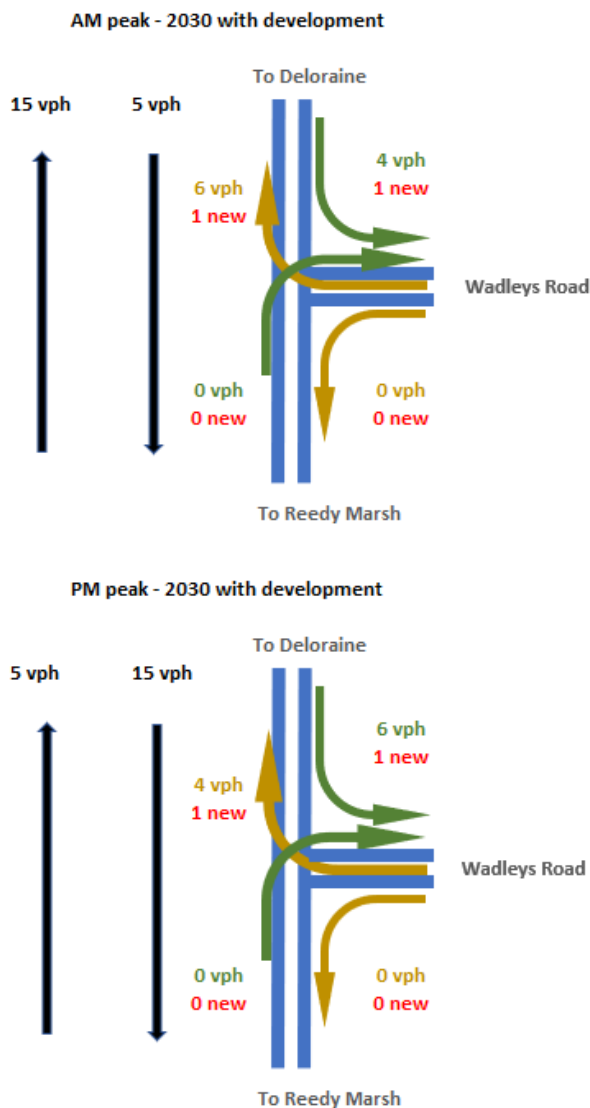
5.2 Trip Generation

3 lots zoned Rural Living at 6vpd and 0.6vph during peak times /lot from RTA guidelines. On this basis the proposal will generate 18 vpd and up to 2 vph at peak times.

5.3 Trip Assignment

Projected traffic flow for 2030 is shown in Figure 22.

Figure 22 – Projections for River Road / Wadleys Road junction





6. Impact on Road Network

6.1 Impact of traffic generated by the proposal

Traffic projections indicate the traffic impact of the proposal on the Wadleys Road/River Road intersection will be negligible.

6.2 Signage

Cross intersection warning signage on both River Road approaches to the intersection with Wadleys Road is recommended, see figure 18.

Council consider installing R4-1(40)(B) speed limit signs with G9-49 (B) On Bridge guidance signs, see figure 23, to mitigate the lack of barrier fence on the Wadleys Road bridge approaches.

Figure 23 – Suggested Wadleys Road Bridge speed limit.



6.3 Council rural access requirements

Proposals involving accesses within a Council Road should satisfy Council requirements. Rural property accesses on council roads should comply with LGAT Standard Drawings TSD-R03-v1 and TSD-R04-v1, which are attached in Appendix C and are accessible at:

https://www.lgat.tas.gov.au/_data/assets/pdf_file/0021/321348/LGAT-Standard-Drawings-Release-Version-Dec-2013.pdf

For the proposed accesses with Wadleys Road:

- Sealing of the accesses is not required as Wadleys Road is a low volume rural road.
- Driveway culverts should be provided with standard headwalls.
- Construct with suitable access width for the turning path of the design vehicle.
- Install property access gates offset sufficient from the property boundary to allow the design vehicle to stop on the driveway clear of Wadleys Road.



6.4 Impacts on road users

6.4.1 Public Transport

Negligible impact.

6.4.2 Delivery Vehicles

No impact.

6.4.3 Pedestrians and Cyclists

Negligible impact

6.4.4 Motorcyclists

Negligible impact.

6.5 Other impacts

6.5.1 Environmental

No applicable environmental impacts were identified in relation to:

- Noise, vibration or visual impact
- Community severance, pedestrian amenity
- Hazardous loads, air pollution or ecological impacts
- Heritage and Conservation

6.5.2 Street Lighting and Furniture

The proposal does not justify street lighting or other roadside furniture.



6.6 Meander Valley Interim Planning Scheme 2013

6.6.1 Road and Railway Assets Code E4 requirements

Section E4.6.1 Use and road or rail infrastructure

Acceptable solution A3

For roads with a speed limit of more than 60km/hr the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10 %.

Current traffic volume on Wadleys Road at the proposed accesses is estimated at 50vpd
Proposed development will yield up to 18 vpd i.e. a 36% increase.

A3 is not satisfied.

Performance criteria P3

For limited access roads and roads with a speed limit of more than 60km/hr 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.

- The existing and estimated future traffic activity is very low,
- There are no traffic safety or capacity issues with the proposal.
- The existing River Road/Wadleys Road junction is considered fit for purpose subject to the sight distance mitigation recommended in this report.
- From Austroads Safe System Assessment Wadleys Road has a very low crash risk and is considered safe and fit for purpose.

P3 is satisfied.

Section E4.7.2 Management of Road Accesses and Junctions

Acceptable solution A2

For roads with a speed limit of more than 60km/h the development must not include a new access or junction.

The proposal involves 3 new access within an 80km/h speed limit (General Rural Speed Limit for Unsealed Roads).

A2 is not achieved.

Performance criteria P2

For limited access roads and roads with a speed limit of more than 60km/hr 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.

Wadleys Road functions as a rural access road to some 18 titles. The gravel road is 4m wide with suitable horizontal and vertical alignment for an access road, is in fair condition and is maintained by Council. Wadleys Road is considered suitable for use as an access road.



Traffic activity on Wadleys Road is estimated to increase from 50 to 68 vpd due to the proposal. This level of traffic activity is considered normal for unsealed rural council roads and well within the capacity of Wadleys Road.

From Austroads Safe Systems Assessment Wadleys Road is considered to have a low crash risk with a score of 39/448 which is a low risk score.

Accordingly, in terms of safety, efficiency and road standard Wadleys Road is considered fit for purpose as a rural access road and able to accommodate the proposed accesses.

P2 is satisfied.

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

Acceptable solution A1 a)

An access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4.

Section 4.1.6 and Figure 17 summarise sight distance requirements and availability and shows that SISD requirements of Table E4.7.4 are not satisfied for the River Road / Wadleys Road intersection. The proposed accesses meet the requirements.

A1a) is not satisfied.

Performance criteria P2

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.

River Road / Wadleys Road junction

Adequate sight distance can be achieved with removal of trees and shrubs to increase sight distance and with installation of Cross Intersection warning signs and distance plate to alert approaching drivers, see figure 18.

P1 is satisfied.



7. Recommendations and Conclusions

This traffic impact assessment has been prepared to assess the proposed 3 lot subdivision of 239 Wadleys Road, Reedy Marsh. Traffic projections for 2030 show an increase in peak hour traffic activity from 5vph to 7vph due to the proposal. Though the traffic activity increases by 40%, the increase is from a very low base so the impact on traffic safety and capacity is negligible.

From review of the planning scheme, existing roads, crash history, proposed access locations and road safety the following recommendations and suggestions are made:

Recommendations:

Construct proposed accesses in accordance with MVC rural access standards i.e LGAT Standard Drawings TSD-R03-v1 and TSD-R04-v1 with:

- sealing of the accesses not required as Wadleys Road is a low volume rural road.
- driveway culverts and standard headwalls.
- suitable access width for the turning path of the design vehicle.
- property access gates offset sufficient from the property boundary to allow the design vehicle to stop on the driveway clear of Wadleys Road.

This recommendation is a developer responsibility.

Suggestions for Meander Valley Council:

Mitigate sight distance deficiency at the Wadleys /River Road intersection

- *Install Cross Intersection warning sign W2-1(B) and Distance plate W8-5(B) (150m) on both River Road approaches to the intersection, see figure 18.*
- *Remove trees and shrubs within the River Road reservation to maximise sight distance available from the Wadleys Road northern approach, see figure 8.*

Mitigate the lack of barrier fence on the Wadleys Road bridge approaches

- *Install R4-1(40)(B) speed limit signs with G9-49 (B) On Bridge guidance signs , see figure 23.*

In summary this report demonstrates that the proposal can satisfy the Meander Valley Interim Planning Scheme 2013 requirements of Road and Railway Assets Code E4.

Overall, it has been concluded that the proposed development should not create any traffic capacity or traffic safety issues for road users. Based on the finding of this report and subject to the recommendations above, the proposed development is supported on traffic grounds.



Appendices



Appendix A – Turning count 14th June 2019

River Road / Wadleys Road Junction

Turn Count Summary

Location: River Road at Wadleys Road, Deloraine
 GPS Coordinates: Lat=-41.501343, Lon=146.688970
 Date: 2019-06-14
 Day of week: Friday
 Weather:
 Analyst: R Burk

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
15:37	0	0	0	0	0	0	0	0	0	0	0	0	0
15:40	0	1	0	2	0	0	0	1	1	0	0	0	5
15:45	0	0	0	1	0	0	0	1	0	0	0	0	2
15:50	0	0	0	0	0	0	0	0	0	0	0	0	0
15:55	0	1	0	2	0	0	0	2	1	0	0	0	6
16:00	0	0	0	0	0	0	0	2	0	0	0	1	3
16:05	0	0	0	0	0	0	1	1	0	0	0	0	2
16:10	0	1	0	0	0	0	0	1	0	0	0	0	2
16:15	0	0	0	0	0	0	0	1	0	0	0	0	1

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
15:37	0	0	0	0	0	0	0	0	0	0	0	0	0
15:40	0	0	0	2	0	0	0	1	1	0	0	0	4
15:45	0	0	0	1	0	0	0	1	0	0	0	0	2
15:50	0	0	0	0	0	0	0	0	0	0	0	0	0
15:55	0	0	0	2	0	0	0	2	1	0	0	0	5
16:00	0	0	0	0	0	0	0	2	0	0	0	1	3
16:05	0	0	0	0	0	0	1	1	0	0	0	0	2
16:10	0	1	0	0	0	0	0	1	0	0	0	0	2
16:15	0	0	0	0	0	0	0	1	0	0	0	0	1

Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
15:37	0	0	0	0	0	0	0	0	0	0	0	0	0
15:40	0	1	0	0	0	0	0	0	0	0	0	0	1
15:45	0	0	0	0	0	0	0	0	0	0	0	0	0
15:50	0	0	0	0	0	0	0	0	0	0	0	0	0
15:55	0	1	0	0	0	0	0	0	0	0	0	0	1
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0
16:05	0	0	0	0	0	0	0	0	0	0	0	0	0
16:10	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0



Intersection Count Summary

15:37 - 16:17

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	0	3	0	5	0	0	1	9	2	0	0	1	21

Vehicle Summary

Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	0	1	0	5	0	0	1	9	2	0	0	1	19
Truck	0	2	0	0	0	0	0	0	0	0	0	0	2
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

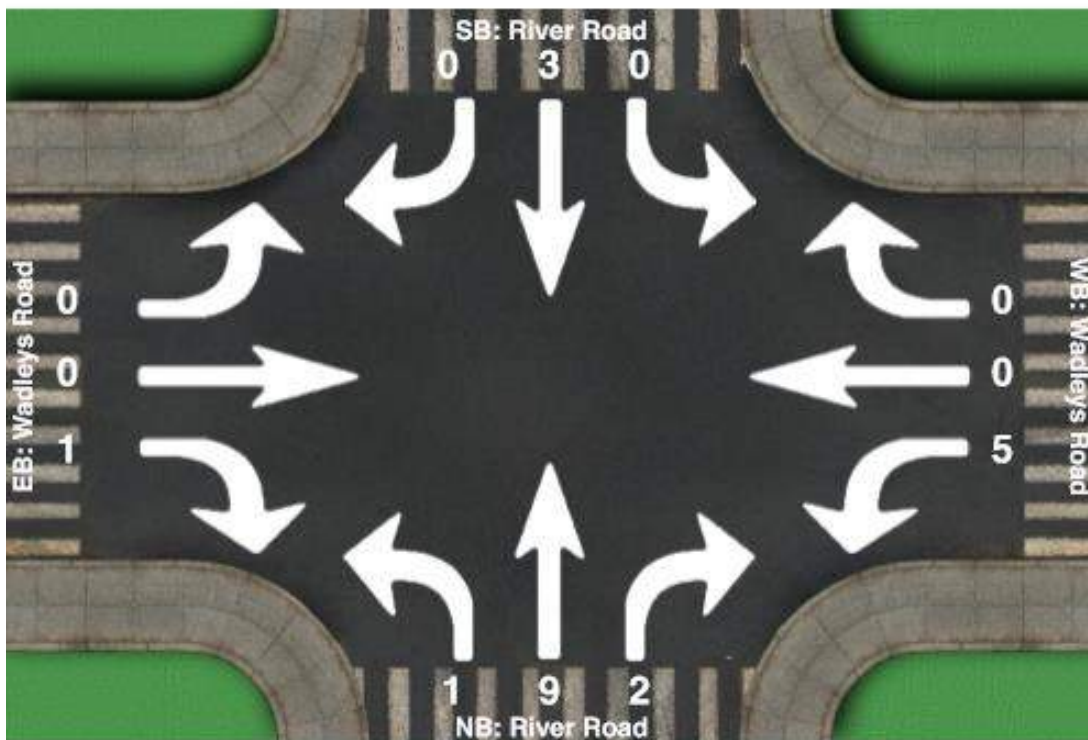
Pedestrians Summary

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0



Intersection Count Summary

Location: River Road at Wadleys Road, Deloraine
GPS Coordinates: Lat=-41.501343, Lon=146.688970
Date: 2019-06-14
Day of week: Friday
Weather:
Analyst: R Burk



Intersection Count Summary

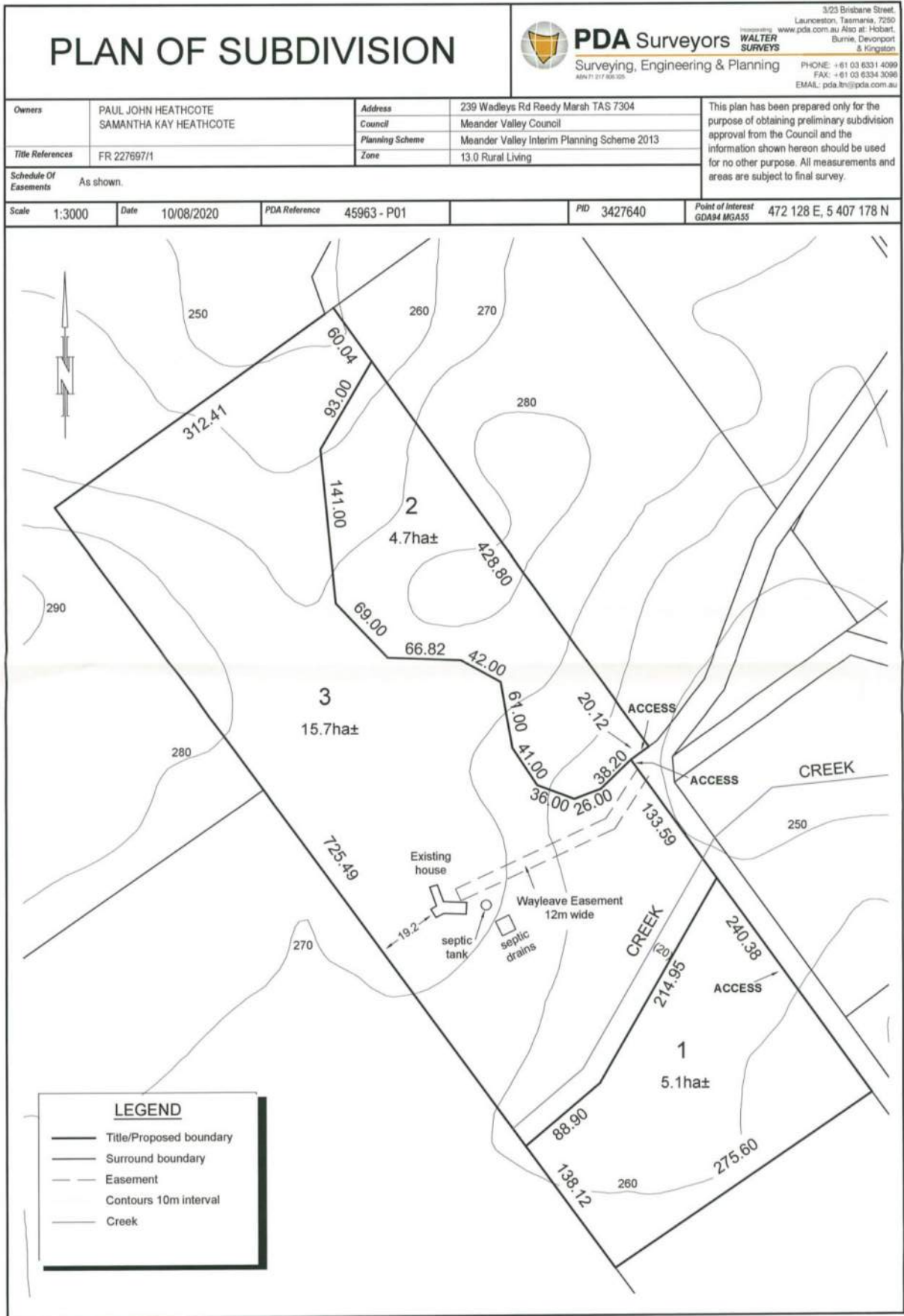
15:37 - 16:17

	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	0	3	0	5	0	0	1	9	2	0	0	1	21



Appendix B – Subdivision Plan





Appendix C – Access Standard Drawings

TYPE HW
SCALE 1: 10

TYPE DCE
SCALE 1: 10

TABLE 1

Vehicle Standing (V.S)	* 'L' m
Car	6.0
Truck / Car + Trailer	V.S Length + 1.0

* Increase 'L' as required to suit outward swinging gates.

NOTES

- Property Access Seal Types:
 - Adopt the seal type on the adjacent road (Asphalt / hot Sprayed bituminous surfacing).
 - Seal is not required for property access off unsealed roads.
- Offset property entrance gate to provide adequate vehicle standing area clear of road edge, as required.
- Install guideposts at :
 - culvert end walls.
 - the start of the access ('nearside' lane approach only).
- Pipe Culvert.
 - Pipe size, type, class, cover and grade shall be determined by consideration of the drainage catchment, rainfall I.F.D. data and road grade for an A.R.I. of 5 years (min).
 - Minimum pipe size – 300 dia.
 - Minimum grade – 1 in 100 (1%).
- Shallow dish crossing may be used as an alternative.
- Applicable for design speed zones in excess of 60km/hr.

KEY
HW – Head Wall
DCE – Driveable Culvert Endwall

0 0.2 0.4 0.6 0.8 1.0 metres
SCALE – 1 : 10

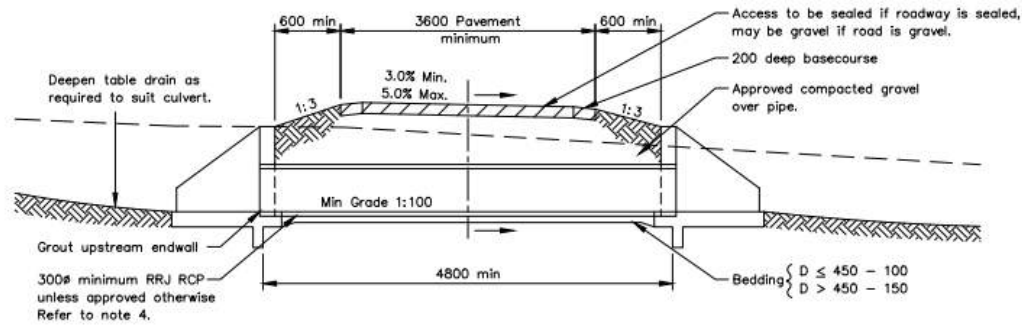
STANDARD DRAWING
RURAL ROADS
TYPICAL PROPERTY ACCESS

TAS Division
IPWEA
INSTITUTE OF PUBLIC WORKS
ENGINEERING AUSTRALIA

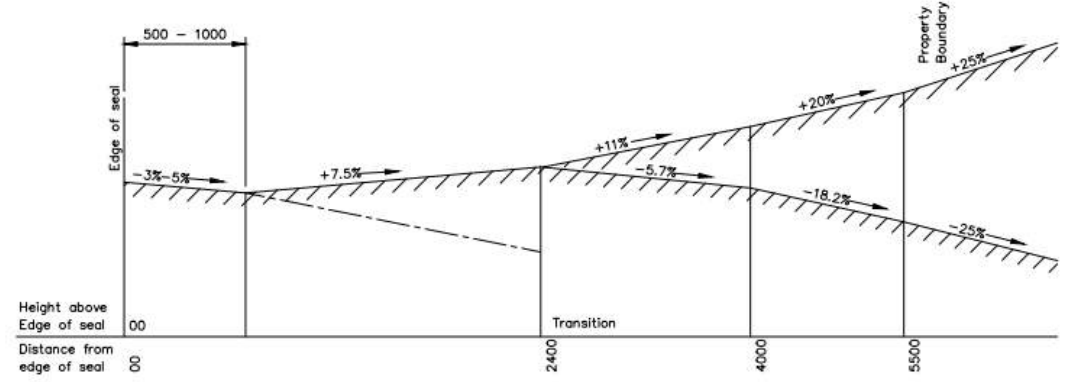
LGAT
Local Government Association Tasmania

GPO Box 1502, Hobart Tasmania 7001 | 224 Macquarie Street, Hobart Tasmania 7000
T: 03 6233 3966 F: 03 6233 9986 Email: admin@ipwa.tas.gov.au

30-11-2013 TSD-R03-v1



CROSS SECTION



DRIVEWAY PROFILE

Culvert removed for clarity

NOTES

- All dimensions in millimetres (mm) unless noted
- Precast endwall to be winged type or other approved type.
- Shallow dish crossing may be used as an alternative
- Min clear cover over driveway culverts shall be:

Pipe Class:	Min Cover:
-Class 2 (Concrete)	600
-Class 3 (Concrete)	400
-Class 4 (Concrete)	300

 (All other pipes refer to manufacturers recommendations.)
- Install guideposts at culvert ends.
- Minimum driveway dimension for Class 4b to have a minimum pavement width of 4 metres.

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<p>SCALES: AS SHOWN (All scales are correct at A3)</p>	<p>REFERENCES</p>	<p>© 2012 This drawing and the information it contains is, and remains the property of the Local Government Association of Tasmania, and may only be used for the purpose of which it was intended. Reproduction of this drawing or its content in any format other than printed hard copies is expressly prohibited. It is the users responsibility to ensure this drawing is the current version. The current version can be downloaded from: www.lgat.tas.gov.au</p>	<p>TAS Division IPWEA INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA</p>	<p>LGAT Local Government Association Tasmania</p>	<p>STANDARD DRAWING RURAL ROADS TYPICAL DRIVEWAY PROFILE</p>	<p>IPWS DATE: 30-11-2013 DRAWN BY: TSD-R04-v1</p>
<p>XRef File: TSD-R04-v1.dwg</p>					<p>GPO Box 1021, Hobart Tasmania 7001 525 Macquarie Street, Hobart Tasmania 7001 T: 03 6232 9966 F: 03 6233 7988 Email: admin@lgat.tas.gov.au</p>	

Natural Values Report

Report for: PDA Surveyors

Property Location: 239 Wadleys Road, Reedy Marsh

Prepared by: Scott Livingston
Livingston Natural Resource Services
12 Powers Road
Underwood, 7268

Date: 8th September 2020



Client:	PDA Surveyors
Property identification	The property is located at 239 Wadleys Road, Reedy Marsh. Current zoning is Rural Living, Meander Valley Interim Planning Scheme 2013. CT 227697/1, PID 34277640.
Proposal:	A 3 lot subdivision from 1 existing title at 239 Wadleys Road, Reedy Marsh.
Assessment comments:	Under the Meander Valley Interim Planning Scheme 2013, consideration of the impact on natural values is required. Impacts of the development proposal on watercourses is also assessed under the Water Quality Code. A field inspection was conducted on the 25/8/2020. This field assessments were used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.

Assessment by:
Scott Livingston,

Master Environmental Management,
Forest Practices Officer (Planning)
Natural Resource Management Consultant.



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INTRODUCTION

The study area (CT 227697/1, PID 34277640) is located at 239 Wadleys Road, Reedy Marsh. The property is zoned Rural Living and no planning scheme overlays apply.

An initial desktop assessment was undertaken followed by a field inspection on the 25/8/2020 to confirm or otherwise the desktop study findings.

METHODS

A Natural Values report was accessed from the DPIWE website on 24/8/2020, The Forest Practices Authority Biodiversity Values database was also accessed on 24/8/2020 to assess eagle nest probability and mature habitat classes. These reports cover known sightings within 5km and fauna species whose predicted range boundaries overlay the site.

A site visit on 25/8/2020 was undertaken by Scott Livingston. All areas of the proposed subdivision were assessed. The assessment the site was inspected with a spaced wandering meander technique, with all areas of variation within the site vegetation inspected.

The survey was conducted in August, which is outside the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved.

All mapping and Grid References in this report use GDA 94, Zone 55, with eastings and northings expressed as 6 & 7 digits respectively.

Flora taxonomy nomenclature used is consistent with Census of Vascular Plants of Tasmania, Tasmanian Herbarium 2015, From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2) Harris & Kitchener, 2005, Little Book of Common Names for Tasmanian Plants, Wapstra et al.

DESCRIPTION

The property is a mix of native forest and cleared land. Lot 3 contains an existing dwelling. Land in the locality is a similar mix of forest, grassland and dwellings with irrigated agricultural land to the west. The property has frontage to Wadleys Road and slopes from approximately 280m ASL on the northern boundary to 250m on the eastern boundary. A tributary of Dungiven Rivulet crosses the property from west to east. Near the boundary between proposed lots 1 & 3.

NATURAL VALUES

VEGETATION

TASVEG 4.0 mapping shows the majority of the property to be damp sclerophyll forest and Bursaria – Acacia woodland, with around 30% cleared agricultural land. The site visit confirmed the majority of the eucalypt forest to be *Eucalyptus amygdalina*–*Eucalyptus obliqua* damp sclerophyll forest (DSC), with 2.1 ha of the wetter sites along the watercourse dominated by *E. ovata* and remapped to *Eucalyptus ovata* forest and woodland (DOV). The Bursaria – Acacia woodland on previously cleared areas was considered better attributed to *Acacia dealbata* forest (NAD) and the Agricultural land slightly remapped.

GROUP	Vegetation Community	TasVeg 4	Remapped
		Area (ha)	
Dry eucalypt forest and woodland	(DSC) <i>Eucalyptus amygdalina</i> - <i>Eucalyptus obliqua</i> damp sclerophyll forest	6.2	12.1
	(DOV) <i>Eucalyptus ovata</i> forest and woodland	0.0	2.1
Non eucalypt forest and woodland	(NBA) Bursaria - Acacia woodland	10.4	0.0
	(NAD) <i>Acacia dealbata</i> forest	0.0	4.0
Modified land	(FAG) Agricultural land	8.6	7.3
	(FPH) Plantations for silviculture - hardwood	0.3	0.0
	Total	25.5	25.5

FLORA

The Natural Values Atlas (Department of Primary Industries, (accessed 24/8/2020) has no threatened flora observations within 500m of the proposed lots, 10 threatened flora species have been recorded within 5 km. An assessment of the proposed lots was undertaken, and no threatened flora species were identified. An assessment conducted during flowering (late spring/ autumn) may identify further threatened flora species. Of the 10 threatened species known from within 5km of the site, 7 are considered unlikely to occur with no or very marginal suitable habitat. 3 species with potential habitat are all reasonably distinctive and unlikely to have been missed during the survey.

Appendix 5 provides habitat descriptions and habitat suitability for threatened flora species known within 5km of the property.

FAUNA

The Natural Values Atlas has no records of threatened fauna within 500m of the proposed lots. Appendix 6 provides habitat descriptions and habitat suitability for threatened fauna species within 5km of the development area (based on range boundaries and observations). Potential foraging habitat is present for wide ranging species such as devils and quolls, there is limited potential for denning habitat for these species on the site.

The watercourse and associated wet areas contain occasional crayfish burrows, however the site is 4km east of the mapped potential range and 11km from the mapped core range of central north

burrowing crayfish, the site is not within a catchment that flows to the range of the species. There are 15 species of burrowing crayfish found in Tasmania, with 5 being listed as threatened, it is highly likely the species on site is not one of those listed, however the species was not determined.

Five *Aquila audax* (wedge-tailed eagle) nests have been reported within 5km of the site, all are greater than 1km from the site. The property has a low (0-2/10) probability for Eagle Nest (FPA Model), no suitable nest trees occur within the development site.

The property has a mature habitat rating of nil in the Forest Practices Biodiversity Database, indicating that the regrowth trees are unlikely to have significant hollows development. No evidence of existing nests or suitably sized hollows for masked owl was found on title.

HABITAT CONTEXT

Mature habitat availability map version: March 2016

GDA Easting (6 digits) 472206

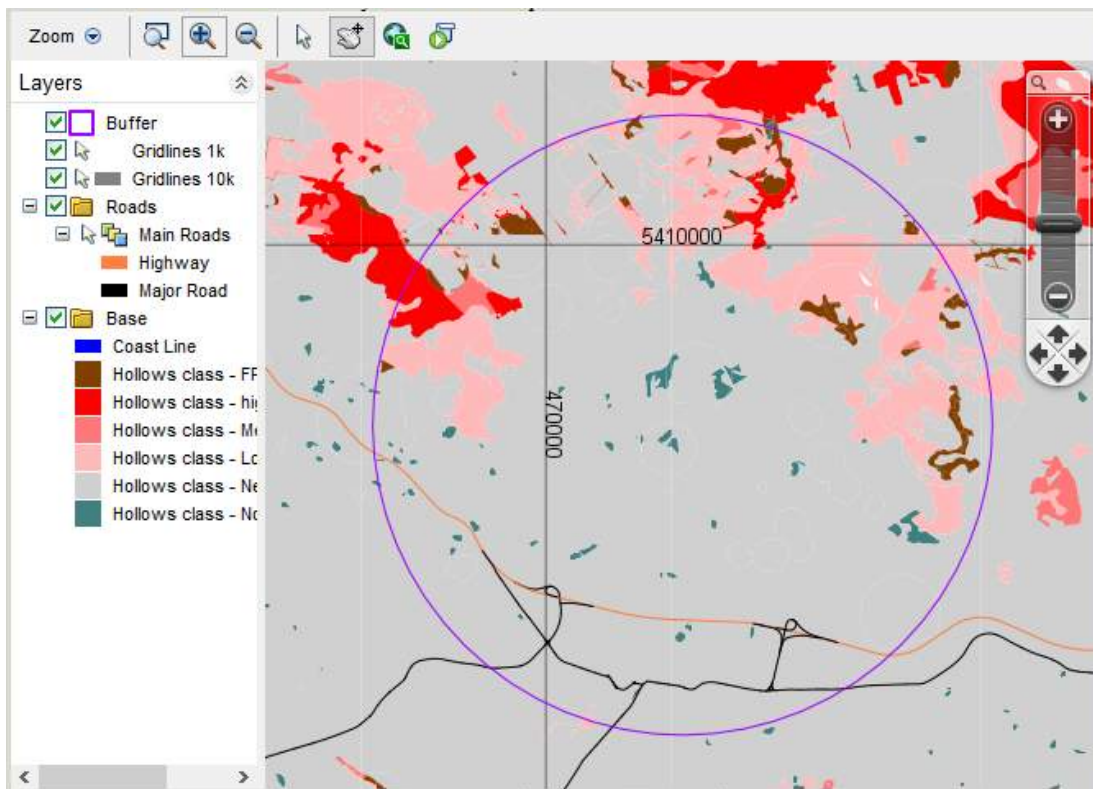
GDA Northing (7 digits) 5407096

Search radius in km

1	2	5	10
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Land cover composition within the specified area

	1	2	5	10
Area of high mature habitat availability	0	0	168.75	2734.86
Area of medium mature habitat availability	0	0	100.36	517.63
Area of low mature habitat availability	0	0	1104.67	3196.12
Area of negligible mature habitat availability	290.27	1216.29	6384.28	24641.76
Area of non-forest vegetation	24.91	41.39	95.61	344.09
Total search area	314.16	1256.64	7853.98	31415.93
Total applicable area	290.27	1216.29	7758.06	31090.38
Percentage of the applicable land area classified as high or medium mature habitat availability	0%	0%	3.5%	10.5%



Water Courses

The water quality code applies to any development within 50m of a wetland or watercourse. A tributary of Dungiven Rivulet crosses the property. The tributary has an Integrated Conservation Value and Conservation Management Priority of Low in Conservation of Freshwater Ecosystems (CFEV) dataset. The tributary is dammed both up and down stream and also flows through agricultural land and Wadleys Road crosses the watercourse on the downstream boundary. The lot boundary for Lots 1 & 3 is around 30m south of the watercourse.

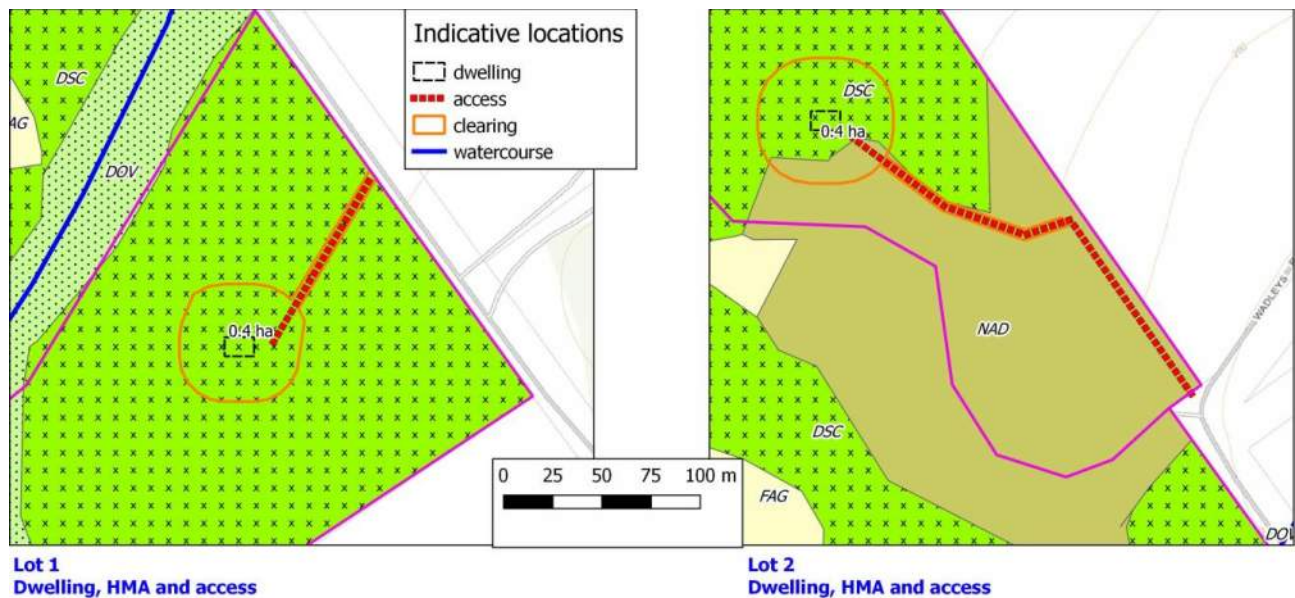
Existing Disturbance

The mapped area of agricultural land has exotic grasses and occasional thistles. Blackberry, gorse and spanish heath are widespread but occasional across the property., generally associated with past disturbance including tracks within native forest.

Proposed Development- Clearing of Vegetation

Future dwellings and access on proposed lot 1 and 2 will require clearing of native vegetation for buildings, infrastructure and hazard management areas, indicative dwelling locations, Hazard Management areas and access for BAL19 Construction require a minimum area of 0.4ha of native vegetation communities which equates to less than 10% of the native vegetation areas of Lots 1 & 2.

Clearing for residential development is exempt from the Forest Practices Code, where the clearing is approved under LUPA. Where not approved under LUPA for residential use or development, clearing in excess of 1ha in a twelve-month period on any property or any clearing within the threatened vegetation community (WVI) or stream side reserve (vulnerable land), no matter the extent, will require a Forest Practices Plan. Under the Permanent Forest Estate Policy, no more than 20ha can be cleared on a property in any 5-year period where that land is zoned other than Rural Resource.



Proposed Development- Water Quality

At least 25m either side of the watercourse is within the threatened vegetation community. If the Lot 1/3 boundary were cleared/fenced this would be around 30m from the watercourse and also cross the western section of the threatened community.

No development is likely to be required within 50m of any watercourse to allow residential associated infrastructure development and bushfire management requirements. Therefore, water quality is unlikely to be impacted unless extensive clearing of lot boundaries occurs.

Conclusions

The likely development areas for future dwellings supports native vegetation and clearing will be required. The property (Lot 1&3) supports a threatened vegetation community *Eucalyptus ovata* forest, along the watercourse. The majority of the threatened vegetation is on lot 1 which has an existing dwelling and the area is unlikely to be impacted by the subdivision. Clearing for fencing of the Lot 1/3 boundary would require works within 40m of the watercourse and also cross the threatened vegetation community. The threatened vegetation community should be excluded from any clearing for infrastructure including fencing of boundaries. There is ample area outside the threatened vegetation and riparian area on Lot 1 for dwelling, hazard management and access to avoid disturbance of the threatened community and watercourse. Lot 2 supports non threatened vegetation and clearing within that lot should have minor impact on natural values.

The title has suitable habitat for threatened flora however none were identified on the site visit and those considered to have suitable habitat are unlikely to have been missed. It is considered to be unlikely there will be any impact on threatened flora by further development.

The title has suitable habitat for several threatened fauna species, vegetation clearance for infrastructure or bushfire hazard management, may have a minor impact on foraging habitat for wide ranging species such as devils and quolls. The subdivision will have potential impact on the identified natural values including threatened fauna species, however retained vegetation on the majority of the lots and regenerating & cleared land on the property and will provide alternate habitat and therefore the impact is expected to be minimal.

REFERENCES

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APPENDIX 1 – MAPS

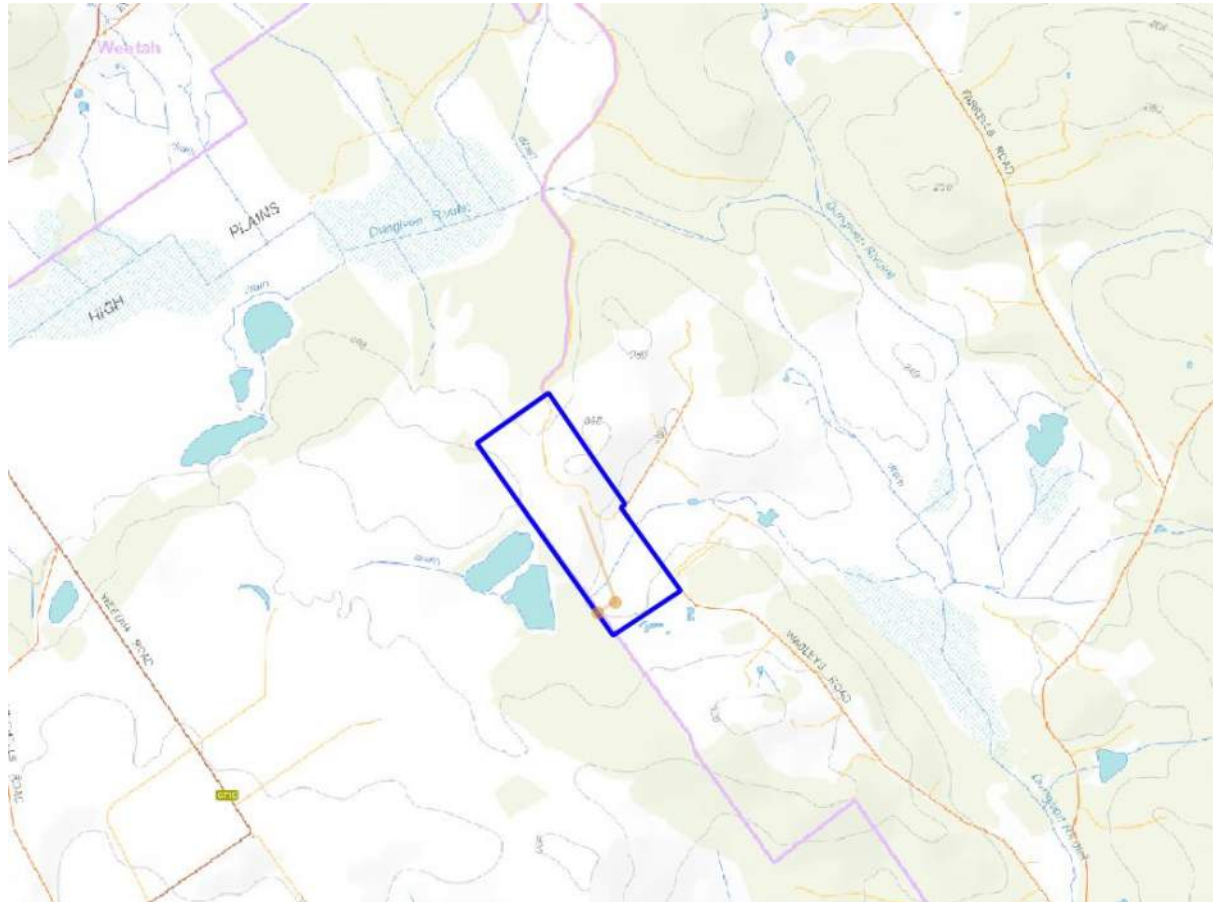
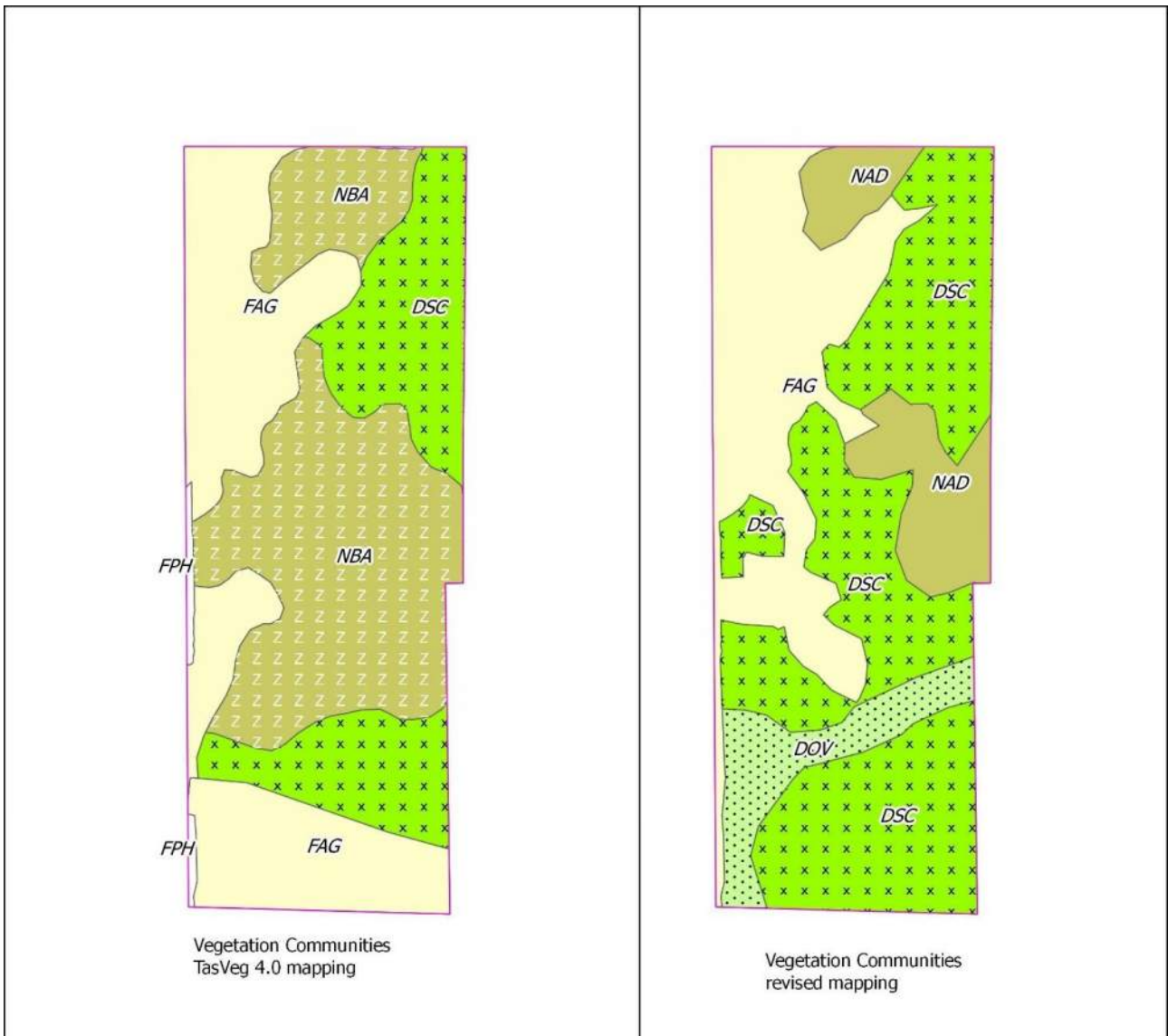


Figure 1: Location Map



Figure 2: aerial image



Vegetation Community

- Dry eucalypt forest and woodland
- DSC: Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
- DOV: Eucalyptus ovata forest and woodland
- Non-eucalypt forest and woodland
- NAD: Acacia dealbata forest
- NBA: Bursaria-Acacia woodland and scrub
- Agricultural, urban and exotic vegetation
- FAG: Agricultural land

Figure 3: Vegetation Communities

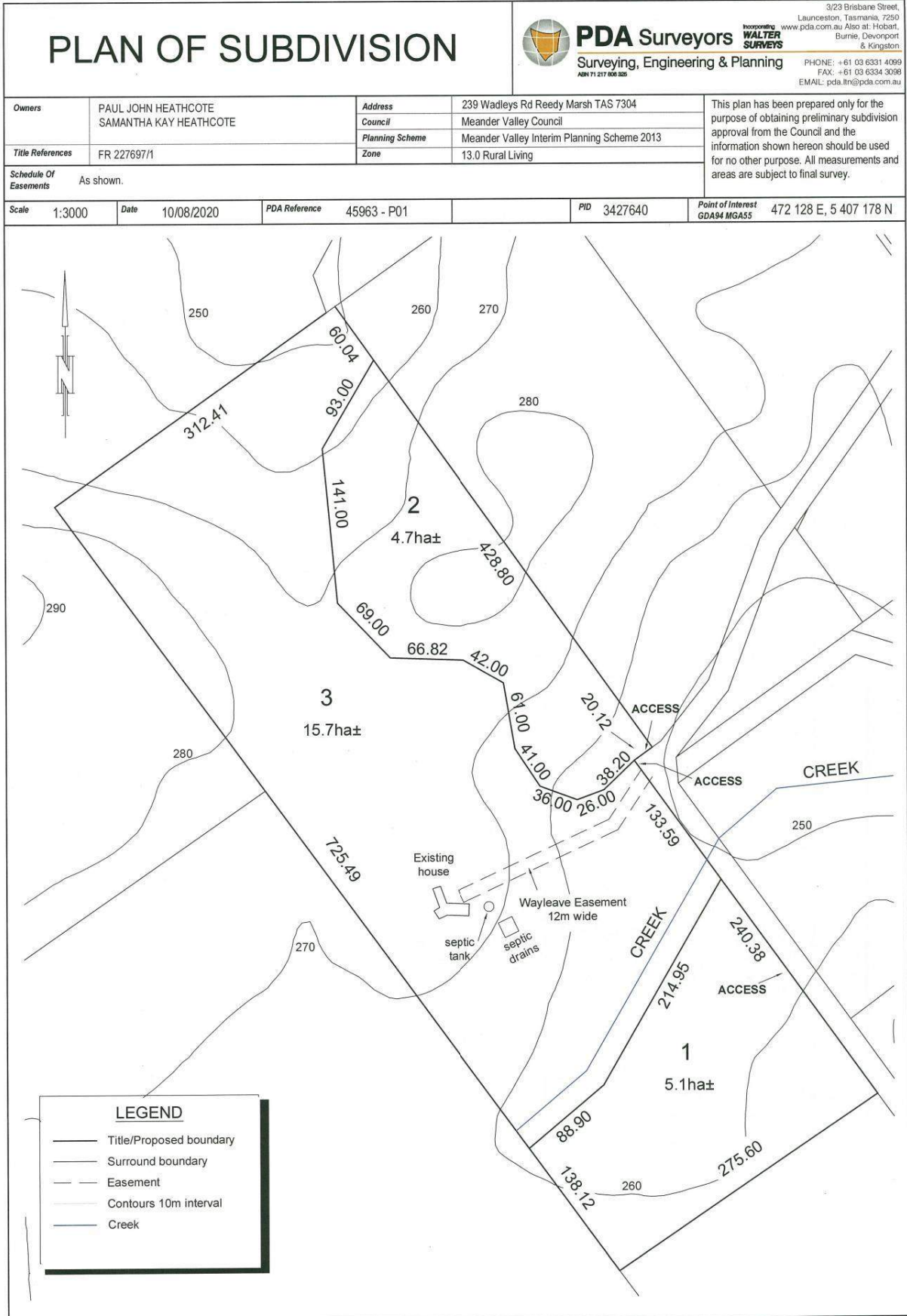


Figure 4: Plan of Subdivision

APPENDIX 2 – PHOTOS



Figure 5: DSC Lot 2



Figure 6: forest and cleared land boundary Lot 2/3



Figure 7: Acacia dealbata forest on previously cleared land

APPENDIX 3 – FLORA SPECIES LIST

SPECIES NAME	COMMON NAME	STATE SCHEDULE	NATIONAL SCHEDULE	Status	Weed Status
<i>Acacia dealbata</i>	silver wattle				
<i>Acacia melanoxylon</i>	Blackwood			e	
<i>Acacia verticillata</i> subsp. <i>verticillata</i>	prickly moses				
<i>Acaena novae-zelandiae</i>	common buzzy				
<i>Banksia marginata</i>	silver banksia				
<i>Blechnum nudum</i>	fishbone waterfern				
<i>Bursaria spinosa</i>	prickly box				
<i>Cassinia aculeata</i> subsp. <i>aculeata</i>	common dollybush				
<i>Cirsium vulgare</i>	spear thistle				
<i>Coprosma quadrifida</i>	native currant				
<i>dianella tasmanica</i>	flax lily				
<i>Diplarrena moraea</i>	white flag iris				
<i>Epacris impressa</i>	common heath				
<i>Erica lusitanica</i>	spanish heath			i	Declared weed.
<i>Eucalyptus amygdalina</i>	black peppermint				
<i>Eucalyptus ovata</i>	black gum				
<i>Eucalyptus viminalis</i>	white gum				
<i>Exocarpos cupressiformis</i>	native cherry				
<i>Gahnia grandis</i>	cutting grass				
<i>Geranium solanderi</i>	southern cranesbill				
<i>Gleichenia microphylla</i>	scrambling coral fern				
<i>Hakea lissosperma</i>	needle bush				
<i>Hypochoeris radicata</i>	rough catsear			i	
<i>Hypolepis rugosula</i>	ruddy ground fern				
<i>Juncus procerus</i>	tall rush				
<i>Lepidosperma gladiatum</i>	swordsedge				
<i>Leptomeria drupacea</i>	erect currantbush				
<i>Lomandra longifolia</i>	sagg				
<i>Lomatia tinctoria</i>	guitarplant			e	
<i>Melaleuca ericifolia</i>	coast paperbark				
<i>Micrantheum hexandrum</i>	river tridentbush				
<i>Olearia myrsinoides</i>	silky daisybush				
<i>Onopordum acanthium</i>	cotton (scotch) thistle			l	Declared weed.
<i>Oxalis perennans</i>	grassland woodsorrel				
<i>Pinus radiata</i>	radiata pine			i	

<i>Poa labillardierei</i>	Silver tussock grass				
<i>Polystichum proliferum</i>	mother shield fern				
<i>Pomaderris apetala</i>	Common Dogwood				
<i>Pteridium esculentum</i>	bracken				
<i>Rubrus fruticosus agg.</i>	blackberry				declared WONS
<i>Senecio linearifolius</i>	fireweed groundsel				
<i>Ulex europaeus</i>	gorse				declared WONS
<i>Viola hederacea subsp hederacea</i>	ivyleaf violet				

APPENDIX 4 – WEEDS

Weeds within 5km

	Species	Common Name	Recorded within 500m of site (NVA)	Recorded within 5km of site (NVA)	Located on site	Notes
Weed Management Act	<i>Carduus nutans</i>	nodding thistle	~	yes		
	<i>Erica lusitanica</i>	spanish heath	~	yes	yes	occasional lot 2,3
	<i>Foeniculum vulgare</i>	fennel	~	yes		
	<i>Ilex aquifolium</i>	holly	~	yes		
	<i>Rubus echinatus</i>	blackberry	~	yes		
	<i>Rubus fruticosus</i>	blackberry	~	yes	yes	occasional
	<i>Salix matsudana</i>	sallow willow	~	yes		
	<i>Salix x fragilis nothovar. fragilis</i>	crack willow	~	yes		
	<i>Senecio jacobaea</i>	ragwort	~	yes		
	<i>Ulex europaeus</i>	gorse	~	yes	yes	occasional Lot 1

Priority Weeds	<i>Achillea millefolium</i>	yarrow	~	yes		
	<i>Equisetum hyemale</i>	rough horsetail	~	yes		
	<i>Iris pseudacorus</i>	yellow flag iris	~	yes		
	<i>Prunus laurocerasus</i>	cherry laurel	~	yes		

APPENDIX 5 – THREATENED FLORA WITHIN 5KM

Species	Common Name	SS	NS	Known within 500m	Known within 2km	Life form	Tasmanian habitat description (and distribution)	Habitat suitability
<i>Epilobium pallidiflorum</i>	showy willowherb	r?		~	~	yes	herb	<i>Epilobium pallidiflorum</i> occurs in wet places (e.g. natural wetlands amongst forest, margins of <i>Melaleuca ericifolia</i> swamp forest, scrubby- sedge <i>E. ovata</i> woodland on heavy soils, etc.) mostly in the north and north-west of the State.
<i>Euphrasia scabra</i>	yellow eyebright	e		~	~	yes	herb	<i>Euphrasia scabra</i> occurs in moist herb/sedge communities in grassy leads in marshes and in drier open grassy areas at the headwaters of creeks. Its habitat is associated with gaps created by grazing, flooding or other disturbance. It has been recorded from scattered sites throughout lowland areas of Tasmania, including the north-west coast, central north, Midlands, Eastern Tiers and around Hobart. However, it is considered to be extinct from many of these sites, and populations are low and transient in areas (Eastern Tiers and Hobart) with the greatest probability of still supporting the species.

Glycine microphylla	small-leaf glycine	v		~	~	yes	herb	Glycine microphylla occurs in dry to dampish sclerophyll forest and woodland in the north and east of the State, with outlying sites at Woolnorth.
Haloragis heterophylla	variable raspwort	r		~	~	yes yes	herb rush	<p>Haloragis heterophylla occurs in poorly-drained sites (sometimes only marginally so), which are often associated with grasslands and grassy woodlands with a high component of Themeda triandra (kangaroo grass). It also occurs in grassy/sedgy Eucalyptus ovata forest and woodland, shrubby creek lines, and broad sedgy/grassy flats, wet pasture and margins of farm dams.</p> <p>The habitat of Juncus prismatocarpus is poorly understood because of a paucity of records in Tasmania but includes sedgy/grassy margins of rivers such as the Apsley River. On the mainland it occurs in floodplain and riparian vegetation.</p>
Juncus prismatocarpus	branching rush	r		~	~			
Pimelea curviflora	curved riceflower	p		~	~	yes	shrub	Pimelea curviflora var. gracilis occurs in a range of vegetation types from wet and dry sclerophyll forest to hardwood plantations. Understories vary from open and

Pimelea curviflora var. gracilis	slender curved riceflower	r		~	~	yes	shrub	grassy to densely shrubby. It can densely colonise disturbed sites such as firebreaks, log landings and tracks.
Pomaderris phyllicifolia	narrow-leaf pomaderris	p		~	~	yes	shrub	Pomaderris phyllicifolia subsp. phyllicifolia 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.
Senecio squarrosus	leafy fireweed	r		~	~	yes	herb	Senecio squarrosus occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types.
Viola caleyana	swamp violet	r		~	~	yes	herb	The habitat of <i>Viola caleyana</i> in Tasmania is poorly understood but includes lowland wet grasslands, possibly wet heathlands and a variety of forest types.

APPENDIX 6 – THREATENED FAUNA

Threatened fauna recorded or with suitable habitat within 5km of the subject titles from the Natural Values Atlas (based on range boundaries).

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
Accipiter novaehollandiae	grey goshawk	e		Potential	~	y	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.	no suitable habitat

Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Potential	~	y	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).	possible foraging, no suitable nesting sites
Catadromus lacordairei	Green-lined ground beetle	v		Potential	~		Open grassy low altitude woodland associated with wetlands. beetles occur beneath stones and woody debris and may also be found sheltering and hunting within the fissures of basaltic clay soils	no suitable habitat
Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	Core	~	y	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.	possible foraging, no suitable denning sites

Dasyurus viverrinus	eastern quoll		EN	Core	~	y	Potential habitat for the Eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the Eastern Quoll is the whole of mainland Tasmania and Bruny Island. Core range for the Eastern Quoll is a specialist-defined area based primarily on modelling work published in Fancourt et al 2015 and additional expert advice.	possible foraging, no suitable denning sites
Engaeus granulatus	Central North burrowing crayfish	e	EN	Potential	~		Occupies seeps, wetlands and stream banks in relatively undisturbed habitats. The species is only rarely seen above ground or in standing water. Their burrows exhibit characteristic chimneys of pelleted soil. only occurs in central north Tasmania.	suitable habitat outside known catchment

Galaxias fontanus	swan galaxias	e	EN	Potential	~	<p>Potential habitat for the Swan Galaxias is slow to moderately fast flowing streams containing permanent water (even when not flowing), which have good instream cover from overhanging banks and/or logs, and shade from overhanging vegetation. A population can only be maintained where barriers have prevented establishment of trout and redfin perch. The nature of these barriers is variable and can include permanent natural structures such as waterfalls and chutes and also low flow-dependent features such as marshes, ephemeral water-losing and remnant channels, braided channel floodplain features. Significant habitat for the Swan galaxias is all potential habitat and a 30m stream-side reserve within the core range. This includes the Wildlife Priority Areas (Fauna Special Management Zones) on the upper Swan River, Tater Garden Creek and upper Blue Tier Creek, and other upper catchments of tributaries of the Macquarie, Blackman and Isis Rivers.</p>	no suitable habitat
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<p>Haliaeetus leucogaster</p>	<p>white-bellied sea-eagle</p>	<p>v</p>		<p>Potential</p>	<p>~</p>	<p>Potential habitat for the White-Bellied Sea-eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in 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).</p>	<p>possible foraging, no suitable nesting sites</p>
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Lathamus discolor	swift parrot	e	CR	Potential	~	<p>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 E. globulus or E. ovata 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.</p>	suitable foraging, E. ovata
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Litoria raniformis	green and gold frog	v	VU	Core	~	y	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 for the green and gold frog is still or very slow flowing water bodies, with at least some vegetation, and a lack of obvious pollutants (oils, chemicals, etc). See FPA Fauna Technical Note 18 for further guidance on assessing significant habitat for the green and gold frog.	marginal habitat in watercourse
Perameles gunnii	eastern barred bandicoot		VU	Potential	~		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-sagg-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.	marginal habitat
Prototroctes maraena	australian grayling	v	VU	Potential	~		All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat	no suitable habitat
Pseudemoia pagenstecheri	tussock skink	v		Potential	~		Potential habitat for the tussock skink is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.	no suitable habitat
Pseudemoia rawlinsoni	glossy grass skink			Potential			Potential habitat for the Glossy Grass Skink is wetlands and swampy sites (including grassy wetlands, teatree swamps and grassy sedglands), and margins of such habitats.	marginal habitat in riparian areas

Sarcophilus harrisii	tasmanian devil	e	EN	Potential	~	y	<p>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 km²).</p> <p>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).</p> <p>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</p>	possible foraging, no suitable denning sites
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Tyto novaehollandiae subsp. castanops	masked owl (tasmanian)	e	VU	Core	~	y	<p>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 also constitute potential habitat.</p> <p>Significant habitat for the masked owl is any area of native dry forest, within the core range, with trees with large hollows (≥15 cm entrance diameter). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may also constitute significant habitat.</p> <p>See FPA Fauna Technical Note 17 for guidance on assessing masked owl habitat using 'on-ground' and remote methods.</p>	possible foraging, no suitable nesting sites
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Bushfire Hazard Management Report: Subdivision

Report for: PDA Surveyors

Property Location: 239 Wadleys Road, Reedy Marsh

Prepared by: Scott Livingston

Livingston Natural Resource Services
12 Powers Road
Underwood, 7268

Date: 8th September 2020



Client: PDA Surveyors

239 Wadleys Road, Reedy Marsh, CT 227697/1 PID 34277640.

Property identification: Current zoning: Rural Living, Meander Valley Interim Planning Scheme 2013.

Proposal: 3 Lot subdivision from 1 existing title.

Assessment A field inspection of the site was conducted to determine the Bushfire Risk and Bushfire Attack Level.

Assessment by: Scott Livingston

Master Environmental Management, Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation # BFP-105.

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LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

DESCRIPTION

A 3 lot subdivision is proposed from existing title CT 227697/1at 239 Wadleys Road, Reedy Marsh. Lot 1 will be 5.1ha, Lot 2 4.7ha and both have no buildings, Lot 3 will be 15.7ha and contains an existing dwelling. The dwelling has an existing BHMP, certified by Gabriel Barnes, BFP#101, 1/2/2017, with a construction rating of BAL 12.5. The property is zoned Rural Living, *Meander Valley Planning Scheme, 2013*.

The property is a mix of forest and cleared land, with portions of the cleared land regenerating to native species. Surrounding land is a mosaic of forest, with grassland patches and low threat vegetation around dwellings. The proposed lots have frontage to Wadleys Road. The area is not serviced by a reticulated water supply.

See Appendix 1 for maps and site plan. Appendix 2 for photos.

BAL AND RISK ASSESSMENT

The land is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation, greater than 1 ha in area (forest).

VEGETATION AND SLOPE

		North East	South East (western section)	South East (eastern section)	South West	North West
1	Vegetation within 100m lot boundaries	0-10m road, 10-100m forest	0-100m forest	0-100m grassland	0-100m grassland with majority large irrigation dam	0-100m forest
	Slope (degrees, over 100m)	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope	Flat/ Upslope	Flat/ Upslope
	BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19	BAL 19

		North East	South East	South West	North West
2	Vegetation within 100m lot boundaries	0-10m grassland (fence clearing) , 10-100m forest	0-6m road, 6-15m grassland, 15-100m forest	0-6m road, 6-100m forest, with grassland in centre section	0-60m forest, 60-100m grassland
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°
	BAL Rating at boundary	BAL FZ	BAL 29	BAL FZ	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19

		North East	South East	South West	North West
3	Vegetation within 100m of existing dwelling	0-23m low threat, 23-100m grassland/ woodland mix	0-18m low threat, 18-100m woodland	0-38m low threat, 28-100m grassland	0-20m low threat, 20-100m woodland with some grassland grassland
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating with HMA	BAL 19	BAL 19	BAL 12.5	BAL 19

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and have also considered slope gradients. During development it is assumed adjacent lots may be managed as up to forest fuel loads.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other constraints to building such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable

building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

Setbacks

	Grassland	Forest
BAL 12.5		
Upslope and flat	14m	32m
Downslope 0- 5°	16m	38m
BAL 19		
Upslope and flat	10m	23m
Downslope 0- 5°	11m	27m

PROPOSED LOT BAL RATING

Lots 1 and 2 have a potential building area at BAL 19, reduced building area would be available at BAL 12.5 with increased setbacks and hazard management.

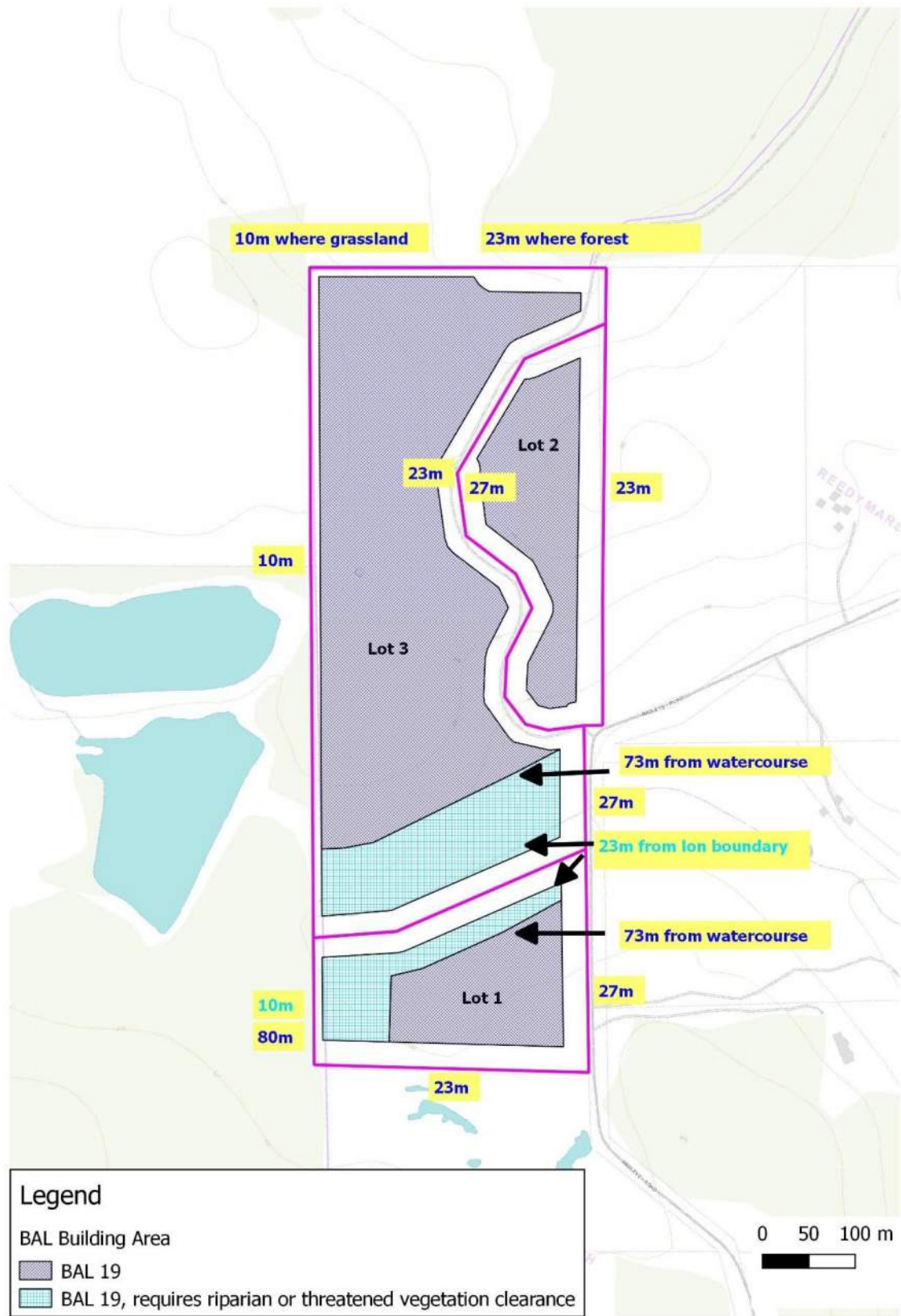


Figure 1: Building Area BAL19

HAZARD MANAGEMENT AREAS

All land within the distances shown below must be managed as no higher fuel load than the following:

- Low threat vegetation includes maintained lawns (mown to < 100mm), gardens and orchards.
- Forest- no fuel management required

Lot 1 & 2: Construction to BAL 19:

Slope	Managed Land - Low Threat Vegetation	Forest
Upslope and flat	0-23m	>23m
Downslope 0- 5°	0-27m	>27m

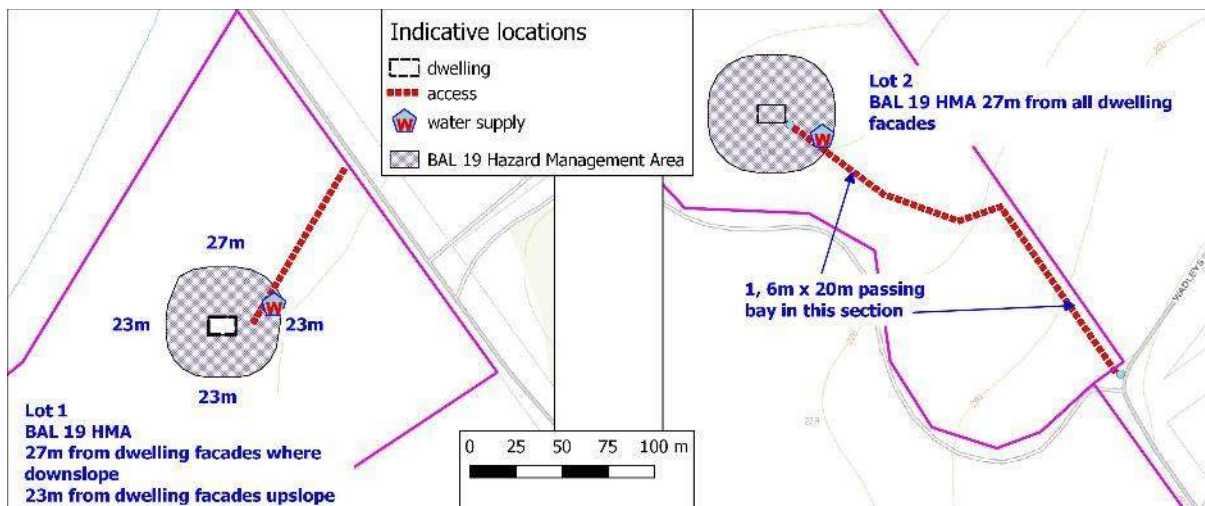


Figure 2: Hazard Management Area, Lots 2 & 3

Lot 3 Hazard Management Area: Existing Dwelling

The hazard management areas as described in BHMP for the dwelling (Barnes BFP#101, certified 1/2/2017) for the existing dwelling on Lot 3 is to continue to apply in perpetuity. From aerial imagery it appears currently managed land requires slight extension to the North east, south and north west of the dwelling to achieve the required setbacks, the distances should be re checked on site as additional management may have occurred since aerial imagery date and HMA increased if required.

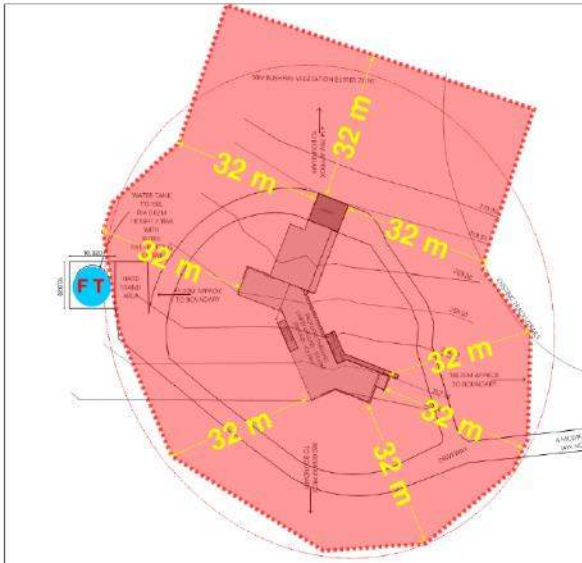


Figure 3: Hazard Management Area, Lot 3 existing BHMP, G.Barnes , BFP#101, 1/2/2017



Figure 4: existing dwelling and clearing, location of water supply, required HMA in red.

ROADS

Lots will have access from Wadleys Road. No additional roads required for the subdivision.

PROPERTY ACCESS

Access to lots must comply with the relevant elements of Table E2 Access from the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Access to all lots is greater than 30m and access to water supplies will be required. Access to Lot 1 is unlikely to be greater than 200m unless to the western extents of the lot. Access to Lot 2 is likely to be greater than 200m, and a passing bay will be required.

Existing access to lot 3 is compliant, with the exception of access to water supply point, which is currently 10m from the access, an additional hard stand area should be installed to within 3m of the offtake.

Table E2: Standards for Property Access

Column 1 Element		Column 2 Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a water	There are no specified design and construction requirements.

B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3 degrees (1:20 or 5%); (7) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (a) A turning circle with a minimum inner radius of 10 metres; or (b) A property access encircling the building; or (c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D.	Property access length is greater than 30 metres, and access is provided to 3 or	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

FIRE FIGHTING WATER SUPPLY

The subdivision is not serviced by a reticulated supply.

Lot 3 dwelling has an existing 110,160 L water supply, with domestic offtake above the fire fighting supply level, the tank and capacity are compliant however access (hard stand), the inclusion of a Storz 65 mm coupling and signage are required to be meet compliant standards. This must be amended prior to sealing of titles. Note the supply point is south of the location shown on the existing BHMP.

New habitable buildings on any lot must have a static water installed to the standards listed in Table E5 prior to commencement of construction.

Column 1 Element		Column 2 Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.

Column Element		Column 2 Requirement
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles
D.	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> (a) comply with: Water tank signage requirements within <i>AS 2304-2011 Water storage tanks for fire protection systems</i>; or (b) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

Column Element		Column 2 Requirement
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

CONCLUSIONS

A 3 lot subdivision is proposed from existing title CT 227697/1at Wadleys Road, Reedy Marsh. The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size, (grassland and forest).

There is sufficient area on lots to provide for BAL 19 habitable dwellings and will require a hazard management area – low threat vegetation on land adjacent to habitable buildings. Smaller building areas would be available for BAL 12.5 construction with increased setbacks from boundaries and hazard management areas. Construction of habitable buildings within 73m of the water course would require removal of riparian and or threatened vegetation communities and need approval from council.

Lot 3 contains an existing dwelling which is covered by a BHMP, the requirements of that BHMP remain in place with Hazard Management areas for BAL 12.5. Currently managed land should be re checked on site to ensure the required setbacks are in place.

No additional roads are required, access to habitable buildings and water supply on lots must comply with the relevant elements of Table E2 Access from the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. The access to lot 2 is likely to be greater than 200m and require a passing bay on the existing access.

Habitable buildings must have a static water supply installed to the standards listed in Table 4 of the *Planning Directive No. 5.1 Bushfire-Prone Areas*. The water supply for Lot 3 must have access to provide hardstand within 3m of the water supply, signage and fittings upgraded prior to sealing of titles. Water supply for new habitable buildings must be installed prior to commencement of construction.

Upgrades to existing access to provide hardstand within 3m of the water supply point for Lot 3 must be completed prior to sealing of titles. Access for new habitable buildings must meet requirements prior to commencement of construction, including a passing bay on the existing access to Lot 2

REFERENCES

Bushfire Hazard Management Plan 239 Wadleys Road , Castellan Consulting, 1/2/2017

Meander Valley (2013) *Meander Valley Interim Planning Scheme*.

Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

Planning Commission (2017), *Planning Directive No. 5.1 Bushfire-Prone Areas Code*

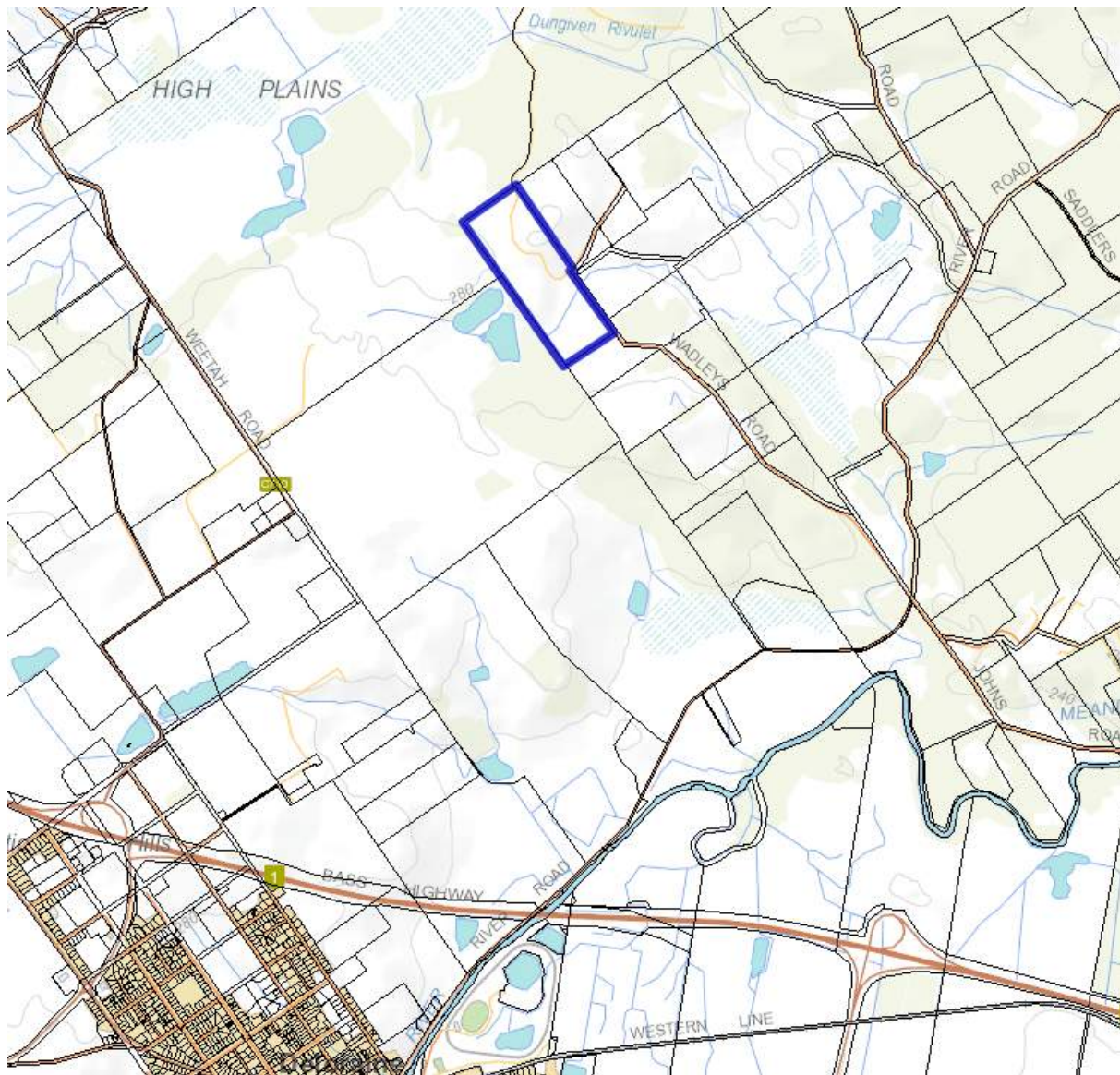


Figure 5: Location, property in blue



Figure 6: Aerial Image

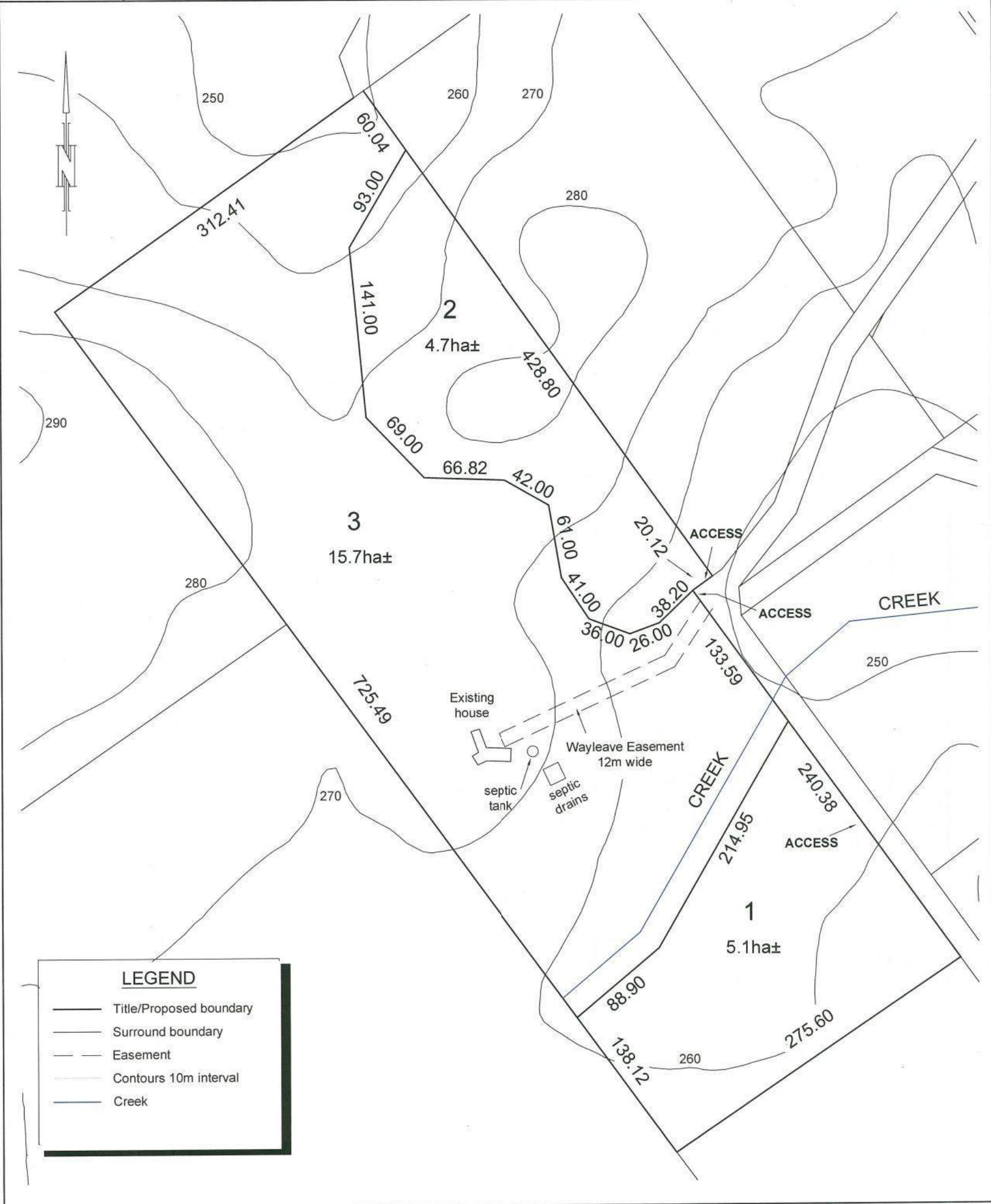
PLAN OF SUBDIVISION



PDA Surveyors
 Surveying, Engineering & Planning
 ABN 71 217 608 325

3/23 Brisbane Street,
 Launceston, Tasmania, 7250
 www.pda.com.au Also at: Hobart,
 Burnie, Devonport
 & Kingston.
 PHONE: +61 03 6331 4099
 FAX: +61 03 6334 3098
 EMAIL: pda.ltn@pda.com.au

Owners	PAUL JOHN HEATHCOTE SAMANTHA KAY HEATHCOTE	Address	239 Wadleys Rd Reedy Marsh TAS 7304	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.			
Title References	FR 227697/1	Council	Meander Valley Council				
Schedule Of Easements	As shown.	Planning Scheme	Meander Valley Interim Planning Scheme 2013				
Scale	1:3000	Zone	13.0 Rural Living				
Date	10/08/2020	PDA Reference	45963 - P01	PID	3427640	Point of Interest GDA94 MGA55	472 128 E, 5 407 178 N



LEGEND	
	Title/Proposed boundary
	Surround boundary
	Easement
	Contours 10m interval
	Creek

Figure 7: Proposed Subdivision Plan



Figure 8: existing water supply Lot 3 dwelling



Figure 9: existing access to Lots 2 & 3



Figure 10: south along boundary Lot 2 &3

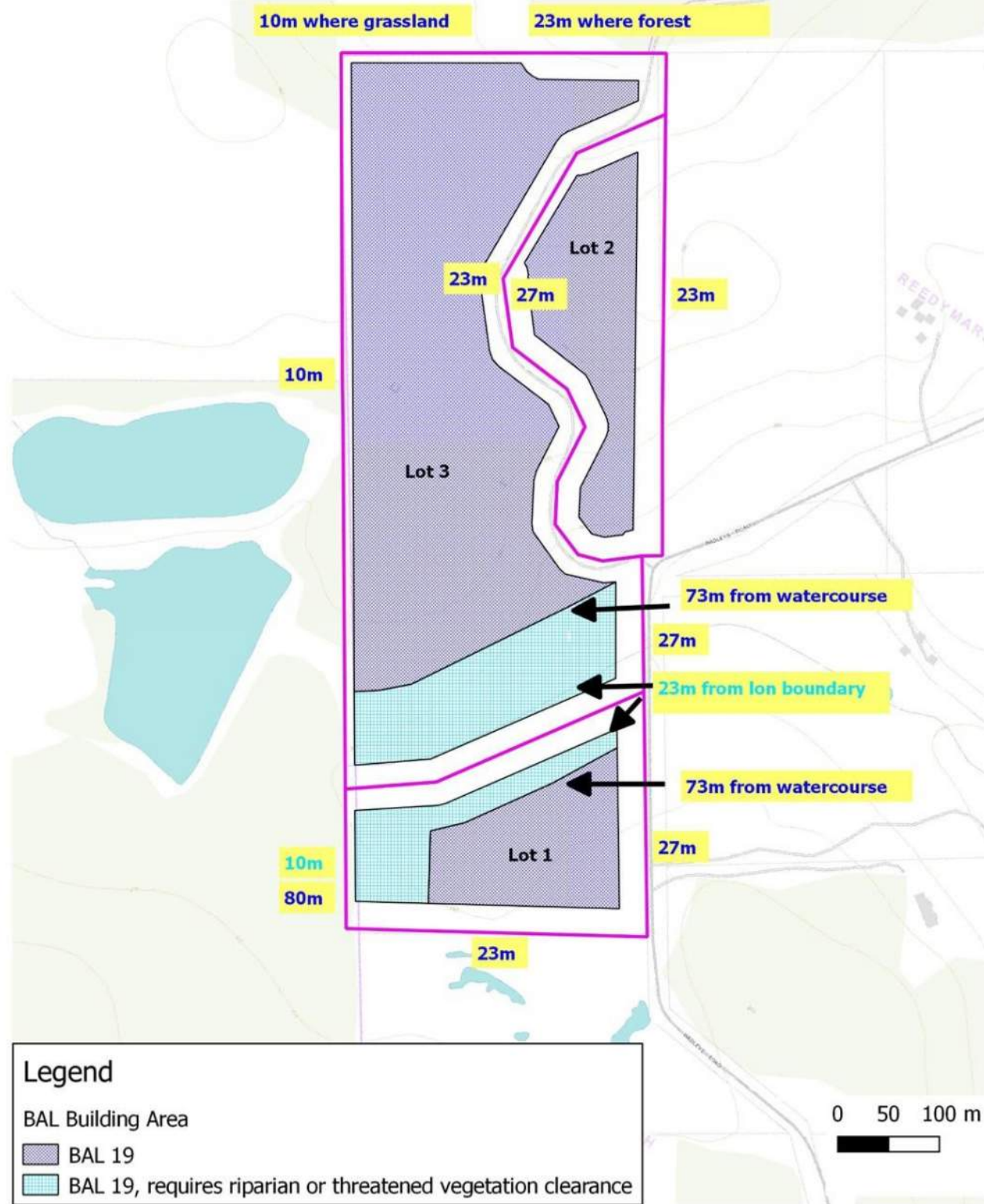


Figure 11: Lot 2 existing vegetation

Bushfire Hazard Management Plan:

Building Area: BAL 19

Set backs from boundaries



Proposed Development	Subdivision, 3 lots from 1 lot
Plan of Subdivision	PDA Surveyors Plan of Subdivision, PO110/8/2020
Property Owner	P & S Heathcote
Address	239 Wadleys Raod, Reedy Marsh
CT	227697/1
PID	34277640

Construction: BAL 19

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2 3, 8 or 9) and class 10a buildings within 6m of a habitable building.

This BHMP has been prepared to satisfy the requirements of the *Meander Valley Planning Scheme, 2013* and *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report CT 227697-1. 239 Wadleys Road Reedy Marsh , Livingston Natural Resource Services , 8/9/2020 and Bushfire Hazard Management Plan 239 Wadleys Road, Castellan Consulting. 1/2/2017.

Scott Livingston
 Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
 Date 8/9/2020

SRL20/53S

Hazard Management Areas (HMA)

Hazard management areas include the area to protect the buildings as well as the access and water supplies.

All land within the area shown below is to be managed and maintained in a minimum fuel condition.

Hazard Management Areas for new habitable buildings must be in place prior to commencement of construction

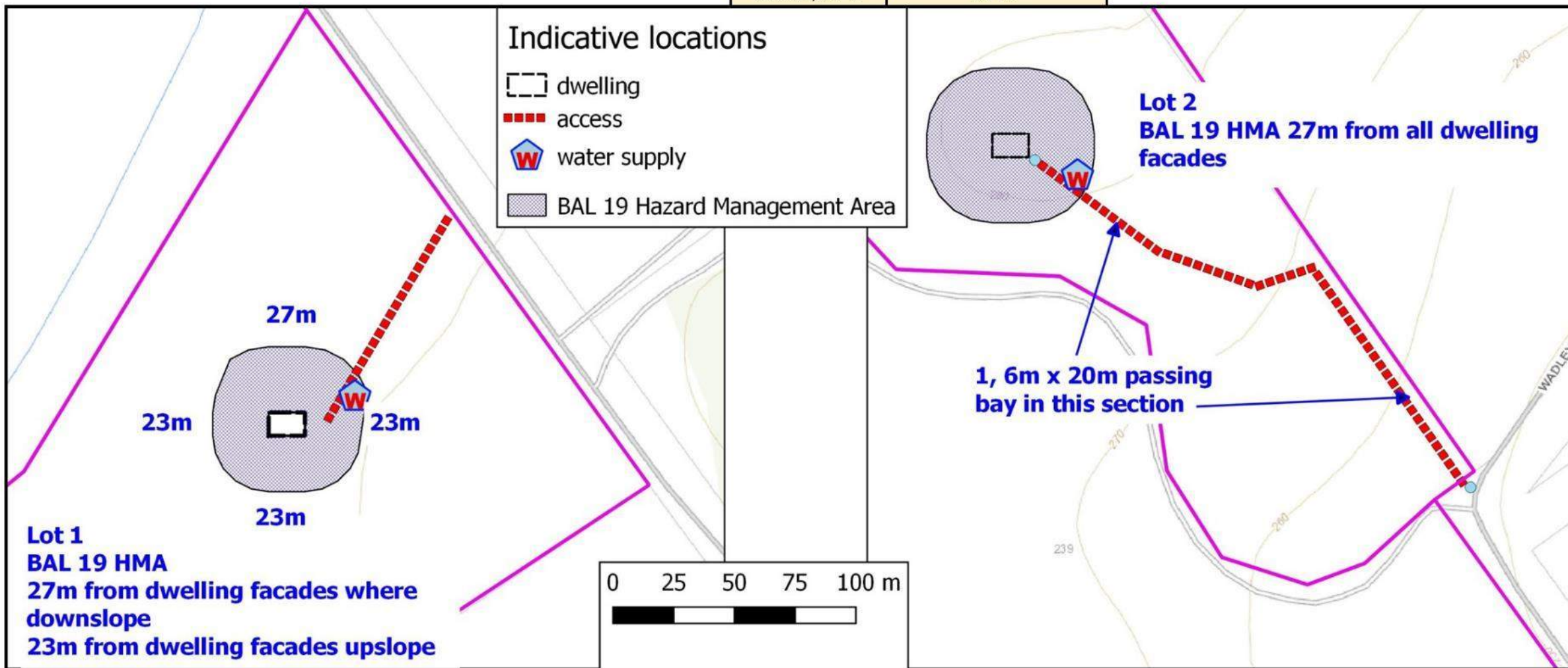
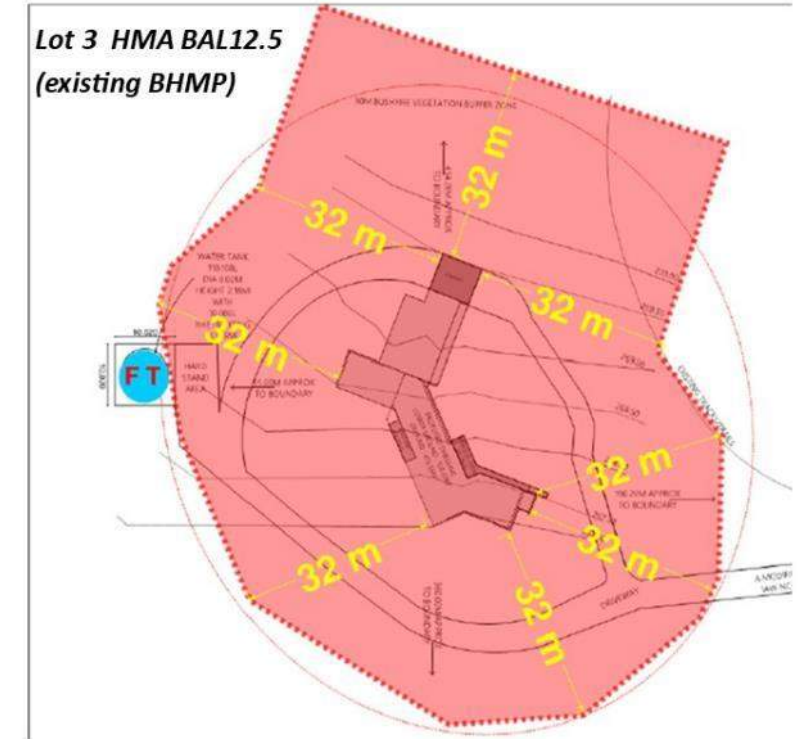
The owner of a lot is responsible for management of fuels on their lot.

Maintenance Schedule:

- Removal of fallen limbs, leaf & bark litter
- Cut lawns to less than 100mm and maintained
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of petroleum fuels
- Maintain road access to the dwelling and water connection point.
- Remove fallen limbs, leaf & bark from roofs, gutters and around buildings.

Slope	Managed Land - Low Threat Vegetation
Upslope and flat	0-23m
Downslope 0- 5°	0-27m

Hazard Management Areas on Lot 3 must to be maintained as per existing BHMP for the dwelling from sealing of titles and in perpetuity.



Scott Livingston
Accreditation: BFP – 105:
1, 2, 3A, 3B, 3C
Date 8/9/2020
SRL20/535

Water Supply

A static water supply to following standards must be installed for each building area:

Water supply on Lot 1 must meet requirements prior to sealing of titles.

The following requirements apply:

- a. the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
- b. the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

A static water supply:

- a. may have a remotely located offtake connected to the static water supply;
- b. may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- c. must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
- d. must be metal, concrete or lagged by non-combustible materials if above ground; and
- e. if a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
 - i. metal;
 - ii. non-combustible material; or fibre-cement a minimum of 6mm thickness.

Fittings and pipework associated with a fire fighting water point for a static water supply must:

- a. have a minimum nominal internal diameter of 50mm;
- b. be fitted with a valve with a minimum nominal internal diameter of 50mm;
- c. be metal or lagged by non-combustible materials if above ground;
- d. if buried, have a minimum depth of 300mm¹;
- e. provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
- f. ensure the coupling is accessible and available for connection at all times;
- g. ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
- h. ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
- i. if a remote offtake is installed, ensure the offtake is in a position that is:
 - i. visible;
 - ii. accessible to allow connection by fire fighting equipment;
 - iii. at a working height of 450 – 600mm above ground level; and
 - iv. protected from possible damage, including damage by vehicles.

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

- a. comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or
- b. Comply with the Tasmania Fire Service Water Supply Guideline published by Tasmania Fire Service

A hardstand area for fire appliances must be:

- a. no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- b. no closer than 6m from the building area to be protected;
- c. a minimum width of 3m constructed to the same standard as the carriageway; and
- d. connected to the property access by a carriageway equivalent to the standard of the property access

Property Access

Access to a to a habitable building and/or water supply point it must be constructed to the following standards:

The following design and construction requirements apply to property access:

- a. All-weather construction;
- b. Load capacity of at least 20 tonnes, including for bridges and culverts;
- c. Minimum carriageway width of 4 metres;
- d. Minimum vertical clearance of 4 metres;
- e. Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- f. Cross falls of less than 3 degrees (1:20 or 5%);
- g. Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- h. Curves with a minimum inner radius of 10 metres;
- i. Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- j. Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum inner radius of 10 metres; or
 - ii) A property access encircling the building; or
 - iii) a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

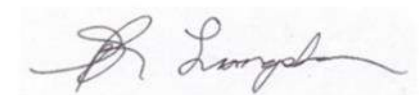
K. Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres

Water supply and access for existing dwelling on Lot 3 must meet requirements prior to sealing of titles.

Water supply and access to a new habitable buildings must meet requirements prior commencement of construction of a new habitable building.

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 8/9/2020

SRL20/53S



BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

239 Wadleys Road, Reedy Marsh

Certificate of Title / PID:

CT 227697/1/ PID 34277640

2. Proposed Use or Development

Description of proposed Use and Development:

3 lot subdivision from 1 existing title

Applicable Planning Scheme:

Meander Valley Interim Planning Scheme 2013

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report, CT 227697-1 239 Wadleys Road Reedy Marsh	Scott Livingston	8/9/2020	1
Bushfire Hazard Management Plan, CT 227697-1 239 Wadleys Road Reedy Marsh	Scott Livingston	8/9/2020	1
Plan of Subdivision	PDA Surveyors	10/8/2020	P01

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

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>

<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table

<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective
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5. Bushfire Hazard Practitioner

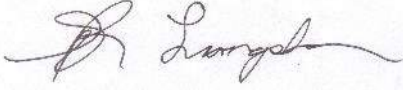
Name:	Scott Livingston	Phone No:	0438 951 021
Postal Address:	12 Powers Road	Email Address:	scottlivingston.lnra@gmail.com
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

Scott Livingston

Date: 8/9/2020

Certificate Number: SRL 20/53S

(for Practitioner Use only)

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM**

Section 321

Form **55**

To: Owner /Agent

Address

Suburb/postcode

Qualified person details:

Qualified person:

Address: Phone No:

Fax No:

Licence No: Email address:

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

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

Details of work:

Address:

Lot No:

Certificate of title No:

The assessable item related to this certificate:

(description of the assessable item being certified)

Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type:

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

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

Relevant

calculations:

Australian Standard 3959

- Planning Directive No.5.1
- Building Amendment Regulations 2016
- Director of Building Control, Determination
 - Application of Requirements for Building in Bushfire Prone Areas. (Aug 2017)
- Guidelines for development in bushfire prone areas of Tasmania

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

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959

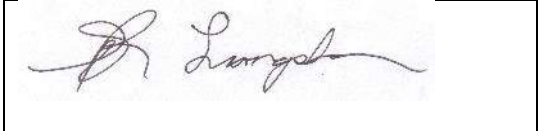
Assessed as -BAL 19

2. Bushfire Hazard Management Plan

Proposal is compliant with DTS requirements, clauses 4.1, 4.2, 4.3 & 4.4 Directors Determination Requirements for Building in Bushfire Prone Areas (v2.1)

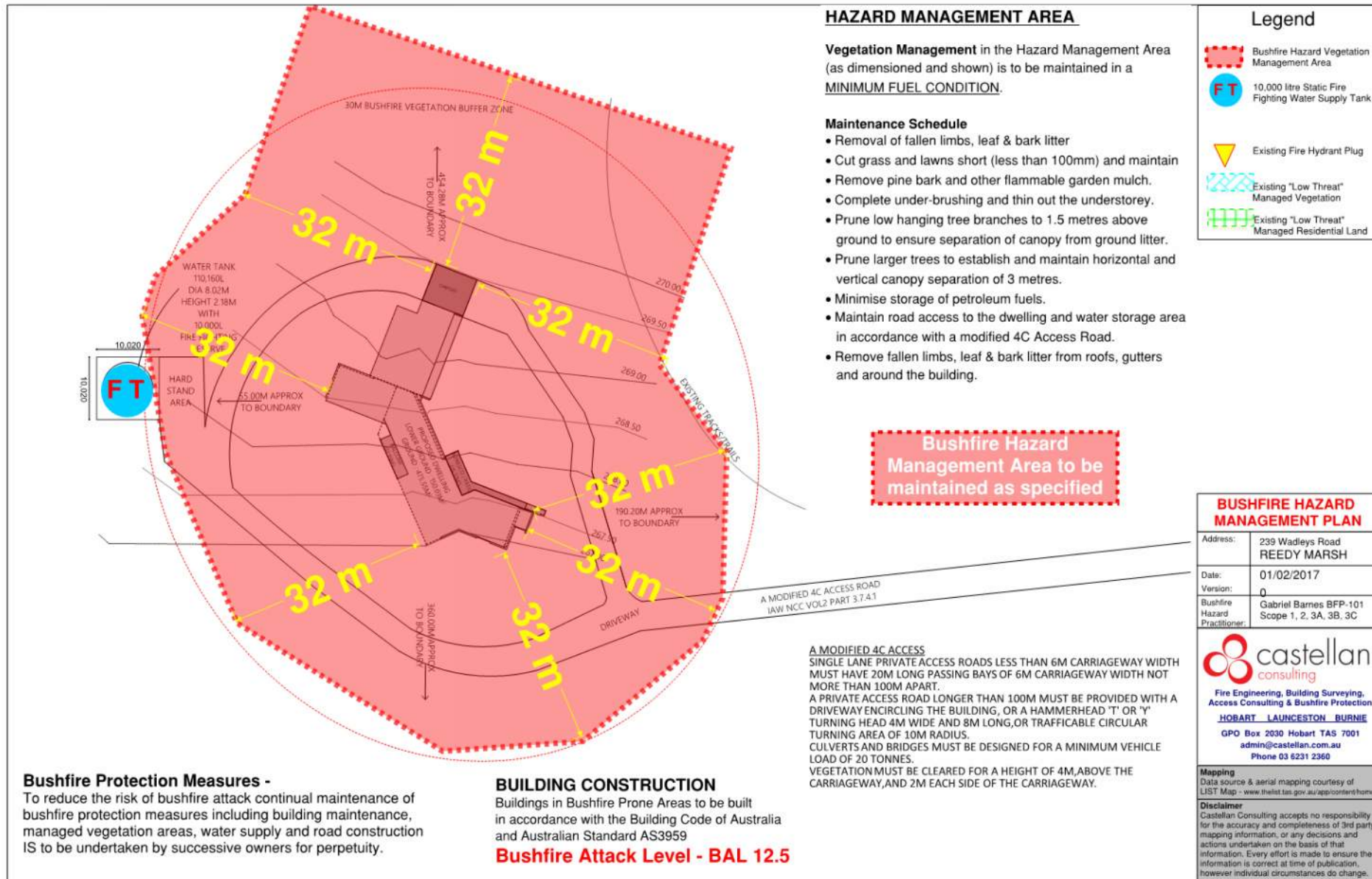
Scope and/or Limitations

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:	<div style="border: 1px solid black; padding: 5px;"></div>	<div style="border: 1px solid black; padding: 5px;">SRL20/53S</div>	<div style="border: 1px solid black; padding: 5px;">8/9/2020</div>

Bushfire Hazard Management Plan existing Dwelling Lot 3

7. Bushfire Hazard Management Plan



HAZARD MANAGEMENT AREA

Vegetation Management in the Hazard Management Area (as dimensioned and shown) is to be maintained in a **MINIMUM FUEL CONDITION**.

Maintenance Schedule

- Removal of fallen limbs, leaf & bark litter
- Cut grass and lawns short (less than 100mm) and maintain
- Remove pine bark and other flammable garden mulch.
- Complete under-brushing and thin out the understorey.
- Prune low hanging tree branches to 1.5 metres above ground to ensure separation of canopy from ground litter.
- Prune larger trees to establish and maintain horizontal and vertical canopy separation of 3 metres.
- Minimise storage of petroleum fuels.
- Maintain road access to the dwelling and water storage area in accordance with a modified 4C Access Road.
- Remove fallen limbs, leaf & bark litter from roofs, gutters and around the building.

Legend

- Bushfire Hazard Vegetation Management Area
- 10,000 litre Static Fire Fighting Water Supply Tank
- Existing Fire Hydrant Plug
- Existing "Low Threat" Managed Vegetation
- Existing "Low Threat" Managed Residential Land

Bushfire Hazard Management Area to be maintained as specified

Bushfire Protection Measures -

To reduce the risk of bushfire attack continual maintenance of bushfire protection measures including building maintenance, managed vegetation areas, water supply and road construction IS to be undertaken by successive owners for perpetuity.

BUILDING CONSTRUCTION

Buildings in Bushfire Prone Areas to be built in accordance with the Building Code of Australia and Australian Standard AS3959

Bushfire Attack Level - BAL 12.5

A MODIFIED 4C ACCESS

SINGLE LANE PRIVATE ACCESS ROADS LESS THAN 6M CARRIAGEWAY WIDTH MUST HAVE 20M LONG PASSING BAYS OF 6M CARRIAGEWAY WIDTH NOT MORE THAN 100M APART.
A PRIVATE ACCESS ROAD LONGER THAN 100M MUST BE PROVIDED WITH A DRIVEWAY ENCIRCLING THE BUILDING, OR A HAMMERHEAD 'T' OR 'Y' TURNING HEAD 4M WIDE AND 8M LONG, OR TRAFFICABLE CIRCULAR TURNING AREA OF 10M RADIUS.
CULVERTS AND BRIDGES MUST BE DESIGNED FOR A MINIMUM VEHICLE LOAD OF 20 TONNES.
VEGETATION MUST BE CLEARED FOR A HEIGHT OF 4M, ABOVE THE CARRIAGEWAY, AND 2M EACH SIDE OF THE CARRIAGEWAY.

BUSHFIRE HAZARD MANAGEMENT PLAN	
Address:	239 Wadleys Road REEDY MARSH
Date:	01/02/2017
Version:	0
Bushfire Hazard Practitioner:	Gabriel Barnes BFP-101 Scope 1, 2, 3A, 3B, 3C
 castellan consulting Fire Engineering, Building Surveying, Access Consulting & Bushfire Protection HOBART LAUNCESTON BURNIE GPO Box 2030 Hobart TAS 7001 admin@castellan.com.au Phone 03 6231 2360	
Mapping Data source & aerial mapping courtesy of LIST Map - www.thelist.tas.gov.au/approverent/home	
Disclaimer Castellan Consulting accepts no responsibility for the accuracy and completeness of 3rd party mapping information, or any decisions and actions undertaken on the basis of that information. Every effort is made to ensure the information is correct at time of publication, however individual circumstances do change.	



HAZARD MANAGEMENT AREA

The Hazard Management Area (defendable space) is provided between the vegetation and the buildings subject to bushfire risk. The space provides for management of vegetation and reduction in fuel loads in an attempt to;

- Prevent flame impingement on the building;
- Provide a defendable space for property protection;
- Reduce fire spread;
- Deflect and filter embers;
- Provide shelter from radiant heat; and
- Reduce wind speed.

The Bushfire-Prone Areas Code, requires a hazard management area to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire attack levels (BAL) in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.

Refer to the Bushfire Hazard Management Plan for specific details on the Hazard Management Area as it relates to the buildings on the site.

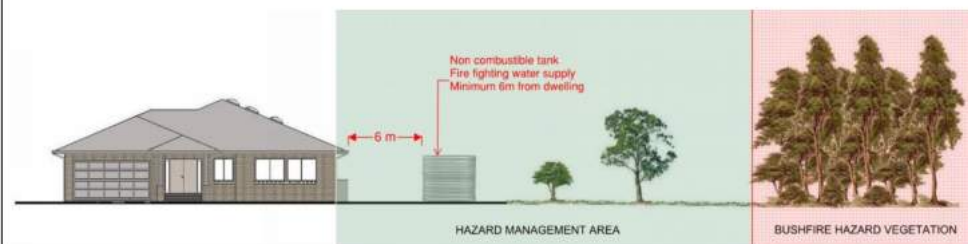
All vegetation will burn under the influence of bushfire; shrub layers need to be modified to remove tall continuous walls of vegetation and establish clear separation between the ground and the bottom of the tree canopy. Further minimisation of flammable ground litter such as leaves, twigs, bark, ferns and debris will further reduce fuel load with potential to burn or contribute to the growth of a bushfire. Fuels within the Hazard Management Area can be controlled by:

Manual Fuel Removal: - Ground fuels such as fallen leaves, twigs (less than 6 mm in diameter) and bark should be removed on a regular basis. This is fuel that burns quickly and increases the intensity of any fire. Fine fuels can be removed by hand or with tools such as rakes, hoes and shovels.

Mowing &/or Continual Grazing; - Grass needs to be kept short (less than 50mm) and, where possible, green.

Removal or Pruning; - The control of existing trees, shrubs and understorey vegetation involves selective fuel reduction through removal, thinning and pruning;

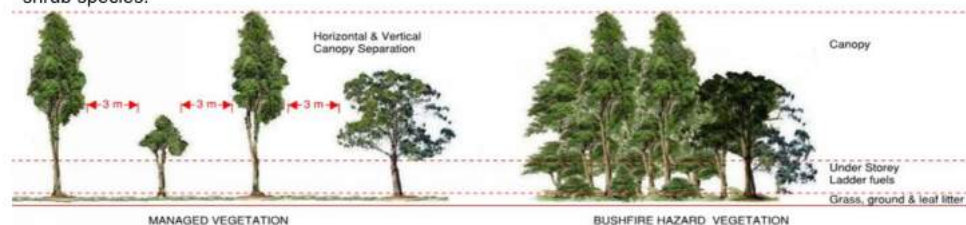
1. Remove noxious and environmental weeds,
2. Remove those species with the greater flammability such as those with rough, flaking or stringy bark,
3. Remove or thin understorey plants, trees and shrubs less than three metres in height,
4. No trees or shrubs within 10 metres of the building
5. Prune or remove trees to separate continuous tree canopy. Separate tree crowns by 3 to 5 metres;
6. Prune low branches two (2) metres from the ground to prevent a ground fire from spreading into trees;
7. Remove tree canopies overhang the building, general rule of thumb remove any tree near the building for a distance the same as the tree is high at maturity.
8. Native trees and shrubs should be retained as clumps or islands and should be maintained so as not to cover more than 20% of the area.



Hazard Management Areas as specified in the BHMP are only a minimum distance required; Owners are encouraged to establish a greater management area where land area and opportunity permits.

MAINTENANCE

1. Keep wood heaps or other flammable storage at least 20 metres from the building.
2. Solid non-combustible fencing such as steel can provide a fire and heat radiation shield
3. Metal fly-wire screens to windows prevent sparks and embers from entering the building.
4. ALL gaps are sealed up or protected with ember proof mesh including under floor spaces, roof space, under eaves, external vents, skylights, chimneys and wall cladding.
5. Remove ladder fuels from the under storey of trees to a height of 1.5 metres. Prune horizontally and vertically to provide a minimum 3 metre canopy separation crowns.
6. Rake up and remove fallen limbs, leaf & bark litter and vegetation debris.
7. Cut grass and maintain to less than 10 cm.
8. Keep garden beds well away from buildings Use non-combustible garden mulches including rock or stones, establish plantings of low flammability shrub species.
9. Keep roof gutters clear of leaf litter, bark and similar debris, remove and maintain, install gutter guards to assist.
10. Flammable fuels such as gas bottles should be located on the opposite side of the house to the likely direction of a bushfire.
11. Outbuildings to be greater than 6m from the main building.
12. Ensure hoses provide coverage to the whole site. Use metal hose fittings.
13. Flammable liquid fuels and the like to be stored in minimum volumes well away from the building.
14. Construct and maintain vehicular access and surrounding vegetation to provide clear unobstructed access and manoeuvrability for fire fighting vehicles.
15. Static On-Site water supply dedicated for fire fighting purposes: Water tank minimum 10,000 litre minimum and be non-combustible, full of water with pumps and pipes serviced and maintained regularly.



LANDSCAPING

Buildings and gardens can blend with the natural environment and be landscaped to minimise the impact of fire at the same time. The gardens and landscaping are integral parts of the Bushfire Hazard Management Area.

When designing, include features such as fire resistant plants, radiant heat barriers and windbreaks, also ensure vegetation does not provide a continuous path to the building;

1. Ensure that shrubs and other plants do not directly abut the building;
2. Plant vegetation in clumps rather than continuous rows;
3. Locate vegetation far enough away from the building so that plants will not ignite the building by direct flame contact or radiant heat emission;
4. Plant and maintain short green grass around the house as this will slow the fire and reduce intensity;
5. Construct non-flammable pathways directly around the building;
6. Use low-flammability plants and non-flammable ground mulch such as pebbles and crush tile or brick; and
7. Avoid erecting brush type fencing and planting "pencil pine" type trees, as these are highly flammable.

BUSHFIRE HAZARD MANAGEMENT PLAN General Notes:



Fire Engineering, Building Surveying, Access Consulting & Bushfire Protection

HOBART LAUNCESTON BURNIE

GPO Box 2030 Hobart TAS 7001
admin@castellan.com.au
Phone 03 6231 2360

Disclaimer

The information contained within is for general reference ONLY individual circumstances will vary. Castellan Consulting undertakes no duty to or accepts any responsibility to any part who may rely upon the general information contained within this document.

SEARCH OF TORRENS TITLE

VOLUME 227697	FOLIO 1
EDITION 6	DATE OF ISSUE 11-Jul-2017

SEARCH DATE : 31-Jul-2020

SEARCH TIME : 09.39 AM

DESCRIPTION OF LAND

Parish of MALLING, Land District of DEVON
 Lot 1 on Plan 227697
 Derivation : Whole of Lots 5205 and 13381 Gtd to W McMahon and
 Whole of Lot 16038 Gtd to G Bailey
 Prior CT 2957/12

SCHEDULE 1

M557573 TRANSFER to SAMANTHA KAY HEATHCOTE and PAUL JOHN
 HEATHCOTE Registered 22-Feb-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E61208 BURDENING WAYLEAVE EASEMENT with the benefit of a
 restriction as to user of land in favour of Tasmanian
 Networks Pty Ltd over the land marked Wayleave
 Easement 12.00 wide on Plan 227697 Registered
 20-Feb-2017 at noon

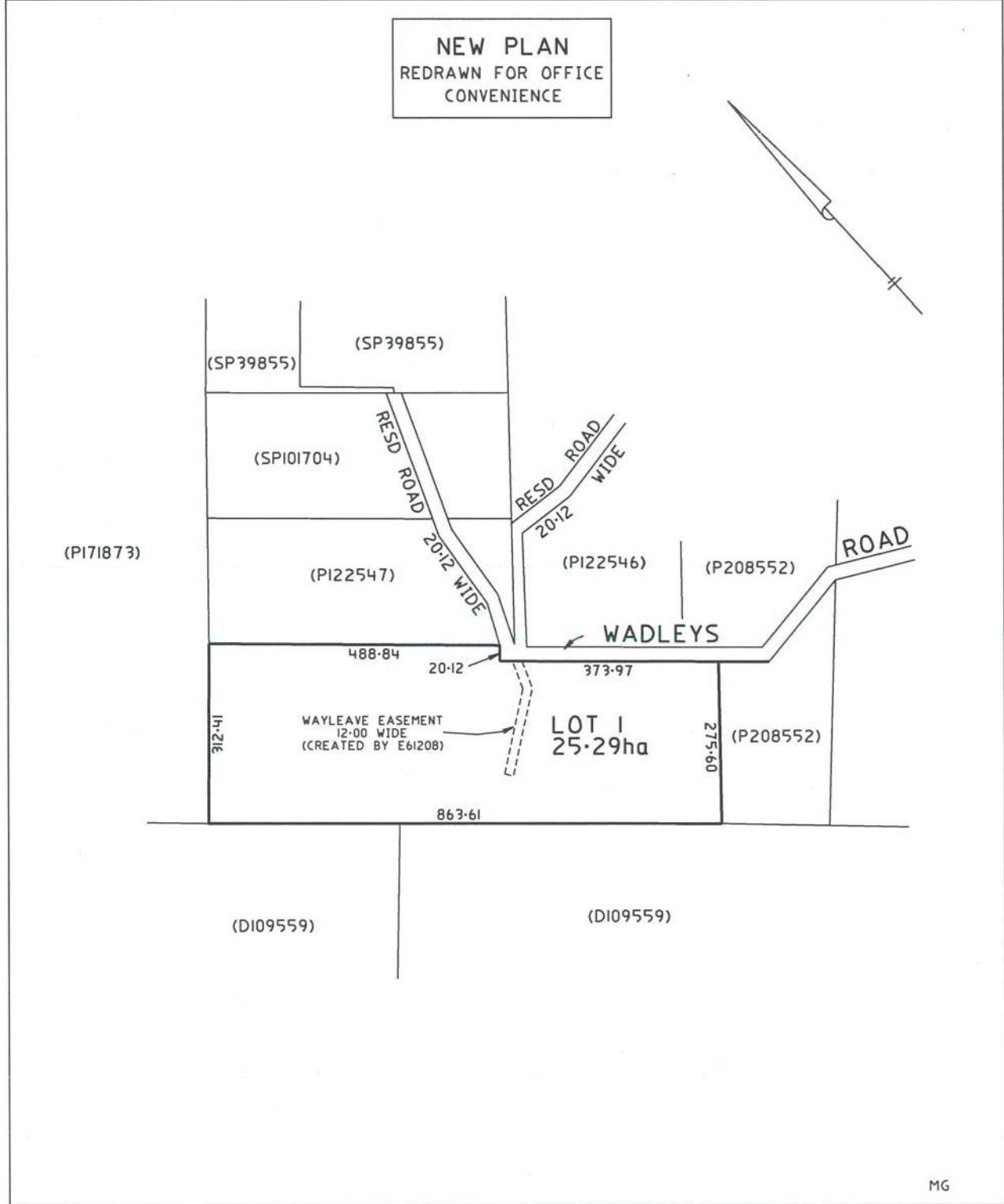
C192990 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of
 the Forest Practices Act 1985 (burdening part of the
 said land within described as defined therein)
 Registered 04-Sep-2001 at noon

E97745 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 11-Jul-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER		PLAN OF TITLE		Registered Number	
FOLIO REFERENCE CT: 2957/12		LOCATION		P.227697	
GRANTEE		DEVON-MALLING		APPROVED 17 FEB 2017	
WHOLE OF LOTS 5205 & 13981 (35A-OR-7P) & (18A-OR-0P) GTD. TO WILLIAM MCMAHON.		FIRST SURVEY PLAN No. 17/30 LO 98/15 LO		<i>Alice Kawa</i>	
WHOLE OF LOT 16038 (19A-IR-32P) GTD. TO GEORGE BAILEY.		COMPILED BY LTO		Recorder of Titles	
SCALE 1: 600		LENGTHS IN METRES			
MAPSHEET MUNICIPAL CODE No. 121 (4640)	LAST UPI No	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



MG

From: Andrew Ricketts
Sent: 5 Oct 2020 14:01:49 +1100
To: John Jordan;Planning @ Meander Valley Council
Cc: Jo Oliver;Phil Cullen
Subject: Representation and Objection Regarding: The Planning Application PA\21\0047
Attachments: ACRicketts to MVC GM FINAL- 5-10-2020 Objection Advertised PA 21.0047 Subdivision.docx, ACRicketts to MVC GM FINAL- 5-10-2020 Objection Advertised PA 21.0047 Subdivision.pdf, Tas RFA CRA Key Fauna Habitat Rare and Threatened Species Map.pdf

Dear Mr Jordan

Please find my letter attached in PDF and MS Word formats, regarding my representation and objection regarding the Heathcote subdivision proposed in The Planning Application PA\21\0047.

I await the outcome.

--

Sincerely
Andrew Ricketts
780 Larcombes Rd
Reedy Marsh 7304

A. C. Ricketts
Bradys Creek
780 Larcombes Road
REEDY MARSH 7304

5th October 2020

Mr John Jordan
General Manager,
Meander Valley Council
PO Box 102,
Westbury, 7303
By email to: John.Jordan@mvc.tas.gov.au
AND planning@mvc.tas.gov.au

CC: Jo Oliver, jo.oliver@mvc.tas.gov.au
CC: Phil Cullen, botanist.

**Representation and Objection Regarding: The Planning Application PA\21\0047
from: PDA Surveyors obo P. Heathcote. Location: 239 Wadleys Rd Reedy Marsh**

“Subdivision (3 lots):– general suitability, lot area, new accesses, sight distance.”

Dear Mr Jordan,

I am writing, to lodge an objection to the advertised Planning Application proposal, PA\21\0047 from PDA Surveyors obo P. Heathcote.

I am a ratepayer of the Municipality and a resident of Reedy Marsh since 1991. As far as I am aware, I have never met and do not know the landowner, Mr P. Heathcote, nor Mrs Heathcote. I am familiar with Wadleys Road and this far end of the road in particular. I consider this a part of my neighbourhood.

In the very near future, under the upcoming new MV LPS, this level of densification in this zone at Reedy Marsh will simply not be possible.

I consider applications such as this one to be a misadvice to the property owner and a rorting of Meander Valley Council’s Scheme, already resulting in the (probably illegal) removal of Nationally, Critically Endangered forest ecology.

It is my expectation that Council will uphold the standards, provisions, intent and purpose of its current Interim Planning Scheme and protect both the local amenity and the natural environment.

In lodging this objection, I have reference to the Meander Valley Interim Planning Scheme 2013 (MV IPS 2013), including Amendment 4, which has a purpose to allow subdivisions within areas zoned as Rural Living (RLZ), including Reedy Marsh. The MV IPS 2013 Scheme sets a minimum lot size target, post subdivision, of 15 Ha for Reedy Marsh. This PA\21\0047, simply does not meet the provisions of the Scheme, which is still in force.

I seek and expect that Council either completely refuse the application PA\21\0047 or enter into a new process with the landowner seeking a revised 2-lot subdivision, avoiding a 5 Ha lot solution altogether and in so doing, also protect the Nationally Listed vegetation and any Swift Parrot habitat with a Part 5 Agreement as a part of any new Planning Permit.

Please Note: I seek that this, or any final version of this application, be considered at a Council meeting.

There are several sound reasons for my objection to PA\21\0047 and they are discussed below in this representation. I provide several compelling, sound and relevant reasons for Council to refuse this Planning Application.

Advertised Subdivision under the Planning Application PA\21\0047

The Planning Application, PA\21\0047, proposes to subdivide Mr Heathcote's 25.79 Ha title, CT 227697/1, which Council can readily see is not double the Minimum 15 Ha, Acceptable Solution, Lot size within the RL Zoned area, when compared with the 15 Ha minimum Lot size, Acceptable Solution standard for Subdivision in the Reedy Marsh Rural Living Zone, within the Meander Valley Interim Planning Scheme 2013 (MVIPS 2013), post Amendment 4 of 2015.

That is, this is a subdivision with three Lots, with two of them intended to be very substantially below the 15 ha minimum lot size, Acceptable Solution. Yet, here we have from a block of 25.79 Ha, a subdivision into 3 Lots rather than 2 and as a result, two of the Lots would be very small, unnecessarily so. Further those two very small Lots contain the remnant vegetation including a stand of *E ovata* forest which is a Nationally Listed Ecological Community which provides habitat for the Critically Endangered Swift Parrot, which is known to frequent and nest in Reedy Marsh. Yet a boundary between Lot 1 and Lot 3 could result in clearance of the Nationally Listed Ecological Community. I am highly critical and disdainful of such poor design.

Mr and Mrs Heathcote's 25.79 Ha current title, at 239 Wadleys Road, is 164% of the size of the average block of land within the Reedy Marsh Rural Living Zone, as identified by Council in 2015.

The average size of titles in the Reedy Marsh Rural Living Zone (as at 2015) was identified at 15.7 Ha. Council, through its Amendment 4 Report of 2015. I discuss this aspect, as well as the consequences should the Heathcote subdivision development's Planning Application proceed, in more detail below.

The MVC Interim Planning Scheme 2013 should not allow the subdivision of a Lot, in such a way where the majority of the resultant titles come in way below the Minimum. This proposition is not sustainable development. It makes a mockery of the planning scheme.

In this case, the un-subdivided lot is above the Minimum but only by about 10 Ha thus leading to at least one of the titles less than the Minimum should a 2-lot subdivision be considered that then must rely on the Performance Criteria.

Reedy Marsh is a rural locality in Northern Tasmania, a few kilometres north of the town of Deloraine. The locality of Reedy Marsh, in land use planning terms, has a number of zones, including the Rural Living Zone, the Environmental Living Zone

and the Rural Resource Zone. The proposed subdivision is located within the area of the Rural Living Zone but is towards the end of Wadleys Road, an unsealed, dead end road of very modest dimensions.

It is clear that the nature and intensity of development across the area of the Rural Living Zone in Reedy Marsh, as well as impacts on the existing character, amenity and natural values are the relevant considerations in this case and Council needs to carefully consider them. .

That is, contrary to PDA's assertion, a wider consideration of the nature of development in the zoned area is appropriate and relevant to a consideration of whether this development meets the Performance Criteria.

Otherwise, a perverse and undesirable outcome could well be inappropriately engineered, where PDA with its current unacceptable business model, creates more and more substandard blocks of land across Reedy Marsh, a place with high levels of Threatened fauna species and Threatened vegetation, some of which is now Listed as Critically Endangered under Commonwealth EPBC law.

In the Planning Application, PA\21\0047, received by Council on the 21st August 2020, the existing title CT 227697/1, it is proposed to subdivide into 3 lots, one of 5.1 Ha, the second at 4.7 Ha and the largely already cleared home block of 15.7 Ha. The two very small Lots are naturally vegetated and thus the subdivision virtually ensures a land clearance operation of the remaining remnants of that native vegetation. Land Clearance is a Nationally Listed Threatening Process under EPBC Law.

The advertised Heathcote subdivision under the Planning Application PA\21\0047 embodies the proposition to subdivide the subject land down to 5.1 Ha and 4.7 Ha. I question whether this approach meets any planning standards whatsoever. Admittedly, there remains one lot, which exceeds the Acceptable Minimum at 15.7 Ha, but this land has already been cleared. It is the very small, fully vegetated lots, which are the issue and which cause objection.

The proposed Lot 1 is very small at 5.1 Ha and would be only 32% of the 2015 average lot size in the Reedy Marsh Rural Living Zone of 15.7 Ha.

The proposed Lot 2 is even smaller at 4.7 Ha in size and that would be only 30% of the 2015 average lot size in the Reedy Marsh Rural Living.

The obvious and uncontentious intent of the 15 Ha minimum lot size in this RLZ standard was to not allow all the titles in Reedy Marsh to be subdivided down to 5 Ha or so, for a range of sound and reasonable reasons. Yet, that is what is being engineered, seemingly by PDA. This approach has no social license and wherever such developments occur, I forecast they will be challenged.

PDA is obviously a clever surveyor, who has worked on the Property Council's Planning Reform Taskforce and who is now apparently manipulating the land use planning system and quite possibly misadvising his clients. This sort of behaviour is criticised.

This current subdivision proposition is simply unsustainable development in the context of the 15 Ha minimum lot standard for this Rural Living area in Reedy Marsh.

To expose the rate paying residents to what appears to be such a manifestly incompetent Planning Scheme is extremely unsatisfactory but I am aware the problem is likely to be fixed soon with the introduction of the Tasmanian Planning Scheme.

What is enormously concerning would be that each of this proposed pair of small, atypical lots, being one of 5.1 Ha and the other 4.7 Ha, which are both below 33% of the acceptable minimum lot size for subdivision under the Acceptable Solution of the MVC IPS 2013 in the Reedy Marsh RLZ, flies in the face of the very clear intention under the decision of Amendment 4 of 2015 to set the Minimum Lot for the Reedy Marsh RLZ generally at 15 Ha.

That is, the minimum pre-subdivision lot needed in Reedy Marsh, should be in the vicinity of 30 Ha, rather than the current subdivision proposal of Mr Heathcote, which is to cut up this title of only 25.79 Ha, even further.

The reason Council has a 15 Ha minimum for the RLZ in Reedy Marsh, is to set a modern and responsible standard of sustainable development based on a range of issues, concerns and the overall existing amenity as well as environmental matters, such as the consideration of the Listed Threatened and Vulnerable vegetation and the presence of a number of Threatened Species which inhabit the area some of which have large ranges.

This subdivision development proposal does not adequately consider the other values at stake and thus in essence seeks to subvert the existing character, amenity and the special natural values of the Reedy Marsh Rural Living Zone.

If Council approves this subdivision, it will be a clear demonstration that it cannot uphold its own standards that were reached in consultation with the community through Amendment 4.

The PDA's Claim of Compliance with the Performance Criteria Challenged

The surveying firm PDA, representing Mr Heathcote, in essence claims that there are some titles elsewhere in Reedy Marsh which are of similar size which enable the Performance Criteria to be met. This is discussed below.

PDA has, in my view, been very selective in looking at the nearby titles so that it may construct a convenient argument in support of the Planning Application PA\21\0047. It has used this argument before. Such a biased and pro-development view of the existing landscape and cadastral reality of Reedy Marsh is extremely unfortunate and inadequate.

Land Use planning is not about taking little snippets of the landscape that suits one argument whilst ignoring the whole. I reiterate the relevant consideration is the overall pattern of land use and intensity across the Rural Living Zone of Reedy Marsh, which must be considered to be the local area.

As previously stated, the average size of titles in the Reedy Marsh Rural Living Zone was in 2015 some 15.7 Ha, as determined by Council's own senior planner.

Conveniently overlooked perhaps by PDA, there is a range of larger titles in close proximity to the subject land including much larger titles, which adjoin, or are over the road. By PDA's definition of the surrounding titles, they must be considered.

Some of these nearby titles have larger areas than the un-subdivided 25.79 Ha title, CT 227697/1.

It is acknowledged there are a few smaller titles in the vicinity of River Road and Farrells Rd and on Wadleys Road closer to town but these obviously do not form the dominant character of the immediate area and, importantly, most are of an historic nature, before such restrictions became a fact. The larger titles form a vastly greater amount of the overall area of the immediate surrounding landscape of this part of Reedy Marsh Rural Living Zone.

Reedy Marsh does not need more very small titles near the end of dead end roads surrounded by bushfire prone vegetation and accessed by two-flood prone bridges. The Interim Scheme and this Zone standard was always intended to mitigate against such undesirable outcomes.

With Planning Application PA\21\0047 we have Council's planning staff processing a development proposal, considering and therefore progressing the subdivision of a lot of 25.79 Ha, proposed to be subdivided down to the three smaller lots of 5.1 Ha, 4.7 Ha and 15.7 Ha in a Rural Living Zoned area, where the normal lots are, on average, about 15.7 Ha across the zone (as at 2015) of the surrounding area and where the Minimum Lot size for subdivision is intended to be 15 Ha. Although one Lot meets the standard, two Lots fall far short of Council's own standard.

This action to lodge a planning application under the MV IPS 2013 with a distinct lack of any proper standards is disgraceful and forces Reedy Marsh residents to lodge objections to defend their amenity and the other values that they prize. This is indeed increasingly concerning and entirely unacceptable. Hence, I wish to describe my objection to PA\21\0047 as being 'Under Sufferance'. This is the second such sort of development in recent months.

The clear and unambiguous intent and purpose of Council's Amendment 4 of the MV IPS 2013, was to ensure that very small lots would be avoided in the Reedy Marsh Rural Living Zone (RLZ). Council must recognise this fact.

The historic small lots elsewhere in Reedy Marsh are not relevant to this more remote area of the subject land. PDA's selective claim that the proposed subdivision would meet the MV IPS Performance Criteria in the RLZ, meets no acceptance.

Many of the select small titles, used by PDA to undermine the current 15 Ha minimum standard predate the Meander Valley Planning Scheme 1995, which simply had parts of Reedy Marsh within the Rural Zone at that time. Before that scheme, such subdivisions were done under the Deloraine Interim Order, another open slather planning instrument. PDA is basing their client's application PA\21\0047 on outdated subdivision precedents, many from a time of very limited and primitive land use planning. This is unacceptable and hence has given rise to the objection.

Council must be aware the purpose of modern planning schemes is to create proper standards that protect other residents' existing amenity and also protect the environment, where that too is a relevant consideration. Such standards are in broad terms reflected and enshrined in the Act's Schedule 1 Objectives and in other parts of the scheme. Council cannot afford to ignore such objectives, nor the intent and purposes of the scheme and of the standards of zones within it and expect the community to take its actions seriously. Planning schemes also prevent developments that require greater infrastructures than councils want or can afford.

It is, in my view, not fair and orderly land use planning for Council to accept, facilitate and advertise a subdivision development that would create titles which would each be less than 33% of the minimum Acceptable Solution of a 15 Ha lot for the RM RLZ area. This would be another very poor result and a poor precedent for our area and the municipality.

Land use planning in Tasmania operates on a system of zones and those zones have a set of standards including Zone Purposes, Local Area Objectives and Desired Future Character Statements, as well as more iterative standards for subdivision including the Acceptable Solution and the Performance Criteria.

PDA claimed that this subdivision proposal will meet the Performance Criteria. I strongly disagree with PDA's claim because it is based on a selective assessment of only a portion of the Reedy Marsh Rural Living Zone not the entirety.

Natural Assets Identification and Priority Habitat under the MV IPS 2013

It is noteworthy that Council is in the process of creating a new planning scheme, under the Tasmanian Planning Scheme, which includes a new and somewhat more competent Natural Assets overlay, comprised of a new set of maps of Priority Vegetation, which in essence will thankfully replace the massively deficient Priority Habitat mapping of the 2013 Interim Planning Scheme. However the discretion to identify the unmapped vegetation, declines under the SPP.

It has been known by Council for a long time that the extent of Priority Habitat in Reedy Marsh vastly exceeds the Priority Habitat overlay mapping within the current MV IPS 2013 Scheme. Council disclosed that fact in its report regarding Amendment 4. This is common knowledge but Council has failed to properly recognise this fact and not cooperated in the community's attempts to encourage it to do better.

The area identified by Mr Livingston as E. ovata forest has been the subject of work by the botanist Phil Cullen and is partially correctly identified but maybe not fully so as to extent. Council needs a botanist to look at the E. ovata forest.

It is also known that the underlying TASVEG III mapping was inadequate, incomplete and erroneous and TASVEG IV is not much better. In the recent hearing process for the Meander Valley Local Provisions Schedule the community group, The Environment Association (TEA) Inc. engaged a specialist botanist Mr Cullen, to map parts of Reedy Marsh to deal with various serious anomalies in the vegetation mapping and the Council's Draft Priority Vegetation Overlay. TASVEG IV is little better but it was Council's Strategic Planner who, possibly accidentally, identified the mapping deficiency in this part of Reedy Marsh when in discussion with the writer in the TPC's hearing over the new scheme.

I argue that the subject land, which carries significant forest, including Listed Vegetation Communities should have been mapped as Priority Habitat. Currently the scheme allows Council to identify unmapped vegetation, yet in the future this discretion will be lost.

I also argue that the proposed subdivision would have the effect of reducing the viability of Priority Habitat and diminishing the habitat of Listed Threatened Species.

It is my view that the new Natural Assets Code overlay, when completed and updated will be a highly relevant consideration for the Meander Valley Interim Planning Scheme and for PA\21\0047. I explain this below and further on in my representation. Local Area Objectives at 13.1.2 state:

“a) Future subdivision will be determined on the basis of capacity for servicing, access, any potential for natural hazards, natural values and potential for conflict with adjoining land uses.”

Council has not already identified the Priority Vegetation in its LPS on the subject land and I maintain that the Priority Vegetation in this case is a natural value. I hope Council can accept the logic of my argument. It is good to see Mr Livingston (engaged by PDA) has at least correctly identified the E ovata forest, though I remain doubtful over the mapped extent.

It is highly likely that the vegetation on the subject land, now possibly mapped in the draft MV LPS as Priority Vegetation, subject to Planning Application PA\21\0047, contains or supports species, which are State Listed as well as nationally Listed under the EPBC legislation.

In another planning project related to the MV LPS, recently a botanist assessed roadside vegetation in Reedy Marsh, coincidentally including the subject land. Council has that information. This demonstrated a different vegetation community than which is mapped under TASVEG IV as DSC for Lot 2.

It is important to note that for over 20 years it has been known that Reedy Marsh contains significant habitat for a range of Threatened fauna species. Some of these species range over quite large distances and some have smaller ranges.

Listed Species likely to use the habitat on the subject land include the Spotted Tailed Quoll and the Tasmanian Devil, as well as other species potentially such as the Eastern Quoll (EPBC Listed) and the Masked Owl.

Near the creek, there remains Eucalyptus ovata forest, which would be habitat for the Critically Endangered Swift Parrot. There is considerably more E ovata on the other side of Wadleys Rd, so to consider this vegetation patch in isolation would be most unfortunate. Any waste disposal system should take care to not add nutrient into the E. ovata forest and that is influenced by the design of the subdivision.

It must be mentioned that E viminalis is a species which is suffering presently from an affliction termed Ginger Syndrome, which leads to death of trees, possibly from the impacts of Climate Change and attempts should be made to retain as much E viminalis as possible in my view. It is in the process of being Listed probably as Critically Endangered under EPBC Law.

I note that Mr Livingston considers an amount of the subject land to be DSC, but Cullen has identified some of that to be Dry E. viminalis forest and woodland.

Mr Livingston’s Bushfire Hazard report in Planning Application PA\21\0047, shows an area of standing vegetation (forest) to be cleared for a future house, which obviously can only be enabled by the subdivision. I cite Mr Livingston’s Bushfire Hazard report, which is included in the subdivision application, as sufficient evidence of the intent to build a new dwelling on land, which I assert to be Priority Habitat. Lot 1 would see a concomitant land clearance operation of Priority Habitat forest, which likely contains E ovata.

It is important that Council be cognisant of the fact that the new Zone for this area, also termed Rural Living Zone has been recommended and accepted to have a 15 Ha minimum Lot size (but has not been finalised) and under the new scheme (the TPS and MV LPS) there would be no capacity to subdivide below the 12 Ha minimum size under performance criteria.

The new MV LPS scheme is very close to being introduced. The provisions of the new scheme must be a relevant consideration for Council including the new revised Priority Vegetation overlay. Recent case law suggests that such changes and upcoming standards are a relevant consideration for Council.

PAL Policy Setback from the Rural Resource Zone Implications

The subject land adjoins the Rural Resource Zone and that land is used for intensive cropping. There is ostensibly a 200-metre setback for a residence from the Rural Resource Zone.

When one looks at PDA's plan of subdivision Ref 45963-P01, one can see that the width of the land of Lot 1 is some 275.60 metres to the RRZ. I cannot see how the existing house gained approval at only 19.2 metres setback from the Rural Resource Zone (RRZ). I cannot see how anyone would want to build in proximity to the neighbouring intensive, conventional farming operation with its plethora of attendant sprays and so forth.

I am not a big fan of the PAL's 200-metre setback, but for land such as this subdivision, one can see and accept its purpose. It is easy to mount an argument for not watering down the 200 metre rule on this land and for not facilitating an unnecessarily high level of subdivision which would fetter the adjoining industrial agricultural farming business.

This does not seem to have been adequately considered here, so far but needs to be now, especially for Lot 1 if Council is to avoid dealing with the inevitable future complaints regarding the impingement of daily agricultural practices on the domestic area of these subdivision lots.

Comment on the Development and the Zone Purpose Statements

I return to the Meander Valley Interim Planning Scheme, as amended:

Firstly, I refer Council to the zone purpose of 13.1.

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.

I claim the proposed subdivision development, Planning Application PA\21\0047, would not meet the following aspects of the Zone Purpose. It does not meet the clause P1 in general suitability of 13.4.2.1 regarding subdivisions in the Rural Living Zone of the MV IPS 2013. The Scheme says that each new lot must be consistent with the Zone Purpose.

It is clear that the existing dwelling of the owners, Mr and Mrs Heathcote, on the subject land has been placed on the proposed Lot 3, but in any case, I think Council should consider all three proposed lots be in terms of the Zone Purpose.

The Planning Application PA\21\0047, is in essence the exact opposite of “*development on large lots in a rural setting*” at 13.1.1.1. These 2 of the three proposed Lots are not “large lots” at all but rather very small lots, certainly in the Reedy Marsh RLZ context. Thus, the subdivision would logically create two ‘small lots’ and one minimum sized lot. It is neither logical nor responsible for Council to proceed to process a Planning Application, for this RLZ, which is, in the main, the antithesis of ‘large lots’ but rather represents intensification down to more small lots.

Indeed the Planning Application, PA\21\0047, subdivision proposal is for two of the three lots, to be of an area similar to the Scheme standards of the most densely populated Rural Living Zoned areas in the Municipality, being Davis Road and Meander, at a size of 4 ha Acceptable minimum Solution. By anybody’s definition, the subdivision proposal PA\21\0047 would create 2 small lots and one minimum lot.

The Reedy Marsh RLZ has the largest minimum lot size of 15 ha, in relation to RL zone subdivision standards in the Meander Valley Municipality and the protection of this aspect, the amenity and the ecological habitat is important for residents of Reedy Marsh. It is acknowledged this land adjoins the developed farm land in the adjoining Rural Resource Zone but it must also be noted that the end of Wadleys Road remains a place of habitat for Threatened Species.

Because of the Acceptable Solution minimum lot standard of 15 ha for Reedy Marsh RLZ, it cannot be refuted that a 5 Ha Lot is small, by way of comparison. It is the relative comparison, which defines the nature of ‘small’. It is surely without contention that small is the opposite of large. The 15 Ha is a minimum acceptable solution not maximum, therefore it cannot be considered large in the Reedy Marsh context.

The Planning Application, PA\21\0047, represents a subdivision standard proposal contrary to the objective “*that does not adversely impact on residential amenity*” and in my view, would almost certainly result in an impact on residential amenity in this part of the Rural Living Zone. I say that as a Reedy Marsh resident of over 25 years. I consider that the Heathcote subdivision would further degrade the amenity of the Wadleys Road area.

This development has the potential to stain the amenity of this part of Reedy Marsh. Residents of Wadleys Road, who have gone to considerable trouble to be discreet with their developments, would be faced with driving through a more prominent development.

Mr Heathcote’s original house is set back in excess of 200 metres and despite the cleared nature of Lot 3 is relatively unobtrusive but still does not meet PAL setback standards.

Development Fails re Local Area Objectives in 13.1.2 for Reedy Marsh

I claim the proposed subdivision development PA\21\0047 does not meet the Local Area Objectives in 13.1.2 for Reedy Marsh, which are:

Reedy Marsh

- a) *Provide for a low impact increase in housing density in support of housing choice close to Deloraine, whilst maintaining the bushland amenity and natural values of the area through careful subdivision design.*
- b) *Subdivision is to be configured to provide for bushfire hazard management areas and accesses that minimize the removal of standing vegetation and provide for substantial separation distances between building areas.*
- c) *The retention or planting of vegetation is the preferred means to integrate and screen development throughout the zone.*
- d) *Future subdivision will be determined on the basis of capacity for servicing, access, any potential for natural hazards, natural values and potential for conflict with adjoining land uses.*

The proposal to subdivide a title: CT 227697/1 does not meet the above Local Area Objectives 13.1.2 (a), (b) or (d).

PA\21\0047 represents a subdivision contrary to “*low impact increase in housing density*” because the proposal represents an attempt at a massive densification of a title within the Reedy Marsh Rural Living Zone, doubling the potential for clearance of the natural environment, doubling the number of people potentially and obviously removing a significant part of the natural environment should the Bushfire Hazard plan be followed. When a subdivision doubles with the number of lots on the subject title, it cannot be described as a low impact increase.

This Planning Application PA\21\0047 fails to meet the objective: “*maintaining the bushland amenity and natural values of the area through careful subdivision design*”. Indeed, I argue that no careful subdivision could be achieved in this instance on the subject land because the design of the proposed lots is too small. When combined with the Bushfire Hazard vegetation clearance removes the bushland amenity from the title. It is clear the Planning Application includes a subdivision design, which is contrary to the Scheme’s objectives.

This Planning Application PA\21\0047 represents a subdivision contrary to “*Subdivision... to... minimize the removal of standing vegetation and provide for substantial separation distances between building areas.* Although PA\21\0047 would not of itself, create a new house on the subject land it is clearly intended to do so and it cannot be argued that it is for any other purpose. Mr Livingston’s Bushfire Hazard plan makes the extent of the proposed removal of ‘standing vegetation’ very clear and Mr Livingston’s plan is a part of the subdivision Planning Application PA\21\0047 . That standing vegetation does not have to be Priority Habitat; it simply has to be “*standing vegetation*”. The two small Lots proposed on the subject land are covered to a substantial extent with “*standing vegetation*”.

The percentage of native forest which would be removed for bushfire purposes, under Mr Livingston’s Bushfire Hazard plan report, within PA\21\0047 for a new dwelling on Lot 1 represents a significant portion of the whole of the vegetation of Lot 1 and Lot 2 of the subject land.

It is clear that should the subdivision go ahead, land clearance is highly likely and can be foreseen, including on Lot 1, E ovata forest. This outcome does not meet local area objective (b). This clearance, sanctioned by Mr Livingstone, would be on top of any illegal clearance, which I allege may have already occurred in the last few years and also very recently by the starting of the development by building a brand new access, very recently.

Council's land use planner, Leanne Rabjohns is ostensibly handling this matter. However, in my view the matter of this development raises a number of strategic issues and compliance issues, including matters of National Significance, such as Swift Parrot habitat and Critically Endangered vegetation. It probably needs to be referred as a Controlled Action.

This is a subdivision proposal, where the owner is obviously intending to sell at least two parts of the land and thus there is a Council expectation someone would put two new houses on the subject land.

I remind Council again that this subdivision would result in two sub-minimum sized blocks and to put a two new houses on the subject land which should be mapped Priority Vegetation, which is also native 'standing vegetation' with significant conservation values, including the habitat of threatened species, of national Significance, it is reasonable to assume it would be highly likely a significant portion of these values would be removed under Livingston's Bushfire Hazard Plan.

Comment on Desired Future Character Statements for Reedy Marsh,

I claim the proposed subdivision development, PA\21\0047, does not meet the Desired Future Character Statements for Reedy Marsh, which are:

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 development with low levels of development visibility.

b) The character of the locality is to be maintained through retention of vegetation and lower densities to integrate and screen development and to reduce the visibility of buildings and access driveways from roads and neighbouring properties.

c) Where located on slopes or at higher elevations, the configuration of subdivision and the location of buildings and accesses are to minimize the impacts of vegetation clearance on the landscape. The retention or planting of vegetation is the preferred means to integrate and screen development throughout the zone.

d) Where located in a more open landscape, subdivision is to be configured with dimensions to reflect requirements for a low density and provide for development areas that accommodate appropriate separation between buildings, separation between buildings and adjoining access ways or roads and to accommodate bushfire hazard management areas within each lot.

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

The PA\21\0047 proposal to subdivide the title CT 227697/1, which is already in size well below the 30 Ha size so as to achieve 2 lots of the minimum lot size within the Reedy Marsh RLZ, does not meet any notion of sustainability or standards and would

further change the existing character of this part of Reedy Marsh. A death by a thousand cuts.

The PA\21\0047 Heathcote subdivision proposal would not meet 13.1.3 Desired Future Character Statements: (a), (b), (d) and it would be unavoidably visible when the intended house, as cited in Livingstone's Bushfire Hazard assessment report, and associated clearance which is being facilitated by the subdivision. It would be churlish of the Council to pretend that this subdivision was for any other reason than to put two more houses on the subject land, at a time when under the new MVLPS scheme such subdivision would be prevented.

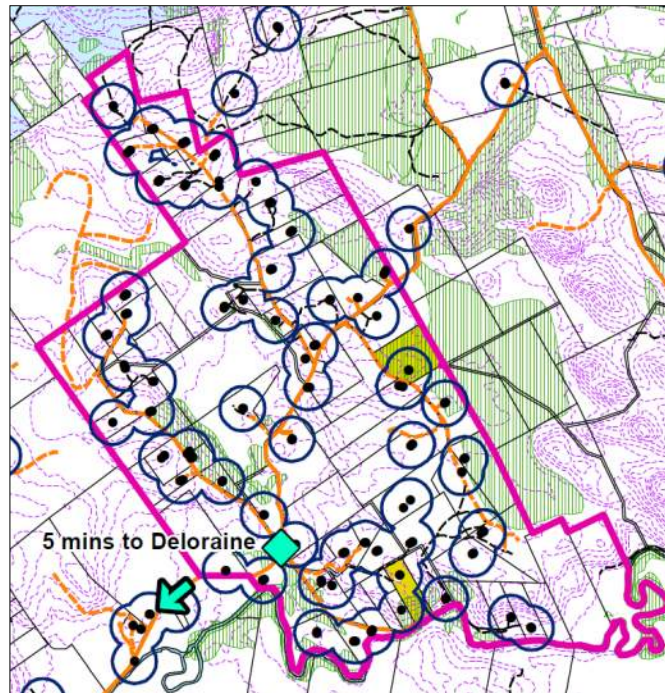
Many people owning land in the Rural Living Zone (RLZ) at Reedy Marsh in general support retention of the natural values of this area, as well as more broadly. This can be seen from the retained amenity and existing character of the general area.

A perusal of the titles across this RLZ at Reedy Marsh shows a number of mostly nuanced, private and secluded approaches with regard to how Residential Use is discretely accommodated, almost all being set back a lot further than can be achieved on either Lot 1 or Lot 2 of the subject land, were fettering to the RRZ to be considered important. Past development in Reedy Marsh has largely been both respectful and tastefully private. The PA\21\0047 subdivision proposal would allow and facilitate a diminishing of such a quality, discrete, private amenity and character at this location. It would see more E ovata cleared simply for more power lines in regards to Lot 1, for example.

This PA\21\0047 subdivision proposal would allow higher, not lower densities, which is against the Desired Future Character Statement (b). Lower Densities must be seen in the context of the 15 Ha RL Zone, Acceptable Minimum Lot standard. A proposed 33% lot size of that Acceptable Minimum Lot area in the Scheme cannot be considered "Lower Densities". This PA\21\0047 is in fact a massive densification.

The 2015 Council report regarding Amendment 4 says of Reedy Marsh (Note my emphasis by way of underlining):

Reedy Marsh



"The current Reedy Marsh Rural Living zone reflects a cluster of rural residential uses surrounding River Rd, Wadley's Rd, Johns Rd, Farrells Rd and Saddlers Run Rd. The proposed zone consists of 86 lots and currently contains 76 houses. Lot sizes range from 7900m² to 75 hectares, with the 75-hectare parcel centrally located. The average lot size is 15.7 hectares. The topography of the area is predominantly native vegetated, undulating hills with the larger titles to the centre being cleared. The area contains 2 conservation covenants and patches of known priority habitat, both mapped and unmapped. The southern edge of the zone has steeper slopes and is bound by the Meander River. This topography is reflected in the predominance of Class 5 and 6 land with some Class 4 land to the larger central titles. The area is bound to the east by a large multi-use property subject to plantation forestry and grazing activities, which also has significant stands of priority habitat. To the west is the prime agricultural plateau of Weetah. The northern edge is bordered by State forest and some private tree plantation mixed with priority habitat.

The clustering of established dwellings within the area in a pattern that surrounds the class 4 land in the centre, together with public roads and priority vegetation, practically constrains the land between, making viable connectivity of the class 4 land infeasible. This indicates that the land is conducive to hobby farm activities for small-scale enterprises and as such, the proposed zone boundaries are drawn around the clear ring of rural residential uses.

The zone is considered suitable for intensification to provide for some additional land supply. The area has close proximity to the settlement of Deloraine, at approximately 10 minutes maximum driving time. Deloraine is a well-serviced district centre with a full line supermarket and other retail, health services, primary and high schools, hospitality, banks, post office, recreation and cultural facilities. Public roads service the extent of the area and can provide access to larger lots that have the capacity to consolidate gaps between the clusters of existing dwellings. The existing and achievable lot sizes provide the ability to achieve appropriate setbacks or mitigation to surrounding rural resource land, accommodate on site wastewater and are considered capable of accommodating clearance areas for bushfire hazard management or avoidance of wet areas. The

proposed minimum lot size of 15 ha reflects a density to achieve discrete bushfire management zones without erosion of the character of the area though is a slightly higher density than the average. It is considered likely however that the determinant of eventual yields will likely be the combined consideration of road frontage availability, bushfire protection and water quality protection. It is anticipated that approximately 27 new lots could be created."

In coming to a conclusion back in 2015/6 to support the 15 ha standard, proposed by several residents, Meander Valley Council considered carefully the extent of additional residences and identified the 27 new lots, which could be created under the 15 ha standard. This seemed reasonable and sustainable at the time.

In 2015, the Reedy Marsh Rural Living Zone apparently consisted of 86 lots and 76 houses. Lot sizes at the time ranged from 7900m² to 75 hectares.

So, even without subverting the 15 ha Acceptable Solution Minimum Lot area, lot standard, Council said it could expect a significant increase in residential development in Reedy Marsh, whilst retaining the natural values: which translated to 27 new lots plus 10 undeveloped lots means that, at 15 ha Acceptable Solution, there would be approximately 37 Lots, a 50% increase in residential densification within the Reedy Marsh Rural Living Zone. A standard, which allowed development to proceed in that manner was adopted and accepted. That does not mean it would be acceptable to have in this RLZ an open slather, high densification approach, which developments such as the Heathcote one embrace.

This subdivision proposal, PA\21\0047 with lots at only 33% of the Reedy Marsh RLZ Acceptable solution in the Scheme, represents a far higher degree of densification, a greater level of human habitation and much smaller lots than that which Council had planned upon, anticipated or felt was desirable in 2015.

If it became a new norm, the consequence would be a substantial diminution of native biodiversity habitat and a likely loss locally of Listed Threatened Species from the area. The current amenity and character would disappear as well. In essence, this subdivision proposal, PA\21\0047 does not represent a public interest outcome for Reedy Marsh and is in breach of the MV IPS 2013.

The above map, showing the distribution of residences across the RLZ of Reedy Marsh in Council's Amendment 4 report of 2015 is ample evidence of the existing sparse and spread out nature of residences in the Reedy Marsh Rural Living Zone, which I maintain is the surrounding area, which must be considered by Council here when considering the surrounding area. This character, I argue, is contrary to PDA's uninformed assertion about their selective claim for a surrounding area made in PA\21\0047.

This subdivision proposal, PA\21\0047, represents a degree of intensification and densification, not at all foreshadowed or foreseen by Council's Amendment 4 proposal for Reedy Marsh, where a 15 ha minimum lot was chosen by Council and supported by the writer and others in Reedy Marsh. Indeed, the argument at the time was the choice between a 15 Ha minimum standard and proposals for no subdivision at all.

Further, it should be recognised by Council that in the upcoming Tasmanian Planning Scheme this sort of development would simply not ever be possible, at all, not at the 10 Ha standard and not at the revised 15 Ha standard. The Performance Criteria in the

MV LPS of the Tasmanian Planning Scheme are intended to not go below a bare minimum of 80% of the minimum subdivision lot standard which for Reedy Marsh will be 15 ha, that is, a cut off at 12 ha. On that basis the proposed 25.79 Ha subject title would not be allowed to be subdivided into more than two Lots, somehow. The 5.1 ha of Lot 1 would be therefore a mere 42.5% and 4.7 Ha of Lot 2 only 39% of the Draft MV LPS intended Performance minimum, substantially under performance rules for this RLZ in the upcoming new scheme and therefore completely disqualified. I believe this matter is also a relevant consideration for Council.

Council's role in administering a land use planning scheme is to ensure fair and orderly planning and sustainable development in accord with LUPAA and the Northern Tasmanian Regional Land Use Strategy NTRLUS, as well as being consistent with the MVC Planning Scheme provisions themselves.

I assert that it has been clearly shown this development does not meet those basic standards and therefore Council should by rights refuse PA\21\0047 completely.

Council's 2015 Amendment 4 report identifies that there is Priority Habitat in Reedy Marsh, which is not mapped and this has been proven in the MV LPS hearing process. The existing mostly forested CT 227697/1 of some 25.79 Ha should be mostly mapped as Priority Vegetation under the MV Local Provisions Schedule's Natural Assets Code, currently in draft form, but in any case in a form where Council has been reticent to countenance making any changes. Council has an obligation to properly consider such matters with expert analysis. Priority Vegetation is a relevant consideration regarding this subdivision Planning Application and its proposed removal is a serious concern in this instance.

Even Attorney General, Ms Archer has raised concern about the adequacy of the State's vegetation mapping, suggesting that the mapping done under RFA processes is vastly deficient.

I have maintained a strong interest in this matter of the adequacy and accuracy of the State of Tasmania's vegetation mapping for over 20 years now - first raising this important issue with Governments in 1996. At the time, the Reedy Marsh Forest Conservation Group (RMFCG) engaged the excellent botanist, Philip Cullen, who reviewed the draft vegetation mapping within Reedy Marsh, during the RFA process and showed it to be massively deficient. Despite revisions and new versions of State vegetation mapping, the fact is that in many parts of the state the vegetation mapping is less than 50% accurate. This assertion can be demonstrated.

It is acknowledged the forest here on CT 227697/1 is not pristine. It is my contention that this is not a particularly important or relevant consideration at all. What is more important in my view is the extent to which values of high conservation significance remain and whether the land supports the survival of Listed Species which can and do currently continue to flourish in the absence of more development. Loss of habitat values is inevitable if the land is subdivided and one species in particular is likely to forage on the *E ovata*, that being the Critically Endangered Swift Parrot.

Current Reliance on Vegetation Mapping rather than Considering the Whole and Actual Ecosystem Criticised

One of the enormously inadequate aspects of the conservation of nature in Tasmania is that our bureaucracy (including the Regional Forest Agreement (RFA) of Tasmania) considers a surrogate for comprehensive conservation value to be the mapped or modelled, or even the actual vegetation community types, which were devised originally for the Comprehensive Regional Assessment (CRA), performed under the National Forest Policy Statement (NFPS).

The reservation of vegetation communities in this manner must surely be regarded as an artificial human construct, that is it is simply not a reliable surrogate for the adequate conservation of nature. It is noted that Meander Valley will move to a better more holistic overlay in the upcoming MV LPS and that has been supported.

Subject Land on Edge of Key Fauna Habitat for Rare and Threatened Species

During the Comprehensive Regional Assessment, in 1996 and 1997, the Commonwealth mapped the National Estate values across Tasmania and produced mapping of 'Indicative Areas of Key Fauna Habitat for Rare and Threatened Species', known as 'National Estate criterion B1'. I enclose a scanned version of this RFA map with this letter.

This CRA map, although made in January 1997, remains current because both Tasmania and the Commonwealth unwisely and without adequate reason agreed to extend the Regional Forest Agreement in 2017, without performing any new studies.

Prior to the time of the 2017 RFA renewal, I considered this avoidance of new studies inadequate and irresponsible. I expressed my views to both governments but was ignored. It should be remembered that in 1996 and 97 the sophistication and comprehensiveness of fauna study upon which the Regional Forest Agreement was ostensibly built, was highly variable and in many instances no adequate baseline data was established for many species.

If you both look carefully at this RFA map of Tasmania, National Estate criterion B1, you will see that the subject land, is on an edge of the area of Key Fauna Habitat for Rare and Threatened Species. I must say I am not surprised and consider that competent studies of the subject land would prove absolutely, it to be habitat for a number of species, which are either on the Commonwealth list under the EPBC Act or on the State List under the Threatened Species Act. These species are discussed below.

The Issue of Threatened Species

The Listed species, which I believe will be shown and could be shown to inhabit and visit and indeed rely upon the subject land for their life support, are:

1. **Spotted-tailed Quoll: *Dasyurus maculatus maculatus*.** This land is foraging habitat for the Tasmanian subspecies of the Spotted-tailed Quoll, a nationally listed species under EPBC and on the State List. Tasmania represents its last stronghold, especially after the mainland bushfires, which decimated an area on the mainland, much within quoll habitat, an area over two and a half times the size of Tasmania. The

lowland forests of Central Northern Tasmania represent a stronghold (Core) for the Spotted-tailed Quoll. This is a wonderful animal, which has a large home range and prefers old growth elements within the forest for its home. It is the last living relative of the Tasmanian Devil. Status: Threatened Species Protection Act 1995: **Rare**. Environment Protection and Biodiversity Conservation Act 1999: **Vulnerable**

2. **Tasmanian Devil: *Sarcophilus harrisii***. It is expected that Tasmanian Devils will occupy the subject land. They have declined by some 90% in recent decades due to Devil Facial Tumour disease. This species accordingly is on both the State and Federal lists. Suitable habitat occurs on the forested parts of this land. Status: Threatened Species Protection Act 1995: **Endangered**. Environment Protection and Biodiversity Conservation Act 1999: **Endangered**.

3. **Masked Owl: *Tyto novaehollandiae subsp. Castanops***. The central north lowlands, is a priority (Core) area for the Masked Owl. Highly suitable foraging habitat for the Masked Owl occurs on the subject land but due to the absence of old growth trees nesting habitat currently does not. However, the open mix of rough pasture and forest is ideal hunting territory for the Owl. Status: Threatened Species Protection Act 1995: **Endangered**. Environment Protection and Biodiversity Conservation Act 1999: **Vulnerable**

4. **Eastern Barred Bandicoot: *Perameles gunnii gunnii***. It is widely regarded that this species is in decline but it is not listed in Tasmania. Suitable habitat for the Eastern Barred Bandicoot occurs on the land. Status: Threatened Species Protection Act 1995: **Not listed**. Environment Protection and Biodiversity Conservation Act 1999: **Vulnerable**.

7. **Grey Goshawk: *Accipiter novaehollandiae***. I would be surprised if this bird had not been sighted on the subject land, I know it has been sighted nearby. The patch of *E ovata* on the other side of Wadleys Road would include a suitable nest site. One has to look at such issues at a landscape scale. Status: Threatened Species Protection Act 1995: **Endangered**. Environment Protection and Biodiversity Conservation Act 1999: **Not listed**.

8. **Swift Parrot: *Lathamus discolor***. Swift Parrots breed in Tasmania and migrate to mainland Australia in autumn. The presence of Swift Parrots in northern Tasmania is generally linked to the flowering of *Eucalyptus ovata* trees and their migration. Although the vegetation of the land is mapped mainly as Damp Sclerophyll dry forest (which incidentally has *E ovata* in it) there is more than a scattering of *Eucalyptus ovata* trees through the land especially along the creek near the proposed boundary of Lots 1 and 2. This vegetation community is on both the State and Federal lists. Swift Parrot Status: Threatened Species Protection Act 1995: **Endangered**. Environment Protection and Biodiversity Conservation Act 1999: **Critically Endangered**. The Swift Parrot is also listed as '**Endangered**' on the International Union for Conservation of Nature (IUCN) Red List of Threatened Species (IUCN 2004).

9. **Green and Gold Frog: *Litoria raniformis***. This frog would likely live near the stream in the southeast of the property but it may not be very good habitat, I would agree but one can be surprised by this frog. Status: Threatened Species Protection Act 1995: **Vulnerable**. Environment Protection and Biodiversity Conservation Act 1999: **Vulnerable**

The Nationally Listed, E. ovata forest, has been mapped only as a limited area and may be associated with the stream. However, ovata may well also be more extensive than Mr Livingston's map suggests. A new access onto Wadleys Rd to Lot 1 has been constructed, probably illegally in this vicinity, in what appears to be E ovata forest.

The stream in turn is also very close to the boundary between Lot 1 and Lot 3. Were a fence to be constructed on the boundary, as is likely because of the cleared land of Lot 3, or simply as of a right, then the riparian E ovata forest would be removed for fencing purposes. Thus the boundary proposed between Lot 1 and Lot 3 is criticised and is very poorly and unacceptably sited. I strongly recommend another location for the boundary be found or preferably Lot 1 be removed completely.

Additionally, the location of the new access may well cause more E ovata forest to be destroyed, the whole possibly requiring a Controlled Action under EPBC Law. I consider such matters to be a Council responsibility and Ms Rabjohns should be instructed as to how to carry out such referral tasks.

Bushfire Concerns

Bushfire is a hazard in Reedy Marsh. I am of the opinion that reasonable standards for the surrounds of dwellings would be a better solution than attempting to conduct prescribed burns in Reedy Marsh.

Putting more houses in the middle of remnant forest in Reedy Marsh in a circumstance where there are no, or limited, water resources on some or all of the Lots of the subject land is concerning. Some in Wadleys Rd have water and perhaps the stream near the southern boundary of Lot 3 is permanent but it may also dry up in many summers. So the lots may get a bushfire tank or two but where is the water? I realise there is the Bushfire Code and am familiar with the Code's provisions.

Traffic Impact Assessment Issues

Mr Burk of Traffic & Civil Services has done the Traffic Impact Assessment.

He has stated:

“River Road is a no through sealed road with a minor rural collector function and connects Reedy Marsh with Deloraine. The road is in fair condition.”

This is untrue. River Road which continues through as Porters Bridge Road and indisputably forms a through road from the town of Deloraine to the town of Exton. I wish to strongly disagree with Mr Burk. River Road flows seamlessly through a bend into Porters Bridge Road. There is no, 'No Through Road' sign at either end of this road, both ends of which connect with major roads. Mr Burk is clearly in error here and in my view has deliberately misconstrued the status of River Road and hence the intersection with Wadley's Road. This aspect should be redone.

Then Mr Burk states:

“River Road and Wadleys Road form a cross intersection without turning lanes and a very low traffic activity. Give Way signage and line marking are

provided however Wadleys Road is unsealed. The intersection does not satisfy Safe Intersection Sight Distance (SISD)''

I agree about this intersection, it is poor. It is not very good and this issue has been raised before. But Mr Burk's considerations of the intersection relate to River Road being a No Through Road, which it is not.

Mr Burk's report also mentions the bridge over the Dungiven Rvt does not have an appropriate speed sign, recommending a change, which he has done before, yet no sign ever eventuates. The lack of adequacy of Wadleys Rd is thus side stepped. It is a reason for refusing more development down its far end.

Mr Burk's report has images which clearly shows the recent destruction of roadside amenity adjoining the subject land, near the creek on the proposed Lot 1, at 239 Wadleys Road and his images show a gate which has recently been installed (probably illegally) in forest, which both I and botanist, Mr Cullen, regard as E ovata forest.

This action, almost certainly by Heathcote, assumes the development would be approved. Please see the photo of the new gate in Mr Burk's report at Figure 13 on page 16 of his report, with the tree hard up against the gate being an E ovata tree. There is evidence of more E. ovata trees having been removed in the report. I can tender the roadside photographs I have taken previously as evidence and am willing to assist Council over such matters.

Mr Heathcote has in essence already illegally started his development of New Accesses, which are mentioned in the Permit Application as potentially non-compliant and has deliberately knocked down some extent of the Nationally Listed forest ecological community. This sort of behaviour makes a mockery of Council and the legal process.

I call upon Council to ensure the roadside is rehabilitated. I strongly consider the Lot 1 proposition to be unacceptable. This sort of unfortunate problem was created when Council/TPC sent out to these residents, revised information about the natural environment in their area. This deleterious outcome was foreseen by the writer.

I presume Mr Heathcote sought no Permit for the works undertaken on the Council road verge in the Nationally Listed Critically Endangered E ovata forest. I specifically seek confirmation of this aspect by the planner in her report to Council, please.

This was a beautiful part of Reedy Marsh and is now well on its way to being made unattractive or may be even hideous, courtesy of PDA and Mr Heathcote, I allege.

There has already been impact on the Nationally Listed Critically Endangered, E. ovata forest, which is habitat for the Nationally Listed, Critically Endangered Swift Parrot.

It is my view that the proponent has amply demonstrated he has no regard for important elements of the natural environment, nor even the existing amenity.

I have also formed the opinion the proponent has deliberately lodged a development application, seeking to avoid the new MV LPS planning scheme and claim this has been done deliberately, including with PDA's assistance.

On Claims re Surrounding Pattern in the Reedy Marsh Rural Living Zone

I wish to strongly disagree with PDA over their assessment of the local amenity in PA\21\0047 and their claim that a subdivision down to 5 Ha is consistent with the surrounding land use pattern. It is most certainly not consistent with the surrounding pattern across the Reedy Marsh Rural Living Zone.

It must be stated that the title of 538 River Road for example was, I have been reliably informed, formerly the historic site of the Willowdale School and down Wadleys Road the Wadleys have a small holding. Typical for such historic rural arrangements the school block was of very modest size. So, such historic legacies are not typical of the surrounding area at all and it would be very, very poor planning to rely on such historic artefacts.

Indeed, I argue that the “surrounding area” mentioned in the MVIPS Scheme at 13.4.2.2 and P2 (g) is the Rural Living Zone of Reedy Marsh and that Council’s work on this matter in its report at the time of the 2015 Amendment 4 is pertinent and relevant today. This Amendment report characterises and quantifies the lots and defines the surrounding area for the purpose of defining subdivision standards. There is no other Council documentation, which defines the surrounding area.

Council assessed the land use pattern of the Reedy Marsh area in its report regarding Amendment 4 to the MVC IPS 2013, as well as other areas. That assessment considered that the average lot size in Reedy Marsh was about 15.7 ha. I reiterate Council’s Amendment 4 deals with subdivision and the standards thereof and created the ability for the land to be subdivided and importantly was an expression of Council’s planning intent.

The modern Reedy Marsh RLZ area generally, that is, the overwhelming predominance of titles, has long been favoured for Rural Residential development and most of that development is situated with setbacks a very long way from the Council maintained road, organised in a private and discreet fashion, where the natural amenity of the area is respected.

Planning Application PA\21\0047 as it currently stands would almost certainly undermine that discrete private development aspect and undermine the natural amenity of the place, if one considers the development intent outlined in Mr Livingston’s Bushfire Hazzard report contained within PA\21\0047.

I am mindful that in 2015, when debating the standards around the minimum lot size for Reedy Marsh Rural Living Zone, in the Tasmanian Planning Commission hearing, that there were those residents, including those who remain resident nearby in Farrell’s Road, Reedy Marsh, who advocated that there should not be a subdivision capacity in Reedy Marsh at all and cited a range of reasons which are pertinent to the current Planning Application proposal PA\21\0047. Indeed there was one resident who described the effect that might occur as being tantamount to a rural residential ghetto.

The current proposal PA\21\0047, were it approved, may entirely reinforce and illustrate his point. I argued for the 15 Ha limit and now I entirely regret doing so because I view it has been rorted including by the surveyors, PDA, who should know better but obviously do not.

Finally, I consider that Planning Application PA\21\0047 not only represents a threat to amenity and orderly planning, it also represents avoidance of meeting the criteria for sustainable development and the owner has already started to destroy the *E. ovata* forest on the subject land, assuming a development permit would be granted, clearly considering Council regulations to be simply obstacles to remove in pursuit of the subdivision.

Council previously, in 2015, had included a careful consideration of the density within the RLZ of Reedy Marsh in Amendment 4. Planning Application PA\21\0047 transgresses and overturns that density, were it to be applied more consistently as a precedent over the whole Zone. It is a dangerous precedent to set. But PA\21\0047 also represents a threat more broadly to planning scheme standards, for the proposal disrespects and seeks to trash the standards Council has set and has already trashed roadside amenity and the Listed forest ecosystem. On all these issues alone, the development proposal is certainly unacceptable.

Conclusion

Accordingly, for all of the reasons I have raised and stated above, I respectfully seek that Council defends its MVIPS 2013 planning scheme and refuses this Planning Application PA\21\0047. This is a very poor subdivision development, which targets remnant vegetation and habitat.

I await Council's report and reply, and trust that both Council's planning department and the elected Councillors will share my multiple genuine and significant concerns regarding Planning Application PA\21\0047, which I express above, and support my objection.

The land contains some land with a Nationally Listed Critically Endangered Ecosystem and a range of Listed Species, which are highly likely to be present. I consider it is essential that the Priority Habitat areas of this land become protected with a Part 5 Agreement and as part of this process, should some compromise position be found the *E. ovata* forest clearly needs to be protected securely from development.

I seek that Council recommends and advises the applicant to withdraw and redraft this Planning Application PA\21\0047, or otherwise I seek for Council to refuse the Application PA\21\0047.

Yours sincerely,



Andrew Ricketts

PLANNING AUTHORITY 3

Reference No. 219/2020

DRAFT AMENDMENT 2/2020 – REPORT ON REPRESENTATIONS RECEIVED -
BLACKSTONE HEIGHTS LOCAL BUSINESS ZONE - 2 PANORAMA ROAD,
BLACKSTONE HEIGHTS

AUTHOR: Jo Oliver
Senior Strategic Planner

1) Recommendation

It is recommended that Council:

- 1. Endorse *Table 1: Consideration of Representations* as its report in response to the representations in accordance with Section 39(2) of the former provisions of the *Land Use Planning and Approvals Act 1993*.**
- 2. Recommend to the Tasmanian Planning Commission the following modifications to Draft Amendment 2/2020:**
 - a) Draft standard *F7.4.1 Setbacks* is modified by the inclusion of an additional standard relating to the setback of works for pedestrian and vehicular access and associated modification of the objective as detailed in *Table 1: Consideration of Representations*;**
 - b) An additional standard is included at F7.4.4, requiring landscaping treatment at the interface with adjoining residential properties to provide for privacy screening and enhanced amenity, as detailed in *Table 1: Consideration of Representations*; and**
 - c) Low Density Residential Zone – Section 12.2 Use Table is modified to include a discretionary use qualification for Business and Professional Services for administrative offices within the existing building on adjoining land at 8 Neptune Drive, as detailed in *Table 1: Consideration of Representations*.**

2) Officers Report

At its meeting of the 8 September 2020, Council initiated and certified a draft amendment to the Meander Valley Interim Planning Scheme 2013 to:

- Rezone 6.5 hectares of land at 2 Panorama Road Blackstone Heights from Low Density Residential Zone to Local Business Zone;
- Insert a Specific Area Plan over the Local Business Zone to provide for:
 - a specific range of uses;
 - setbacks for buildings and mechanical equipment;
 - building design;
 - 500m² allowance for floor area; and
 - a building site coverage of 15%.

Figure 1 below shows the proposed area for rezoning and the associated Specific Area Plan.

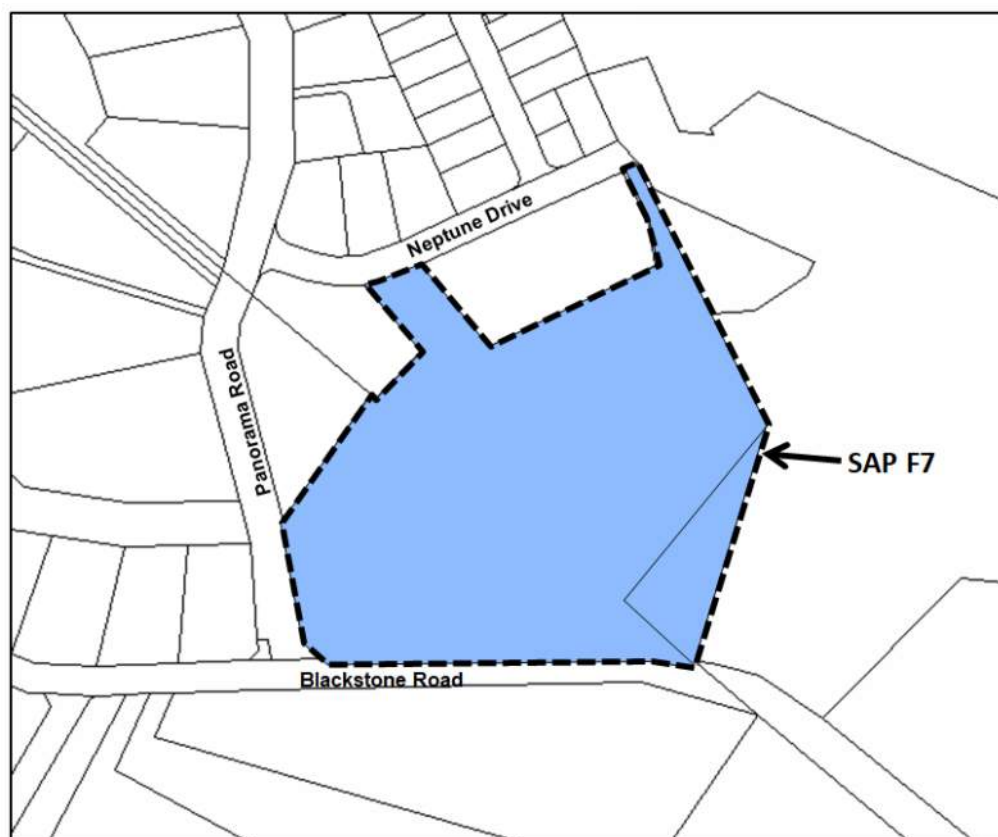


Figure 1: Proposed extent of Local Business Zone and associated Specific Area Plan.

Pursuant to Section 38 of the former provisions of the *Land Use Planning & Approvals Act* (LUPAA) 1993, Council placed the draft amendment on public notice for a period of 30 days. The formal exhibition period commenced on Saturday 12 September 2020 and concluded on Tuesday 13 October 2020.

At the end of this period Council had received two (2) representations.

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

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

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

Table 1 considers the representations in accordance with the requirements of the LUPAA.

Table 1: Consideration of Representations

<p>Representation 1:</p> <p>K & C Farmer</p> <p>The representation is made by the owners of the adjoining property at 6 Neptune Drive. The representation objects to the proposed rezoning and raises concerns regarding the potential impacts on the property at 6 Neptune Drive.</p> <p>The representation submits:</p> <ul style="list-style-type: none">• Blackstone Heights does not need another market as there is one that already operates at Blackstone Park;• The serenity and the amenity of the residential setting will be lost which was the initial reason for purchasing the property;• Opposed to the walkway adjacent to the north-eastern and south-eastern boundaries of their property;• Fencing is not adequate to protect privacy and security or potential encroachment from future users of the site. Solid privacy fencing should be
--

- installed by the developer at no cost to themselves;
- Objects to location of the car park due to visibility from the dwelling and views into the property from the car park;
- Objects to rezoning at whim of developer and Council.

Statement of Merit

Although the proposed Specific Area Plan does not specifically include the detail of the future site plan, it does include standards that specifically address the proximity of future development to adjoining residential uses in the Low Density Residential Zone. Of particular note is the proposed 10 metre setback of noise emitting plant and machinery such as air conditioners etc. and the representations highlights and aspect of future development that warrants further consideration.

It is likely that the site will be a busy, local hub for the residents of Blackstone Heights, which is supported in Council’s strategic documents such as the *Strategic and Community Plan 2014 – 2024* and the Prospect Vale – Blackstone Heights (PVBH) Structure Plan 2015. These documents, which have been through community consultations, support high-quality local services with the PVBH Structure Plan identifying this site as a future local business activity centre and it is appropriate to allow for a range of neighbourhood focussed activities such as a market. As such, it is appropriate and reasonable for an application for rezoning and particular uses to be made and considered.

All strategic planning documents and the objectives of the LUPAA support walkable neighbourhoods. Given that a large proportion of the patrons visiting this site will be accessing the site from the north along Neptune Drive, it is appropriate to provide high quality pedestrian access that is separated from the vehicular access.

The rezoning largely reflects an approved development for the restaurant/convenience store which takes its principal access from Panorama Road. However the Specific Area Plan does allow for additional uses that would generate additional activity on the site, with a secondary access provided via Neptune Drive. The frontage to Neptune Drive at 36 metres width and the balance of the site provides ample opportunity to establish both vehicular and pedestrian access to the site with larger setbacks to adjoining properties. This would enable the establishment of landscaping that would provide screening for privacy and visual amenity to the site.

Figure 2 below shows the approximate location of future use as indicated in the application site plan, in relation to the adjoining dwelling at 6 Neptune Drive. The contours show that the car park plans to make use of the gentler slope which will be elevated approximately four metres above the boundary of 6 Neptune Drive. The dwelling is setback 40 metres from this boundary and a

shed is located toward the south east corner which will partially obscure views into the property. If vegetation that achieved a height of six metres was established along the boundaries, this would be sufficient to screen views from the car park.

It is considered that given the potential activity on the site, there is merit in modifying the Specific Area Plan to include a standard for setback of vehicular and pedestrian access works and a requirement to landscape the boundary for screening purposes, which would enable conditions to be included on any permit relating to vegetation screening and potentially fencing if these standards are not met. It is noted that the *Boundary Fences Act 1908* provides a process for cost apportionment of fencing and is not a matter over which a planning scheme has jurisdiction.

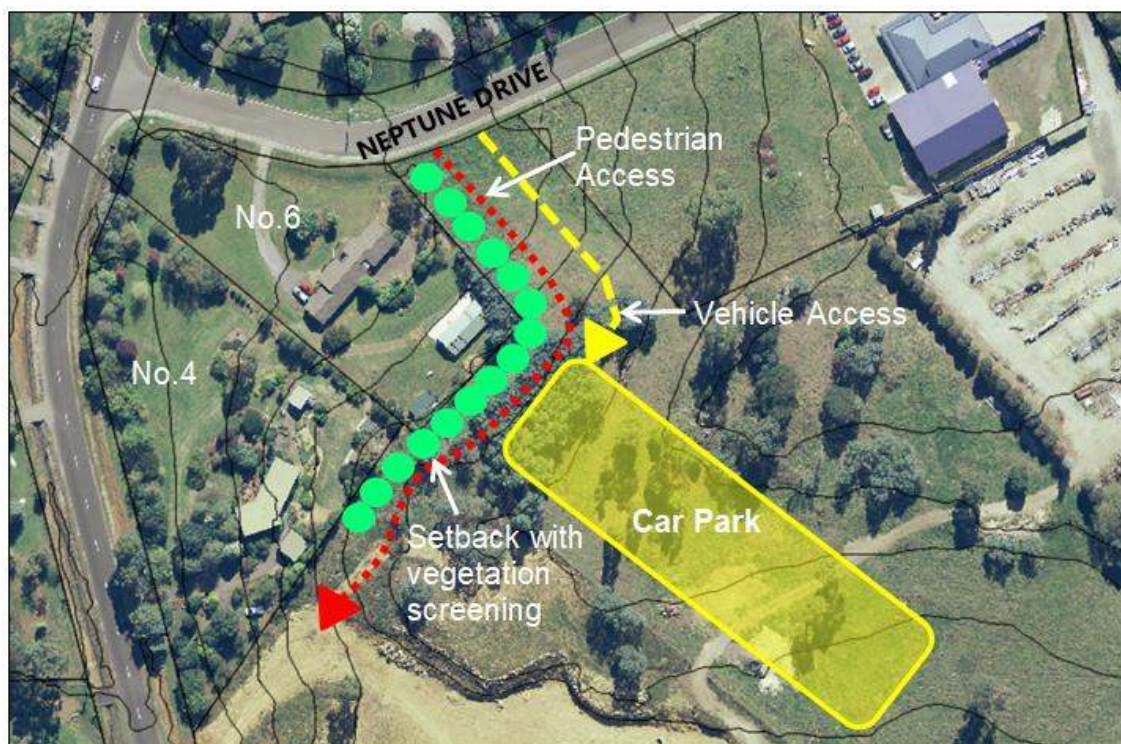


Figure 2: Provisions can be modified to require setbacks for vehicle and pedestrian access and vegetation screening in proximity to the boundaries with 6 Neptune Drive and 4 Panorama Road.

Need for Modification:

In light of the issues discussed above, it is considered that there is a need for modification of the Specific Area Plan provisions to provide for a more refined approach to the boundary interface of the development with adjoining residential uses.

Given that General Retail and Hire use (market) will not require a permit if it meets all of the acceptable solutions, the Specific Area Plan should also consider the setback of works for vehicle and pedestrian access and require landscaping

<p>treatment to the boundary to provide for screening for privacy.</p> <p>This will more comprehensively address the objective for setbacks that development '<i>does not cause an unreasonable loss of amenity to adjoining residential zones</i>'.</p>	
<p>Impact on amendment as a whole</p>	
<p>The representation objects generally to the rezoning, however this view is not supported as discussed above.</p> <p>The issues of impacts of use and development on adjoining residential properties is matter that can be addressed through modification of some provisions in the Specific Area Plan as recommended below.</p> <p>The representation does not impact on the amendment as a whole.</p>	
<p>Recommendation</p>	
<p>It is recommended that:</p> <p>1. Draft standard <i>F7.4.1 Setbacks</i> is modified by the inclusion of an additional standard relating to the setback of works for pedestrian and vehicular access and associated modification of the objective as shown in red text (<i>italics</i>) below.</p> <p><i>F7.4.1 Setbacks</i></p>	
<p>Objective:</p>	<p>That <i>the setback of buildings and works for vehicular and pedestrian access:</i></p> <p>(a) is compatible with the streetscape;</p> <p>(b) does not cause an unreasonable loss of amenity to adjoining residential zones; and</p> <p>(c) minimises opportunities for crime and anti-social behaviour through setback of buildings.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Buildings must have a setback from an adjoining property within a Low Density Residential Zone, of not less than:</p> <p>(a) 5m; or</p> <p>(b) half the wall height of the building, whichever is the greater.</p>	<p>P1</p> <p>Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties within a Low Density Residential Zone, having regard to:</p> <p>(a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings;</p>

	<p>(b) overlooking and reduction of privacy to the adjoining properties; or</p> <p>(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.</p>
<p>A2</p> <p>Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a Low Density Residential Zone.</p>	<p>P2</p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a Low Density Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining residential zones, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any proposed mitigation measures.

A3

Works for vehicular or pedestrian access must be separated a distance of not less than 10m from a Low Density Residential Zone.

P3

Works for vehicular or pedestrian access must be sited to not cause an unreasonable loss of amenity to adjoining properties within a Low Density Residential Zone, having regard to:

- (a) overlooking and reduction of privacy to the adjoining properties;*
- (b) the topography of the site and location of adjoining private open space; and*
- (c) any potential mitigation measures including privacy fencing or vegetation screening.*

2. It is recommended that an additional standard be included requiring landscaping treatment at the interface with adjoining residential properties to provide for privacy screening and enhanced amenity as follows:

F7.4.4 Landscaping

Objective:	Landscaping treatment is provided at the boundary interface with the Low Density Residential Zone to provide for privacy screening to adjoining residential properties.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Landscaping treatment is provided at the boundary that adjoins a Low Density Residential Zone, that achieves an effective screening height of 6 metres.</p>	<p>P1</p> <p>Landscaping treatment at the boundary that adjoins a Low Density Residential Zone must be designed and located to prevent unreasonable loss of amenity to adjoining properties within a Low Density Residential Zone, having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for overlooking and reduction of privacy to the adjoining properties; (b) the topography of the site and location of adjoining private open space; and (c) any potential combination of mitigation measures including privacy fencing or vegetation screening. 	

Representation 2:**Blackstone Christian Centre, Launceston Family Day Care & Adventure Patch**

The representation is made jointly by the current adjoining Blackstone Christian Centre (BCC) at 8 Neptune Drive, Launceston Family Day Care and the affiliated Adventure Patch organisation.

In essence, the representation requests that the land adjoining the subject site at 8 Neptune Drive be included in the Local Business Zone as part of this process to consider the rezoning of 2 Panorama Road.

The representation submits:

- That the land currently occupied by the BCC is more appropriately zoned Local Business Zone, as it was prior to the BCC establishing at the property;
- A complementary change in zoning would enable an opportunity for sharing of facilities between the BCC and the Launceston Family Day Care organisation, who are seeking suitable premises to conduct their administrative functions together with activities for training of staff/providers and some childcare/educational functions. The facilities at the BCC are ideal for co-location of compatible uses which is a more sustainable use of the land; and
- Additional childcare and childcare administrative uses are compatible with a residential neighbourhood and provide a much needed service to the local community.

Statement of Merit

The representation appears to be somewhat confused in regard to an application for a change in zoning and a representation relating to the proposed rezoning of the adjoining land to Local Business Zone. However, the intention of the submission is clear and is considered in the context of the current draft amendment.

The church premises was zoned Business Zone under the prior Meander Valley Planning Scheme 1995. The site functioned as the local Blackstone Heights business centre with a small number of tenancies and a small supermarket until conversion to the current church use in 2007. The strata tenancies were subsequently cancelled and site became one title for use for the church.

The zoning of the land changed in October 2013 with the commencement of the Meander Valley Interim Planning Scheme. Use of land for church activities is considered to be compatible with residential environments and as such the land was zoned the same as the surrounding suburb. All land owners were notified of zoning changes at the time and had the opportunity to make representations. Nonetheless, circumstances change over time and should not preclude

consideration of reasonable, complementary activities.

The representation requests that the church land be combined with the proposed change in zoning as a complementary adjunct to the approved use of 2 Panorama Road for a restaurant and convenience store, over which it is now proposed to apply the Local Business Zone. The proposed Specific Area Plan allows for some qualified, additional business uses that would serve the local community and enhance commercial opportunity.

The primary question in regard to this submission is whether the proposed inclusion of the church site constitutes a substantial modification of the draft amendment. At face value it appears to be a significant change in the area of zoning, however the site is already a non-residential use in a large building, that is compatible with both business and residential zoning. The representation does not appear to be requesting that the land at 8 Neptune Drive be open to the full suite of uses available under the Local Business Zone, only that the co-location of the administrative base for Launceston Family Care be enabled.

The classification of use for the administrative base of Launceston Family Care would be 'Business and Professional Services' as the principal purpose is to conduct administrative/office activities for the organisation. Programs for training of staff, depending on frequency would either be ancillary to this use or would be classed as 'Educational and Occasional Care'. Any childcare activities, including educational programs, would be classified as 'Educational and Occasional Care'. 'Educational and Occasional Care' is a discretionary use in the Low Density Residential Zone.

The Tasmanian Planning Scheme does not provide for the administrative activities of organisations in the Low Density Residential Zone, unless it is for consulting, medical, health, veterinary or residential support purposes. It is noted that it is not unusual for churches to provide associated childcare/afterschool and educational programs, either associated with church activities or in a partnership model with other organisations, often with a degree of ancillary administrative activities. These are often regarded as ancillary to the principal use of land as a church. The one variation to these activities proposed by the representation is the use of part of the building for the administrative offices for Launceston Family Care.

Launceston Family Day Care has 4 to 6 staff attend their offices during weekdays and a small number of visitors at approximately 5 per week. This aspect of the broader activities conducted by the organisation is minor in terms of the overall impact of site visitation and traffic movement, despite it being the primary purpose of locating at 8 Neptune Drive. In the context of the movements of the broader neighbourhood, the anticipated activity associated with the approved restaurant and convenience store and other local business services that may establish at 2 Panorama Rd if this draft amendment is approved, it is considered

that enabling the co-location of the administrative offices of Launceston Family Day Care within the existing church building is of such negligible impact that it is not regarded as a substantial modification. However, this is qualified to reflect only the potential uses described by Launceston Family Day Care, not the full use of the land for all available uses under the Local Business Zone, which would be regarded as a substantial modification and incapable of being incorporated with this draft amendment process.

Council's Strategic and Community Plan 2014 – 2024 describes Future Directions and Strategic Outcomes for *Economic Development* that "encourage business co-operation" and support "maximising existing assets". The Future Directions and Strategic Outcomes for *Vibrant and Engaged Communities* support "a culture of life-long learning and creativity through community partnerships" and "education and training opportunities [that] are available to everyone across the local government area".

The Northern Tasmania Regional Land Use Strategy recognises the value in strengthening local activity centres. The Regional Activity Centre Network Policy at RAC-P4 supports promotion of the role of neighbourhood centres to "support and strengthen local communities". Action RAC-A5 provides for lower order activity centres to be sustained by local development plans to "strengthen their role and function, maintaining and consolidating retail attractions, local employment opportunities, public amenities and services".

The Prospect Vale –Blackstone heights Structure Plan 2015 does not specifically identify 8 Neptune Drive as part of the 'commercial' area. However the planning strategy to 'Develop new community focal points' specifically identifies the current lack of community services and specific strategies support clustering community activities and facilities in activity centres encouraging the provision of key services such as doctors, local retail and childcare. The range of services promoted in the planning strategies extends beyond purely commercial enterprises and envisages a mixture of public, community based and private entities.

Supporting organisations such as Launceston Family Dare to remain viable, while at the same time facilitating childcare and education services that serve the Blackstone Heights and nearby Prospect Vale communities, directly furthers strategic objectives to aggregate compatible and complementary uses in locations that are functional and encourage vibrant, local activity centres.

The representation raises some important strategic considerations and represents an opportunity to facilitate a service that is clearly supported in strategy. It is logical to include adjoining non-residential uses and development in one zone, however support for the representation is contingent upon a qualification that limits use to provide for only those that are available to the site under the current zoning plus the administrative activities of Launceston

<p>Family Day Care.</p> <p>The most effective way to achieve this without significant modification of the draft amendment is to add a site-specific qualification to the Use Table for the Low Density Residential Zone that would enable the consideration of Business and Professional Services for the administrative functions of Launceston Family Day Care as a discretionary use on the title at 8 Neptune Drive. It is considered that the draft amendment should be modified to include this qualification.</p>						
<p>Need for Modification:</p> <p>In light of the discussion above, it is considered that there is a need for modification of the draft amendment to provide for enhancement of the activity centre and to support local services for childcare on a site adjoining the proposed Local Business Zone.</p>						
<p>Impact on amendment as a whole</p> <p>A modification to the Use Table for the Low Density Residential Zone to provide for co-located administrative offices within the existing building at 8 Neptune Drive does not impact the draft amendment as whole. The modification is confined to a single adjoining site and does not facilitate substantial change to existing circumstances.</p>						
<p>Recommendation</p> <p>It is recommended that Low Density Residential Zone - 12.2 Use Table is modified to include a qualification for Business and Professional Services at 8 Neptune Drive as shown below in red text:</p> <p>12.2 Use Table</p> <table border="1"> <thead> <tr> <th colspan="2">Discretionary</th> </tr> <tr> <th>Use Class</th> <th>Qualification</th> </tr> </thead> <tbody> <tr> <td>Business and Professional Services</td> <td>If a medical centre <i>If for administrative offices on CT156923/1 and located within an existing building.</i></td> </tr> </tbody> </table>	Discretionary		Use Class	Qualification	Business and Professional Services	If a medical centre <i>If for administrative offices on CT156923/1 and located within an existing building.</i>
Discretionary						
Use Class	Qualification					
Business and Professional Services	If a medical centre <i>If for administrative offices on CT156923/1 and located within an existing building.</i>					

3) Council Strategy and Policy

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

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

4) Legislation

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

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

5) Risk Management

Not applicable

6) Government and Agency Consultation

The draft amendment was referred to TasWater who have responded that it does not object to the draft amendment and has no further interest.

7) Community Consultation

This report responds to the representations received during the public notification period, which commenced on 12 September and concluded on 13 October 2020. The TPC will hold hearings into the representations, prior to making a decision on the amendment.

8) Financial Consideration

Not applicable

9) Alternative Recommendations

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

10) Voting Requirements

Simple Majority

DECISION:

From: Colin Farmer
Sent: 12 Oct 2020 22:56:50 +1100
To: Planning @ Meander Valley Council
Subject: Representation re: Draft Amendment Rezone 2 Panorama Rd
Blackstone Heights
Attachments: Letter To Council.docx

Dear Sir / Madam,

**Re: Draft Amendment to the Meander Valley Interim Planning Scheme
2013 to rezone land at 2 Panorama Road to Local Business Zone**

Please find attached our submission of our representation regarding the proposed rezoning and plans for the development of the land surrounding our property at 6 Panorama Rd Blackstone Heights.

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

Thanking you in advance,

Kay and Colin Farmer

Sent from my iPad

Kay & Colin Farmer
6 Panorama Rd
Blackstone Heights TAS 7250
Mob: 0414 463 424
Email: col_kay@bigpond.com

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

Re: Draft Amendment to the Meander Valley Interim Planning Scheme 2013 to rezone land at 2 Panorama Road to Local Business Zone.

Dear Sir / Madam,

We are writing to submit our representation regarding the proposed rezoning and plans for the development of the land surrounding our property.

My wife and I do not see the need for a second market in a suburb as small as Blackstone Heights given that there is already a regular market in a Blackstone Park.

We both work from home. The serenity and residential setting will certainly be lost with this rezoning and development. The quiet enjoyment of our property has been severely compromised ever since the approval of the cafe almost nine years ago with regular, periodic earthworks and machinery causing droning in all of that time. We and other residents on neighbouring properties we have spoken to have continuously wondered when or even if this annoying noise will ever cease and desist.

We are vehemently opposed to the proposed walkway on our north-eastern and south-eastern boundaries:

- The existing fence is only a post and wire farm fence and is therefore in no way appropriate or adequate.
- Our security and privacy would be severely compromised.
- We have many timid animals such as rabbits, guinea pigs, chickens and birds who are natural prey for dogs. If people who are walking dogs in the walkway somehow lose control of their dog we fear the consequences of a dog easily jumping or getting through the existing farm fence.
- There is no need for such a walkway as people will be coming by car. There is a proposed carpark, again right behind our boundary, where people will have access to the proposed market, rendering a walkway unnecessary.

We are also opposed to the carpark being placed where it is proposed:

- The proposed position of the carpark is behind our property where it will be visible to us from our bedroom.

- Even more importantly, the carpark will be on top of a hill where visitors will be able to look down and see directly into our property. As mentioned before, the existing fence is only a post and wire farm fence and is therefore in no way appropriate or adequate.
- Again, our security and privacy would be severely compromised.

Were these proposals to go ahead, and we certainly hope that they don't, at the very least we would demand complete replacement of the north-eastern and south-eastern boundary fences with colourbond privacy fencing at no cost to ourselves.

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

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

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

We submit that this is not fair and we are being treated poorly by a council to whom we have paid substantial rates for 18 years.

Yours sincerely,

Kay and Colin Farmer



8 October 2020

Pastor Scott Hudson
8 Neptune Drive | BLACKSTONE HEIGHTS 7250
03 6340 1945 | 0419 548 043

Meander Valley Council
26 Lyall Street
Westbury Tasmania 7303

REPRESENTATION TO THE NOTIFIED DRAFT AMENDMENT

REQUEST

Blackstone Christian Centre would like to make representation to the notified draft amendment already under consideration by Meander Valley Council and the State Planning Authority.

The Blackstone Christian Centre is at 8 Neptune Drive, and requests to be considered for zoning to revert to the status of Local Business Zone (originally approved for the site) alongside the application situated at both 12 Neptune Drive and 2 Panorama Road (corner of Neptune Drive).

Our church site at 8 Neptune Drive, Blackstone Heights has been a local business zone previously. Our site at this time had a supermarket and 4 retail shops. At some stage the 5 separate titles for the supermarket and 4 shops were merged into 1 title. At this time the zoning of the shops was also changed.

We now request that zoning for the shops at the Blackstone Christian Centre site, and 8 Neptune Drive are returned to their original status approved under the original building application of Local Business Zone or Commercial Business Zone.

FEES

Please let us know about any fees or cost increases associated with this application, State Planning application or an ongoing increase in rates or other costs.

TENANT

The church has the opportunity to partner a tenant for 2 of the shops which would improve our sustainability and the community work we undertake. They are offering a 3+3+3 initial rental term and will extend our capacity to support the people in our community.

Launceston Family Day Care seeks to move their administrative shopfront into our retail shops at the Blackstone Christian Centre which were previously zoned for commercial use. This aims to:

- Provide income for the Blackstone Christian Centre
- Create positive economic impact in the Meander Valley Area
- Develop positive social and community links via projects like the Community Garden and intergenerational playgroups

As such we request consideration alongside the [proposal](#) (see link) for the property next door at 12 Neptune Drive, Blackstone Heights. This property is currently under consideration by council for rezone the area into a Local Business Zone which is under consideration by council.

Launceston Family Day Care have asked that we specifically point to the need identified in their proposal (page 12) for the area in regard to Family Day Care.

- Educational and Occasional Care

This use class provides for schools and childcare. Neither of these activities are sought in the master plan, however, the demographics of Blackstone Heights are such that a childcare centre or family day care centre could be appropriate in the future. The location would be suitable, given the existing and proposed retail and food services and the separation from adjoining dwellings.

SERVICE OVERVIEW

Launceston Family Day Care is one of 7 FDC schemes statewide. LFDC is also a not-for-profit owned by Adventure Patch (previously Blackmans Bay Children's Services) and has around 400 families with children enrolled in our service. We are approved by the Tasmanian State Government's Department of Education (Education and Care Unit) to oversee up to 75 qualified, professional educators who deliver education and care for children aged birth to 13 years of age. Our role is to oversee compliance with the National Education and Care Services Law and Regulations, as well as the upholding of the National Quality Standards for early childhood Education and Care.

OBJECTIVE

LFDC's office currently resides in Launceston's central CBD, however the site is expensive and access is not easy due to a busy car park. We are therefore seeking a new regional base for Adventure Patch's Launceston FDC. This move aims to free up funds which will be redirected to educator support and professional development. We are currently looking at offices at a church site in Newstead, and one in Blackstone Heights.

OPPORTUNITY

LOW IMPACT ON RESIDENTIAL ZONING

- LFDC has a low number of walk-in clients or educator visits each week, with most information being transferred via email. Around 5 people per week visit our Administration & Business Site. We have between 4 and 6 office staff two of whom work with our educators out in the field. While the impact on the local residents would therefore be low, the benefits for this municipality are potentially high.

HIGH IMPACT ECONOMIC & SOCIAL BENEFITS

Economic

- When families consider an area to move to they will consider cost of housing and associated demographics as well as access to schools, and if they are working families they will weigh up access to child care.
- If parents are able to access quality care services in a locale this is will be a key attractor for families with employment to move to the area.
- In addition, the social fabric of a community is an attractor to a municipality. As communities grow, so does community connectedness and positive mutual support networks. This in turn creates attractive communities to live within.
- New residents become ratepayers, stimulate micro-economies which in turn creates additional opportunities in a municipality. Increasing the number of residents in an area grows that communities economic capacity and new businesses often evolve. Economic theory supports the notion that when a dollar is spent in a community it supports far more than that single business.
- This is in addition to the additional ratepayers that can grow council's capacity to provide and grow their resources.
- Meander Valley Community Strategic Plan 2014 to 2024: **Future direction (2) -A thriving local economy** says that *"Meander Valley needs to respond to changes and opportunities to strengthen and broaden its economic base. We need to attract investors, build our brand, grow population, encourage business cooperation, support development and promote the liveability of Meander Valley"* it goes on to like childcare availability as one of 13 key progress indicators of progress success.

Community & Social Fabric

- LFDC's Manager lives in Blackstone Heights and has connected with the local community via the closed FB group, and Craft & Market Days at the Christian Centre over the past 2 years.
- If MVC approve LFDC operating from the Blackstone Christian Centre either as a tenant or as a hall-hire (as per the local dance and music businesses in Westbury and Deloraine) we are keen to partner community to develop a community garden and community playgroup.
- This will include inter-generational playgroup to better connect young people with their grandparents' generation. CoVID-19 has seen a disproportionate number of older Australians experiencing social isolation due to CoVID19.

DRAFT AMENDMENT 2/2020 – BLACKSTONE HEIGHTS LOCAL BUSINESS ZONE

- At the meeting held on 8 September 2020, the Meander Valley Council considered Draft Amendment 2/2020 to the Interim Planning Scheme to rezone land at Blackstone Heights. The application for the amendment was made by Tasland Developments. Council resolved to initiate and certify the draft amendment which proposes:
 - Rezoning of land at 2 Panorama Road and part of 12 Neptune Drive from Low Density Residential Zone to Local Business Zone; and
 - Application of a Specific Area Plan over this area to provide for particular uses and some development standard

- The submission indicates that "Education and Occasional Care" and specifically Family Day Care has been identified as a specific future need in the area. The submission does not recognize that Family Day Care does not run from a centre, it operates from a service base (as per our submission here) but the observation is correct in our professional industry understanding.

ADDITIONAL INFORMATION

- Launceston Family Day Care is one of only 7 Family Day Care Services in Tasmania, approved by the Department of Education (Education and Care Unit) to deliver this type of service in Tasmania. Under our Approved Provider, Adventure Patch which is the biggest Family Day Care service in Tasmania. We are one of only 2 FDC services approved to operate in the North of Tasmania.
- The **2015 Prospect Vale –Blackstone Heights Structure Plan (Structure Plan)** addresses a range of issues including planning for both young families, and an ageing population, given existing demographics and trends,

The Vision for Prospect Vale and Blackstone Heights is:

In 2035, Prospect Vale and Blackstone Heights will be a growing community, known for the quality of the natural environment, a distinctive lifestyle, and easy access to services.

A larger population will support the development of new shops, services and community facilities, clustered together to form a 'community heart' along Westbury Road.

A diverse mix of housing will cater to the needs of an ageing population – from medium density housing choices through to lower density housing.

Investments in new road infrastructure will make it safer and easier to move around the area. New active transport pathways will encourage residents to walk and cycle to shops, open space, Lake Trevallyn and the South Esk River, and support a healthier community.

Prospect Vale's role as a tourism destination will be supported by these enhanced connections, as well as the development of new attractions and entertainment facilities, creating new jobs in the local area.

Blackstone Christian Centre's to rezone the land to a Local Business Zone to allow the vacant shopfronts is consistent with the rest of this report including (from the report):

4.1.2 Meander Valley Council Community Strategic Plan 2014 to 2024

The Meander Valley Council Community Strategic Plan 2014 to 2024 (the Strategic Plan), provides a vision for 2024 of:

The backdrop of the Great Western Tiers, the mix of urban lifestyle and rural countryside give Meander Valley its unique look and feel, offering livability and healthy lifestyle choices. A community working together growing for generations to come.

The proposal will maintain the low density residential character of the locality and enhance the livability and amenity through commercial services. The proposal will reduce car dependency and facility improved health outcomes through a community focal point linked by walking trails.

REQUEST

The Blackstone Christian Centre is at 8 Neptune Drive, and we now formally request to make representation to the notified draft amendment already under consideration by Meander Valley Council and the State Planning Authority that the area on this land title be returned to Local Business Zone to allow us to lease the shops, rather than have them sit vacant.

alongside the development (above) which is situated at both 12 Neptune Drive and 2 Panorama Road (corner of Neptune Drive) under one or both of the following proposed **Discretionary Use Classes** under that proposal:

Business and Professional Services

If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services. This is a core use class of any Local Business area. The use class provides for consulting rooms, banks, post office, real estate office and medical centre among others. None of the uses are envisaged to occur within the master plan, however, the use class is proposed with a qualification consistent with the Low Density Residential Zone. In other words, the SAP maintains the status quo under the State Planning Provisions LDRZ. (Page 11)

Education and Occasional Care

This use class provides for schools and childcare. Neither of these activities are sought in the master plan, however, the demographics of Blackstone Heights are such that a childcare centre or family day care centre could be appropriate in the future. The location would be suitable, given the existing and proposed retail and food services and the separation from adjoining dwellings. (Page 12)

These uses do not cause unreasonable loss of amenities to residential zones, nor compromise or distort an associated hierarchy.

Launceston Family Day Care is a not-for-profit organisation with our complete focus on generating great outcomes for children and families in the communities we work within. This includes not only the delivery of high-quality education and care and early childhood interventions. The partnership with Blackstone Christian Centre is a wonderful opportunity to drive these positive outcomes for children and families further while also delivering great outcomes for the Meander Valley municipality.



Photo of the Blackstone Christian Centre site which was originally zoned for a supermarket and 4 retail shops.



Photos of the already established retail shopfronts at 8 Neptune Drive, Blackstone Heights.

We hope that the work we do in our community is valued, ayou will consider our request favourably.

Regards,

Scott Hudson

Minister

Blackstone Christian Centre

M: 0419 648 043

E: blackstonecentre2018@gmail.com

Kath Hawkins

Manager

Launceston Family Day Care

M: 0438 821 839

E: kath.hawkins@adventurepatch.org.au

Lynne Moran

CEO

Adventure Patch

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E: lynne.moran@adventurepatch.org.au

REFERENCES:

1. [Meander Valley Council - Community Strategic Plan2014 to 2024](#)
2. [2015 Prospect Vale –Blackstone Heights Structure Plan \(Structure Plan\)](#)
3. [Application Report – Draft Amendment 2/2020 - Blackstone Heights Local Business Zone](#)

From: TasWater Development Mailbox
Sent: 12 Aug 2020 07:06:49 +0000
To: Planning @ Meander Valley Council
Subject: TasWater Submission to Planning Authority Notice - Conditions.doc DA 2020 01185-MVC for 2 PANORAMA ROAD, BLACKSTONE HEIGHTS 2.2020 PA\21\0016
Attachments: PD20 76185 2 PANORAMA ROAD, BLACKSTONE HEIGHTS TasWater Submission to Planning Authority Notice - Conditions.doc DA 2020 01185-MVC.pdf

Dear Sir/Madam

Please find attached TasWater Submission to Planning Authority Notice as mentioned above. A copy of the attached document(s) should be referenced in and appended to the council permit.

If you have any queries, please contact me.

Regards

David Boyle

Senior Development Assessment Officer




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

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Submission to Planning Authority Notice

Council Planning Permit No.	2.2020 PA\21\0016	Council notice date	7/08/2020
TasWater details			
TasWater Reference No.	TWDA 2020/01185-MVC	Date of response	12/08/2020
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	2 PANORAMA ROAD, BLACKSTONE HEIGHTS	Property ID (PID)	3416220
Description of development	MVC Draft Amendment 2.2020		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Artas	Report		7/05/2020
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56S(2) TasWater makes the following submission(s):</p> <ol style="list-style-type: none"> TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. <p style="padding-left: 40px;">Note this entire area is located the attenuation zone of the Sewerage Treatment Plant (700m)</p>			
Advice			
<p>General</p> <p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p>			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
			
<p>Jason Taylor Development Assessment Manager</p>			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

COMMUNITY AND DEVELOPMENT SERVICES 1

Reference No. 220/2020

POLICY REVIEW NO. 62 – ADHESION ORDERS

AUTHOR: Krista Palfreyman
Acting Director Community and Development Services

1) Recommendation

It is recommended that Council confirms the continuation of Policy No. 62 - Adhesion Orders, with amendments, as follows:

POLICY MANUAL

Policy Number: 62	Adhesion Orders
Purpose:	To clarify Council's position with respect to requests for adhesion orders.
Department:	Community & Development Services
Author:	Martin Gill, Krista Palfreyman, Acting Director
Council Meeting Date:	9 August 2016 10 November 2020
Minute Number:	175/2016-##/2020
Next Review Date:	August 2020 2024

POLICY

1. Definitions

"Adhesion Order" is an order of the Council that the parcels comprised in the block subject to the order are not to be dealt with so that they come into the possession of different persons for an estate of freehold at law or in equity or for a term at law or in equity of three (3) years or more.

~~"Urban settlement" includes land within a town that is serviced with either water or sewage."~~

2. Objective

To outline the basis on which Council may or may not issue adhesion orders.

3. Scope

This policy is to apply to all requests for adhesion orders.

4. Policy

Approval of application for Adhesion Order

Council may grant an adhesion order where the requirements of Section 110 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* (the Act) are met. **by the applicant.**

This would occur where two **(2)** or more adjoining lots are involved and held in common ownership, and at least one **(1)** lot is of a sub-minimal size according to the minimum lot size requirements of the zone under the Meander Valley Interim Planning Scheme 2013. Note, Section 110 (2) of the Act also outlines circumstances where approval could not be given.

Removal of Adhesion Orders

Council will only approve the removal of an adhesion order if such application to Council is accompanied by a development application for subdivision in accordance with the Planning Scheme.

Refusal of application for Adhesion Orders

Where the requirements of Section 110 of ***Local Government (Building and Miscellaneous Provisions) Act 1993*** **the Act** cannot be met, the application for an adhesion order will be refused. In these circumstances and where a Part 5 agreement is not appropriate, Council will require the applicant to make an application for subdivision in accordance with the *Land Use Planning and Approvals Act 1993*.

5. Legislation

Section 110, *Local Government (Building and Miscellaneous Provisions) Act 1993*
Land Use Planning and Approvals Act 1993

6. Responsibility

The responsibility for the operation of this policy rests with the Director, Community & Development Services.

2) Officers Report

The purpose of this report is for Council to review existing Policy No. 62 – Adhesion Orders.

The Policy provides the basis to which Council may consider requests for Adhesion Orders.

This Policy has provided direction to officers in determining requests for both removal and application of Adhesion Orders.

The proposed changes to the Policy are minor formatting and wording changes. Along with the removal of the definition of 'urban settlement' as this phrase is not use within the Policy or within Section 110 of the Act.

This Policy review was considered at the Council workshop on 20 October 2020 with no further changes required by Council.

3) Council Strategy and Policy

The Annual Plan requires this Policy to be reviewed in the August 2020 quarter.

4) Legislation

The Policy is informed by the following legislation;

- *Local Government (Building and Miscellaneous Provisions) Act 1993*
- *Land Use Planning and Approvals Act 1993*

5) Risk Management

Not applicable

6) Government and Agency Consultation

Not applicable

7) Community Consultation

Not applicable

8) Financial Consideration

Not applicable

9) Alternative Recommendations

Council can approve the continuation of the Policy with further amendments.

10) Voting Requirements

Simple Majority

DECISION:

COMMUNITY AND DEVELOPMENT SERVICES 2

Reference No. 221/2020

DISCONTINUATION OF POLICY NO. 73 – MANAGING PUBLIC APPEALS AND ADOPTION OF POLICY NO. 93 – MANAGING PUBLIC APPEALS AND FUND RAISING

AUTHOR: Krista Palfreyman
Acting Director Community and Development Services

1) Recommendation

It is recommended that Council:

- 1. Discontinues Policy No. 73 - Managing Public Appeals; and***
- 2. Adopts Policy No. 93 – Managing Public Appeals and Fund Raising as follows:***

POLICY MANUAL

Policy Number: 93

Managing Public Appeals and Fundraising

Purpose:

To set out the circumstance and process requirements for Council assistance to public appeals and fundraising.

Department:

Community and Development Services

Author:

Krista Palfreyman, Acting Director

Council Meeting Date:

10 November 2020

Minute Number:

xx/2020

Next Review Date:

November 2024

POLICY

1. Definitions

Public Appeal:

A coordinated public campaign for public donations (of money or goods) in response to an accident, incident, emergency or disaster, or other event managed by a recognised and registered charitable organisation.

Fundraising:

A community based campaign to raise money or other donations in response to a recognised need in the Meander Valley Community.

2 Objective

To clarify Council's involvement in public appeals and fundraising.

3. Scope

1. This policy applies to the use of Council branding, funds, facilities and staff resources applied to support public appeals and fundraising efforts.
2. Individual Councillor fundraising initiatives that do not use Council facilities or does not use Council's brand are not covered by this policy.
3. Ongoing fundraising efforts for use by local community groups or sporting clubs are excluded from this policy.

4. Policy

1. Council will not manage public appeals or fundraising independently, but will assist third party organisers to support appeals and fundraising where appropriate.
2. Council may, at the discretion of the Mayor and General Manager, serve as a collection point for monetary donations for public appeals and fundraising provided the appeal or fundraising effort is managed by an appropriately accountable organisation or registered charity.
3. Any request for Council support or involvement must be in writing. A written request must clearly identify the purpose of the appeal or fundraising effort, the beneficiaries of the funds, any proposed administrative costs to be garnished from funds raised, and the organisation details responsible for the public appeal.
4. Council may, at the discretion of the Mayor and General Manager, make available Council facilities and assets to support public appeals and fundraising.
5. Council may contribute to an existing public appeal through a discretionary 'Mayor's Donation'. This contribution shall be no more than \$500 and must be approved by the Mayor on recommendation by the General Manager. Any such donation is to be reported at the next ordinary meeting of Council and be funded by Council's Community Grants and Sponsorship Fund (Policy No. 82).

6. Proposed donations above \$500 are to be determined by the full Council.
7. In making any donation, Council is to give consideration to any other form of assistance that may be appropriate and available through Council; including for example community or other grants.
8. Council will manage funds held in trust in accordance with relevant Council policy and procedures. Council will not retain control or manage cash or donated items on behalf of an appeal or fundraising effort beyond the time reasonably necessary to arrange transfer of any cash or goods to the organisation managing the appeal or fundraising event.
9. The organisation conducting the appeal or fundraising effort is responsible for the issuing of any documentation; including the issuing of Deductible Gift receipts. If required, and at its discretion, Council will retain records of donations to allow the issuing of Deductible Gift Certificates.
10. Council will not handover collected cash directly. Any cash collected will be banked and managed through a traceable transfer to the nominated bank account of the organisation managing the appeal or fundraising event. The nomination of a bank account must be in writing and must be in the name of the managing organisation.

5. Legislation

Local Government Act 1993

Income Tax Assessment Act 1997

6. Responsibility

The responsibility for the operation of this policy rests with the Director Community & Development Services.

2) Officers Report

At the September Council meeting Council deferred the decision to Discontinue Policy No. 73 – Managing Public Appeals and Adopt Policy No. 93 – Managing Public Appeals and Fundraising.

Council's Policy No. 73 - Managing Public Appeals (C&DS 2 Attachment 1) is now overdue for review however included legislation that is no longer used. Replacement with a new policy is proposed due to the extent of the changes considered and recommended on the subject. The draft Policy No. 93 - Managing Public Appeals and Fundraising was provided for noting at the Council workshop on 28 July 2020.

The proposed new policy more clearly addresses Council involvement in supporting public appeals and fundraising rather than instigating or managing our own public appeals.

The new Policy No. 93 was considered at the Council workshops on 28 July and 20 October 2020.

3) Council Strategy and Policy

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

- Future direction (3) – Vibrant and engaged communities
- Future direction (5) – Innovative leadership and community governance

4) Legislation

The Policy is informed by the following legislation;

- *Local Government Act 1993*
- *Income Tax Assessment Act 1997*

5) Risk Management

The provision of this policy supports transparent decision making.

6) Government and Agency Consultation

Not applicable

7) Community Consultation

Not applicable

8) Financial Consideration

Policy No. 93, if adopted, is intended to be cost neutral with Council receiving public contributions and passing them on to the managing organisation. The exception to this is where Council provide their own contribution to the appeal or fundraising effort to be funded within the annual budget estimates.

9) Alternative Recommendations

1. Council can elect to continue with Policy No. 73 with or without amendment.

2. Council can elect to adopt Policy No. 93 with amendment or not adopt the Policy.

10) Voting Requirements

Simple Majority

DECISION:

POLICY MANUAL

Policy Number: 73

Managing Public Appeals

Purpose: To inform Council's involvement in public appeals in support of individuals, families and/or communities in emergency or disaster situations.

Department: Governance & Community Services
Author: Patrick Gambles, Community Development Officer

Council Meeting Date: 12 April 2016
Minute Number: 80/2016

Next Review Date: *June 2020*

POLICY

1. Definitions

Public Appeal

A coordinated request for public donations in response to an accident, incident, emergency or disaster, excluding illness

Accident

A sudden event in which harm is caused to people, property or the built or natural environment.

Incident

An event, accidentally or deliberately caused, which requires a response from one or more of the statutory emergency response agencies.

Emergency

An event, actual or imminent, which endangers or threatens to endanger life, property or the environment, and which requires a significant and coordinated response.

Disaster

A serious disruption to community life which threatens or causes death or injury in that community and/or damage to property which is beyond the day-to-day capacity of the prescribed statutory authorities and which requires special mobilisation and organisation of resources other than those normally available to those authorities.

Management Committee

The Committee responsible for the operational management of the public appeal within agreed policies. Its members will represent the interests of donors, recipients and support services.

2 Objective

To clarify Council's involvement in public appeals

3. Scope

This policy applies to the councillors, management, employees, contractors and volunteers in their involvement in the management of public appeals that may arise within their work roles.

4. Policy

Statements:

- I. Council will assist the management of public appeals, alongside other key agencies, in support of individuals, families and/or communities in emergency or disaster situations. This shall be done according to Emergency Management Australia guidelines. Source: Economic and Financial Aspects of Disaster Recovery (Manual 28 p10-19 – EMA).
- II. Should Council wish to instigate a public appeal, it shall be done through consultation and partnership with the Northern Regional Social Recovery Committee and other key agencies. In this event, Council's role would be to act as a contributing rather than lead agency.
- III. Council shall not manage public appeals independently.
- IV. Council may contribute to an existing public appeal through a discretionary 'Mayor's Donation'. This contribution shall be no more than \$500. Donations above \$ 500 are to be referred to Council for a decision.

Principles:

- The Management Committee must involve input from persons from the emergency /disaster affected area.
- Public appeal funds should be distributed in a manner that is accessible, equitable and timely.
- Eligibility guidelines should be well publicised and accessible.
- The management committee should ensure that distributions from the public appeal fund support the recovery of both individuals and the local community.
- Every effort should be made to disburse all moneys collected.
- Where there is a number of organisations conducting public appeals, they should be coordinated and, where possible, combined.

- Disbursements from public appeal funds should take account of other assistance available to victims.
- Appeal funds must not be used to make loans but should be given as grants for assistance. Loans carry an expectation of repayment, and this is contrary to the desire of donors for their assistance to be made directly available to those affected by the disaster.
- Eligibility conditions for grants from public appeal funds should not act as a disincentive to people taking out normal insurance.
- Taking into account assistance from all sources, applicants should not gain a financial advantage from a public appeal.
- The management committee should represent the interests of both the donors and recipients.
- Distribution of funds should only be made available to persons lodging a written application form (assistance may be provided).
- Subject to a trust deed or legislation, the management committee has the responsibility to determine the criteria and priority for the allocation of grants from the public appeal.
- A report of the operations of the public appeal fund, incorporating the financial accounts, should be published.

5. Legislation and Related Council Policies

Income Tax Assessment Act 1997

6. Responsibility

The General Manager is responsible for the application of this policy.

INFRASTRUCTURE 1

Reference No. 222/20

PROPOSED ROAD NAMES – POPPY LANE, CARRICK; BUSHFIELD RISE AND BARON STREET, HADSPEN; DAYTONA RISE, BLACKSTONE HEIGHTS AND IONA LANE, MEANDER

AUTHOR: Dino De Paoli
Director Infrastructure Services

1) Recommendation

It is recommended that Council, pursuant to the provisions of Section 11 of the Place Names Act 2020, approve the following road names:

- 1. Poppy Lane, for the new road providing access to the 7-lot subdivision off Bishopsbourne Road, Carrick;***
- 2. Bushfield Rise and Baron Street, for the new roads within the Hadspen Hills Estate subdivision off Scott Street, Hadspen;***
- 3. Daytona Rise, for the new road providing access to the 21-lot subdivision off Classic Drive, Prospect Vale; and***
- 4. Iona Lane, off Barbers Road, Meander.***

2) Officers Report

1. Poppy Lane, Carrick

The new road proposed to be named Poppy Lane has been created as part of a 7-lot subdivision (refer Figure 1). The new road off Bishopsbourne Road will provide access to the new lots.

The proposed name of Poppy Lane has been put forward by the family members who have developed the subdivision. The name has a dual meaning for the family.

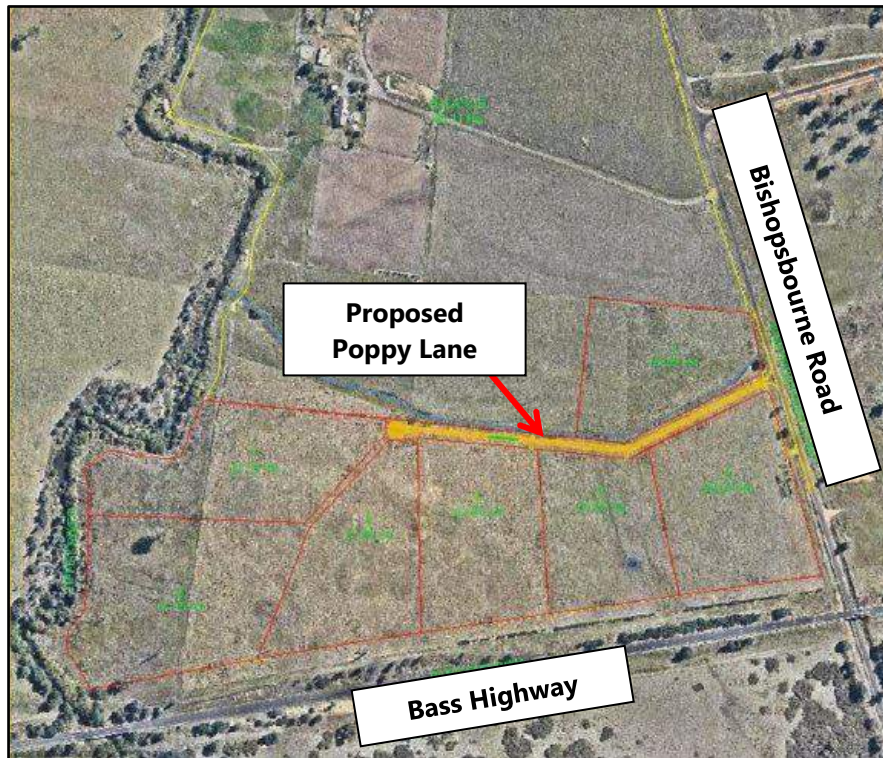


Figure 1: Aerial image of subject road, off Bishopsbourne Road, Carrick.

The red poppy, or Flanders poppy, has become a symbol of war remembrance the world over, especially linked with battlefield deaths since the First World War as the plant was one of the first to grow and bloom on the battlefields in the Belgian region of Flanders. In Australia, people wear the poppy on Armistice Day, 11 November, to remember the ANZACS, those who died or fought in war or who still serve in the armed forces. The family's grandfather served in World War II and their father served in Vietnam. Naming the road after the red poppy is a way for them to honour and recognise the sacrifices made by their relatives and to all those who have fought in Australia's military campaigns.

The family acknowledge their father with the affectionate name of '*Poppy*', providing another strong familial connection to the proposed road name.

There are no instances of the use of the name Poppy registered for a road name in the Placenames Tasmania database, administered by the Department of Primary Industries, Parks, Water and Environment (DPIPWE).

2. Bushfield Rise and Baron Street, Hadspen

The new road names being proposed, Bushfield Rise and Baron Street, are two new roads created as part of the large subdivision identified as the Hadspen Hills Estate. As indicated in Figure 2, Bushfield Rise is located off Scott Street, and Baron Rise is to be accessed off Bushfield Rise.

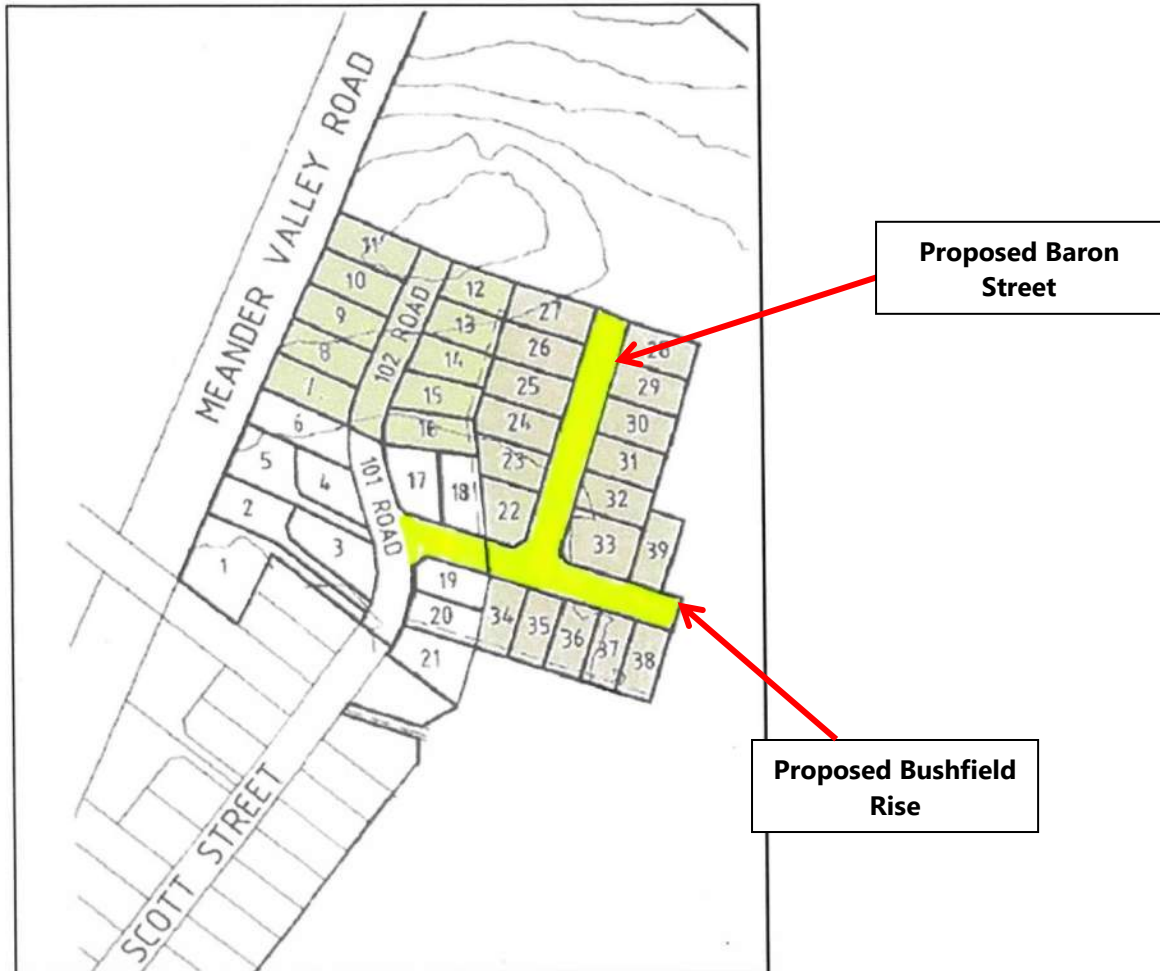


Figure 2: Map of subject roads - Bushfield Rise and Baron Street, Hadspen.

The proposed road names have been put forward by the Estate developers, Barry Sproal and Tony Saunders.

The name 'Baron' is a combination of the developer's names, Barry (Bar) and Tony (on) to create Baron. 'Bushfield' is the name of an area close to Mr Sproal's home town in Victoria.

There are no instances of the use of either of the proposed names, Baron and Bushfield, registered as a road name in the Placenames Tasmania database, administered by the DPIPWE.

3. Daytona Rise, Prospect Vale

The new road proposed to be named Daytona Rise is located on the eastern side of Classic Drive in Prospect Vale. Refer Figure 3.

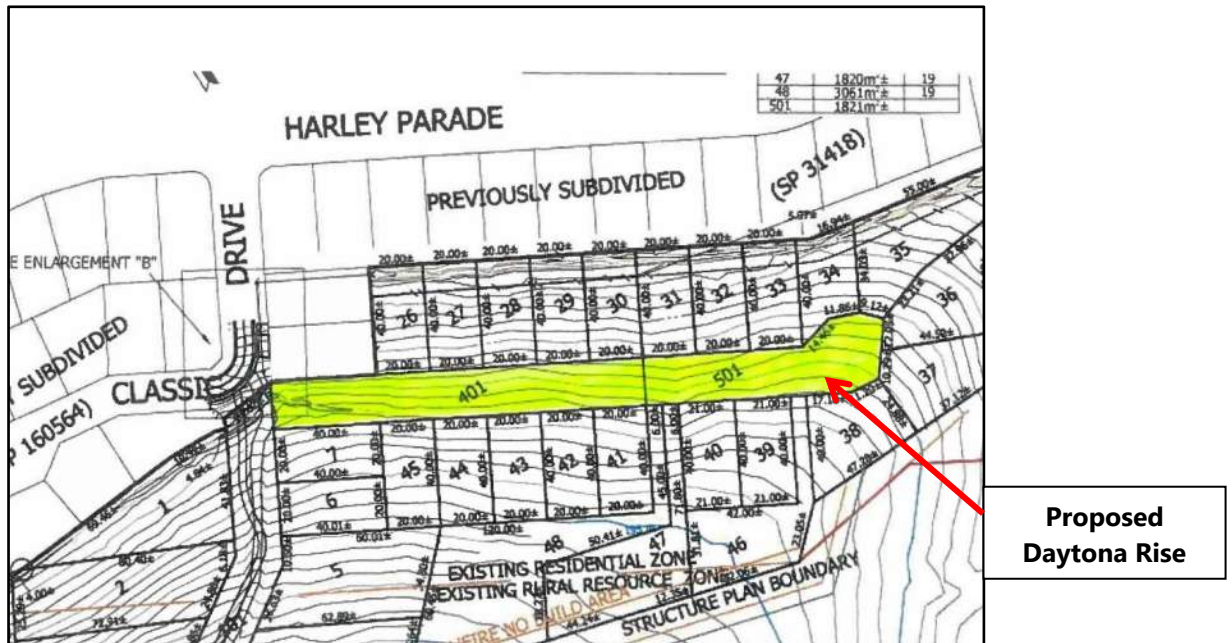


Figure 3 Map of subject road off Classic Drive, Prospect Vale.

The developer of the proposed subdivision accessed by Daytona Rise has previously completed other subdivisions in the area. Where these recent subdivisions have included a new road, the names previously approved by Council have followed a 'motorbike' theme, with examples being; Harley Parade, Belt Drive, Classic Drive, Buell Drive and Sturgis Place.

The proposed name of 'Daytona' continues the motorbike theme. It is named in recognition of the Daytona 200, a motorcycle road racing competition held annually at the Daytona International Speedway in Daytona Beach, Florida USA.

4. Iona Lane, Meander

The section of road proposed to be named Iona Lane is an existing unsealed road of approximately 390 metres in length, off Barbers Road, Meander. Refer Figure 4. Although the road only provides access to one resident, as it is a Council maintained road there is a requirement for it to have an official name, endorsed by Council and approved by Placenames Tasmania.

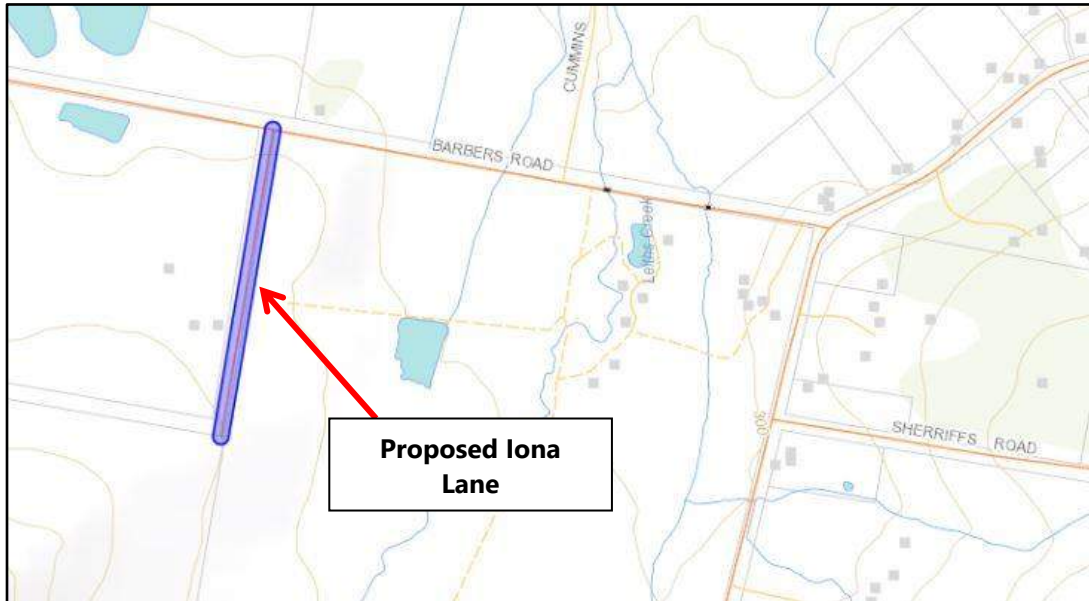


Figure 4: Map of subject road off Barbers Road, Meander.

The proposed name of Iona Lane has been put forward by the only resident who lives on this road and the adjoining property owner.

The southern property was originally owned in the 1890's by the first landowners, George and Harry Bradford. The house they built on this property they named 'Iona Homestead'. The derivation of the name 'Iona' is unknown.

This short road section has been informally known for many years as Johnstone's Road, and although this road name identification is included on Google maps and Council's own mapping system, the name has never been officially endorsed by Council. The current Tasmania road naming requirements do not allow for name duplications. Therefore, as there are existing instances of the use of Johnstone's Road within Tasmania, Council has been advised by DPIPW that it is not a name that will be approved by the Department.

The proposed name of Iona Lane has no duplication, with a check of Placenames Tasmania indicating the only use of Iona is for an Iona Court at Ravenswood.

3) Council Strategy and Policy

Not applicable

4) Legislation

Road naming is regulated under the *Place Names Act 2020*.

5) Risk Management

Risk is managed through the formal process of ratifying road names to avoid conflict with existing named roads in other municipalities within Tasmania. Non-duplication of names also ensures greater address clarity for emergency services.

6) Government and Agency Consultation

Council endorsed road names are required to be submitted to the Placenames Tasmania database which is administered by the DPIPWE.

7) Community Consultation

Not applicable

8) Financial Consideration

Not applicable

9) Alternative Recommendations

Council can choose a name other than those proposed or delegate this responsibility to the General Manager.

10) Voting Requirements

Simple Majority

DECISION:

GOVERNANCE 1

Reference No. 223/2020

CONDUCT OF COUNCIL'S ANNUAL GENERAL MEETING (AGM) AND ANNUAL REPORT

AUTHOR: John Jordan
General Manager

1) Recommendation

It is recommended that Council notes:

- 1. The Notice issued by the Premier under the COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020 extending the time for the conduct of Council's AGM until 15 March 2020.***
- 2. Meander Valley Council will target the December Ordinary Meeting of Council for the tabling of the Annual Report with timing to be confirmed on receipt of the Tasmanian Audit Office's (TAO) audit opinion which needs to be incorporated into Council's Annual Report.***
- 3. That Meander Valley Council will advertise the availability of the Annual Report, together with an invitation to electors to lodge submissions on the report with the Council for discussion at its AGM which will be held in January 2021 (subject to TAO opinion being finalised).***

2) Officers Report

Council is required to prepare an Annual Report and invite the public to make submissions on the report for discussion at Council's AGM.

Under Section 72B of the *Local Government Act 1993*, Council is required to hold its AGM by 15 December each year.

As per the correspondence (*refer to attachment*) from Mr Craig Limkin, Director of Local Government, Department of Premier and Cabinet timeframes for the tabling of the Annual Report and holding of the Annual General Meeting have been revised under Notice issued by the Premier under the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*. Council now has until 15 March 2021 to hold the AGM.

At this point, a significant delay in finalisation of the TAO annualised local government audit assessment for Meander Valley Council is not anticipated.

The tabling of the Annual Report is expected to be achieved at the December 2020 Ordinary Meeting. After which calls for public submissions will be made ahead of an AGM in January 2021.

3) Council Strategy and Policy

Not applicable

4) Legislation

COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020.

5) Risk Management

Not applicable

6) Government and Agency Consultation

Department of Premier and Cabinet.

7) Community Consultation

Not applicable

8) Financial Consideration

Not applicable

9) Alternative Recommendations

Council can elect to approve the recommendation with amendments.

10) Voting Requirements

Simple Majority

DECISION:

Department of Premier and Cabinet

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Annual General Meetings and Annual Reports

Dear General Manager

As you would be aware, the *Local Government Act 1993* (the LG Act) requires councils to include a copy of the Tasmanian Audit Office's (TAO) audit opinion in their Annual Reports. This year however, the COVID-19 pandemic has caused delays to the TAO's annual local government audit process. While the LG Act does not provide an explicit timeframe for the finalisation of Annual Reports, councils are required to invite the public to make submissions on the report for discussion at the Annual General Meeting. Under section 72B of the Act, councils must hold their AGMs no later than 15 December each year.

In recognition of the impacts of COVID-19 pandemic, I can advise that the Premier has issued a Notice pursuant to section 13 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020* (the COVID-19 Act), to extend the statutory timeframe under s72B of the LG Act by three months. Practically, this means that councils will have until 15 March 2021 to hold their 2020 AGMs. General guidance on convening an Annual General Meeting can be found on the [Local Government Division's website](#). Councils that are in a position to hold their AGMs before 15 December may still do so. The Notice simply provides additional time for this to occur.

I am advised that the Notice will be published in the Tasmanian Government Gazette on 28 October 2020 and, in accordance with section 8 of the COVID-19 Act, will take effect from this date. Once this occurs I would encourage councils to ensure that any reliance on this Notice is appropriately communicated with their local communities.

I would also like to take this opportunity to remind councils of the additional Annual Report requirements that are detailed in regulation 29 of the *Local Government (General) Regulations 2015*. In particular, the requirement for Annual Reports to provide reasons for any instances of the non-application of a public tender process. Further guidance on the preparation of Annual Reports can be found on the [Local Government Division's website](#).

If you have any queries in relation to this correspondence please contact the Local Government Division either by telephone on 03 6232 7022 or by email to lgd@dpac.tas.gov.au.

Yours sincerely

Craig Limkin
Director of Local Government

23

October 2020

20/97639

GOVERNANCE 2

Reference No. 224/2020

2020-21 ANNUAL PLAN – SEPTEMBER QUARTERLY REVIEW

AUTHOR: Jacqui Parker
Governance Coordinator

1) Recommendation

It is recommended that Council receives and notes the Annual Plan report for the September 2020 quarter, as attached.

2) Officers Report

Section 71 of the *Local Government Act 1993* (Tas) requires Council to prepare an Annual Plan. The Annual Plan provides details of the programs to be undertaken by Council and progress against the Plan is reported each quarter.

Notwithstanding the COVID-19 Disease Emergency, Council has achieved the majority of its performance targets. In the September quarter there were 57 of the overall 60 KPIs with actions reportable for quarter one. Of these:

- 56 were achieved within the quarter;
- 1 was achieved after the quarter ended (but prior to reporting); and
- 3 remain in progress.

Specific details of the four measures not completed within our first quarter are:

Quarterly KPI	Status
Future Direction 6(17) – Infrastructure <i>Operational compliance with Environment Protection Notice for Westbury and Deloraine landfill sites</i> KPI: <ul style="list-style-type: none">• Undertake ground and surface water monitoring• Annual Report submission to EPA.	Council achieved ground and surface water monitoring within the first quarter. Its Annual Report submission to the EPA was completed outside the first quarter (in October).
Future Direction 5(6) – Governance <i>Deliver Internal Audit program</i>	Pending.

Quarterly KPI	Status
KPI: <ul style="list-style-type: none"> • 100% of Audit actions addressed. • Audits conducted to schedule. 	A review of historic audit actions is to be undertaken to ensure all outstanding actions are addressed and closed. Council will outsource scheduled internal audits in Quarter 2 following a review of how audits are conducted.
Future Direction 5(2) – Governance <i>Prepare Annual Report and conduct Annual General Meeting (AGM).</i> KPI: <ul style="list-style-type: none"> • Complete draft for printing. 	In progress. The Tasmanian Audit Office (TAO) annual local government audit assessment for Meander Valley Council is pending. The Annual Report will be tabled in December and the AGM will be held in January subject to TAO (refer Governance 2 agenda item of the November Ordinary Meeting for further detail).
Future Direction 1(12) - Infrastructure <i>Waste Management Strategy review and implementation.</i> KPI: <ul style="list-style-type: none"> • Undertake options analysis and feasibility. 	In progress. Significant options analysis has been undertaken to date, as well as preliminary cost/benefit assessment of options.

3) Council Strategy and Policy

This performance report relates directly to the achievement of the Annual Plan.

4) Legislation

It is a requirement of the Local Government Act 1993 that Council prepares and approves an Annual Plan.

5) Risk Management

Not applicable

6) Government and Agency Consultation

Not applicable

7) Community Consultation

Not applicable

8) Financial Consideration

Not applicable

9) Alternative Recommendations

Not applicable

10) Voting Requirements

Simple Majority

DECISION:

Strategic Plan Future Direction 1

A sustainable natural and built environment

1.1 Contemporary planning supports and guides growth and development across Meander Valley.

1.2 Liveable townships, urban and rural areas across the local government area with individual character.

1.3 The natural, cultural and built heritage of Meander Valley is protected and maintained.

1.4 Meander Valley is environmentally sustainable.

1.5 Public health and the environment is protected by the responsible management of liquid and solid waste at a local and regional level.

1.6 Participate and support programs that improve water quality in our waterways.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Renew NRM Strategy.	1.3, 1.4, 1.6	Community & Development Services	Nil.	NRM review scheduled.	NRM strategy draft.	NRM strategy endorsed by Council.	NRM strategy renewed within timeframes.
2	Monitor and assess implementation of the Westbury Town Common Management Plan.	1.3, 1.4, 1.6	Community & Development Services	No breaches of permit conditions and condition of common maintained.	No breaches of permit conditions and condition of common maintained.	No breaches of permit conditions and condition of common maintained.	DPIPWE permit renewed and management plan requirements confirmed.	Practices consistent with management plan and condition of Common is stable or improved.
3	Design and implement initiatives from the NRM Strategy.	1.3, 1.4, 1.6	Community & Development Services	Nil.	Actions from current NRM strategy progressed and reported.	2017 NRM strategy close out report finalised.	New NRM strategy initiatives planned and costed for budget.	Completed within timeframes.
4	Westbury residential rezoning.	1.1	Governance	Progress rezoning.	Progress rezoning.	Progress rezoning.	Progress rezoning and report to Council.	Complete rezoning submission to the TPC and report to Council Workshop.
5	Undertake projects to support implementation of the Prospect Vale - Blackstone Heights Structure Plan including the Regional Land Use Strategy and planning scheme amendments.	1.1	Governance	Amendments progressed and reported to Council.	Amendments progressed and reported to Council.	Amendments progressed and reported to Council.	Amendments progressed and reported to Council.	Report to Council workshop at key stages of RLUS and planning scheme amendment work.
6	Assess individual planning scheme amendment applications as they arise.	1.1	Governance	Amendments assessed and managed within statutory timeframes.	Amendments assessed and managed within statutory timeframes.	Amendments assessed and managed within statutory timeframes.	Amendments assessed and managed within statutory timeframes.	Assess individual planning scheme amendment applications within statutory timeframes.
7	Process development applications in accordance with delegated authority.	1.1, 1.2, 1.3	Community & Development Services	100% of applications completed on time.	100% of applications completed on time.	100% of applications completed on time.	100% of applications completed on time.	Completed within statutory timeframes with 100% conformance.
8	Permit Authority – issue permits for Building Works (Category 4).	1.1, 1.2, 1.3 (primary) 4.3 (secondary)	Community & Development Services	100% of applications completed within 7 days.	100% of applications completed within 7 days.	100% of applications completed within 7 days.	100% of applications completed within 7 days.	Issue building permits within 7 days from the date all other permits and documents are received as required by the Building Act.
9	Permit Authority – process Notifiable Building Works (Category 3).	1.1, 1.2, 1.3	Community & Development Services	100% of applications completed within 7 days of receipt of all required information.	100% of applications completed within 7 days of receipt of all required information.	100% of applications completed within 7 days of receipt of all required information.	100% of applications completed within 7 days of receipt of all required information.	Notifiable Building Works processed in a timely manner.

Strategic Plan Future Direction 1

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
10	Permit Authority – manage outstanding building completions and illegal works.	1.1, 1.2, 1.3	Community & Development Services	Baseline determined and reduction of numbers.	Baseline determined and reduction of numbers.	Baseline determined and reduction of numbers.	Baseline determined and reduction of numbers.	Outstanding building completions reduced by 10%.
11	Permit Authority – issue permits for Plumbing Works (Category 4).	1.4	Community & Development Services	100% of applications completed within 21 days.	100% of applications completed within 21 days.	100% of applications completed within 21 days.	100% of applications completed within 21 days.	Process plumbing permit applications within 21 days of receipt of all information.
12	Waste Management Strategy review and implementation.	1.5 (primary) 6.6 (secondary)	Infrastructure	Undertake options analysis and feasibility.	Strategy presented to Council.	Council approval of waste strategy.	Budget and implementation planning in place.	Present strategy to Council at December workshop.
13	Permit Authority – issue Notifiable Plumbing Works (Category 3).	1.4	Community & Development Services	100% of applications completed within 14 days.	100% of applications completed within 14 days.	100% of applications completed within 14 days.	100% of applications completed within 14 days.	Process Notifiable Plumbing Works within 14 days of receipt of all information.
14	Manage Land Information Certificates.	1.1,1.2,1.3	Community & Development Services	100% of applications completed within 10 working days.	100% of applications completed within 10 working days.	100% of applications completed within 10 working days.	100% of applications completed within 10 working days.	Issue certificates within 10 working days.

Strategic Plan Future Direction 2

A thriving local economy

2.1 The strengths of Meander Valley attract investment and provide opportunities for employment.

2.2 Economic development in Meander Valley is planned, maximising existing assets and investment in infrastructure.

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

2.4 A high level of recognition and demand for Great Western Tiers products and experiences.

2.5 Current and emerging technology is available to benefit both business and the community.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Promote investment in Meander Valley to support the growth of identified industry sectors.	2.2	Governance	Identify opportunities and report on progress.	Brand strategy developed and approved by Council.	Prospectus developed and marketing for specific industry sectors in place.	Brand strategy and prospectus approved and budget submitted.	Meander Valley 'Brand' and regional prospectus developed.
2	Develop economic recovery pathways and establish industry-specific priority actions.	2.1, 2.3, 2.4, 2.5	Governance	Identify opportunities and report on progress.	Industry support for at least two action plans.	Industry support for at least two action plans.	Industry support for at least two action plans.	Economic recovery action plans in place for key industries/sectors.
3	Establish economic development structure plans for each population centre.	2.1, 2.4, 2.5	Governance	Identify opportunities and report on progress.	Deloraine economic and placemaking plan ready for consultation.	Deloraine economic and placemaking plan in place.	Westbury economic and placemaking plan ready for consultation.	Plans and community consultation in place.
4	Establish a structured list of investment vehicles and investment attraction policies.	2.1, 2.2, 2.3, 2.4, 2.5	Governance	Identify opportunities and report on progress.	Investment support package policy approved by Council.	Nil	Nil	Investment vehicles assessed and policies in place.
5	Establish a business media and communications plan.	2.1, 2.3, 2.4, 2.5	Governance	Nil.	Nil.	Draft plan and costing ready.	Plan approved by Council.	Plan in place.
6	Support the progress of land developments including Valley Central and the Hadspen Urban Growth Area.	2.2	Governance	Quarterly report on progress, activity and issues.	Quarterly report on progress, activity and issues.	Quarterly report on progress, activity and issues.	Quarterly report on progress, activity and issues.	Quarterly review, actions and reports.
7	Monitor and report monthly visitation statistics.	2.4	Corporate	Provide statistics in monthly briefing report.	Provide statistics in monthly briefing report.	Provide statistics in monthly briefing report.	Provide statistics in monthly briefing report.	Reports produced.

Strategic Plan Future Direction 3 Vibrant and engaged communities

3.1 Creativity and learning are part of daily life across the communities of Meander Valley.

3.2 Successful local events enhance community life.

3.3 Education and training opportunities are available to everyone across the local government area.

3.4 Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies.

3.5 Young people have the opportunity to be engaged in community life.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Facilitate the operation of Council pop up meetings.	3.4 (primary) 4.1 (secondary)	Community & Development Services	Nil, due to COVID-19.	Council 'pop ups' scheduled and delivered. 100% of actions from pop ups resolved.	Council 'pop ups' scheduled and delivered. 100% of actions from pop ups resolved.	Council 'pop ups' scheduled and delivered. 100% of actions from pop ups resolved.	Pop up meetings held and documented.
2	Deliver the Community Grants Program.	3.1, 3.2, 3.4 (primary) 4.1 (secondary)	Community & Development Services	Grants policy updated and approved by Council. Grants round completed and funds distributed. Number of applications received.	Grants round completed and funds distributed. Number of applications received.	Grants round completed and funds distributed. Number of applications received.	Grants round completed and funds distributed. Number of applications received.	Number and range of grant applications.
3	Renew the Community Strategic Plan.	3.4 (primary) 4.1 (secondary)	Community & Development Services	Nil, due to COVID-19.	Strategy to engage and renew the CSP in place.	Progress report to Council complete.	Progress report to Council complete.	Complete within timeframes.
4	Renew the events program responsive to COVID-19.	3.1, 3.2	Community & Development Services	Nil, due to COVID-19.	Events sponsorship opportunity promoted.	Events strategy developed. Events scheduled for quarter delivered.	Events scheduled for quarter delivered.	Events program approved and implemented.
5	Conduct GWATAA Exhibition.	3.1, 3.2	Community & Development Services	Nil.	Exhibition promoted.	Exhibition delivered.	Nil.	Number of artists participating.
6	Conduct a Festival of Small Halls concert.	3.1, 3.2	Community & Development Services	Nil.	Nil.	Nil.	Festival of Small Halls delivered within budget.	Audience number and event finances.
7	Produce a user-friendly Event Management Guide.	3.2 (primary) 4.1, 4.3 (secondary)	Community & Development Services	Nil.	Nil.	Nil.	Guide drafted.	Guide approved.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
8	Coordinate major event applications.	3.2	Community & Development Services	100% of event applications responded to in 10 days.	100% of events applications responded to in 10 days.	100% of events applications responded to in 10 days.	100% of events applications responded to in 10 days.	Respond to applications within 10 days.
9	Conduct youth liaison workshop with Council.	3.4, 3.5	Community & Development Services	Nil.	Nil	Nil	Youth liaison workshop conducted.	Workshop conducted and evaluated.
10	Prepare Volunteer Management Policy and Procedures.	3.1, 3.2, 3.3, 3.4 & 3.5 (primary) 4.1, 4.2 (secondary)	Community & Development Services	Nil.	Nil	Policy and procedures approved.	Percentage of volunteer groups provided with training on policy and procedures.	Policy and procedures adopted. Number of volunteers trained.

Strategic Plan Future Direction 4

A healthy and safe community

4.1 The health and wellbeing needs of all sectors in the community are planned, met and managed.

4.2 Infrastructure, facilities and programs encourage increased participation in all forms of active and passive recreation.

4.3 Public health and safety standards are regulated, managed and maintained.

4.4 Prepare and maintain emergency management plans and documents and work with our communities to educate and plan for emergencies.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Coordinate the Municipal Emergency Management & Recovery Committee (MEMRC).	4.4	Infrastructure	Nil.	Chair six-monthly meeting.	Nil.	Chair six-monthly meeting.	Meetings held.
2	Support the operation of the Meander Valley SES unit through ongoing management of the Memorandum of Understanding (MOU).	4.4	Infrastructure	Annual report received from SES.	Six month report on activities reported in briefing report.	Nil.	Six month report on activities reported in briefing report.	Obtain activities report from Deloraine SES and provide information to Council on a six monthly basis in briefing report.
3	Conduct emergency management training exercise for Council staff, facilitated by Red Cross.	4.4	Infrastructure	Conduct training.	Nil.	Nil.	Nil.	Training for Council staff completed.
4	Develop and action a plan to promote indoor recreational facilities to current and prospective users to increase patronage and participation.	4.2	Infrastructure	Draft the plan.	Finalise plan and present to Workshop. Benchmark current usage.	Promote facilities. Report on usage trends.	Promote facilities. Report on usage trends.	Present plan to Council Workshop. Review promotion outcomes and report to management team.
5	Manage public health risk through monitoring and sampling of recreational water.	4.1 (primary) 1.5 (secondary)	Community & Development Services	Record results. 100% of public safety notification achieved in 48 hours.	Record results. 100% of public safety notification achieved in 48 hours.	Record results. 100% of public safety notification achieved in 48 hours.	Record results. 100% of public safety notification achieved in 48 hours.	Quarterly monitoring and testing completed for all sample sites. Non-conformances responded to within 48 hours.
6	Undertake annual/periodic inspections of food premises consistent with Food Act Requirements.	4.1, 4.3	Community & Development Services	Issue annual registration for all premises. Outcomes reported.	Inspections as per annual program. Outcomes reported.	Inspections as per annual program. Outcomes reported.	Inspections as per annual program. Outcomes reported.	Conduct inspections as per program and report on results each quarter.
7	Coordinate immunisation clinics for Meander Valley Schools.	4.1, 4.3	Community & Development Services	Nil.	Complete annual immunisation program.	Nil.	Nil.	Provide school based immunisations as per program (usually March and September) and provide quarterly report.
8	Audit microchipping of registered dogs.	4.3	Community & Development Services	Undertake audit and close out actions arising.	Undertake audit and close out actions arising.	Undertake audit and close out actions arising.	Undertake audit and close out actions arising.	Audit conducted and reported each quarter.
9	Prepare and implement annual Fire Abatement Management Program.	4.3	Community & Development Services	Nil.	Inspect and issue notices and arrange work as required.	Inspect and issue notices and arrange work as required.	Inspect and issue notices and arrange work as required.	Program in place by December. All previous properties inspected. All additional identified properties inspected. Notices issued as required and relevant follow up work arranged.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
10	Investigate incidents and complaints regarding animal control.	4.3	Community & Development Services	100% of cases responded to within 10 days. Prepare monthly summary report.	100% of cases responded to within 10 days. Prepare monthly summary report.	100% of cases responded to within 10 days. Prepare monthly summary report.	100% of cases responded to within 10 days. Prepare monthly summary report.	Investigate all cases and complaints within 10 days and provide quarterly reports.

Strategic Plan Future Direction 5

Innovative leadership and community governance

5.1 Meander Valley Council programs are regularly reviewed to support the achievement of the Community Strategic Plan.

5.2 Long term financial planning and asset management underpins the ongoing viability of Meander Valley.

5.3 Evidence based decision-making engages the community and is honest, open and transparent.

5.4 Meander Valley councillors and employees have the knowledge, skills and attitude to responsibly undertake community governance and operational responsibilities.

5.5 Councils in the region collaborate and share resources for the collective good of their communities.

5.6 Meander Valley Council is recognised as a responsibly managed organisation.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Deliver Annual Plan.	5.1	Governance	Prepare quarterly review.	Prepare quarterly review.	Prepare quarterly review.	Prepare quarterly review. Prepare 2021-22 Annual Plan.	Plan adopted by Council, compliant with statutory requirements.
2	Prepare Annual Report and conduct Annual General Meeting (AGM).	5.6	Governance	Complete draft for printing.	Complete report and present at AGM. Advertise and conduct AGM	Nil.	Nil.	AGM held and Annual Report adopted by Council.
3	Review the Community Strategic Plan 2014-2024.	5.1	Community & Development Services	Nil.	Project established.	Consultation with stakeholders.	Community Strategic Plan drafted.	Community Strategic Plan reviewed and updated.
4	Develop community consultation policy.	5.1	Governance	Nil.	Workshop with Council.	Nil.	Adopted by Council.	Council decision on development of policy.
5	Update risk management framework.	5.6	Governance	Risks register reviewed and required mitigations in place. Audit Panel report.	Risks register reviewed and required mitigations in place. Audit Panel report.	Risks register reviewed and required mitigations in place. Audit Panel report.	Risks register reviewed and required mitigations in place. Audit Panel report.	Risk review completed, updated and endorsed by Audit Panel. Actions progressed and reported on quarterly.
6	Deliver the Internal Audit Program.	5.4	Governance	100% of Audit actions addressed. Audits conducted to schedule.	100% of Audit actions addressed. Audits conducted to schedule.	100% of Audit actions addressed. Audits conducted to schedule.	100% of Audit actions addressed. Audits conducted to schedule.	Audit recommendations implemented and audits conducted.
7	Health & Safety Committee.	5.6	Governance	Conduct quarterly meeting and review WH&S performance. Quarterly report.	Conduct quarterly meeting and review WH&S performance. Quarterly report.	Conduct quarterly meeting and review WH&S performance. Quarterly report.	Conduct quarterly meeting and review WH&S performance. Quarterly report.	Conduct meetings, implement improvement initiatives and produce quarterly reports.
8	Raise rates and sundry debtor (other Council debts) accounts.	5.2	Corporate	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Reconcile rates debtor, sundry debtor and creditors control accounts within 10 days of the working month.
9	Reconcile financial control accounts.	5.2	Corporate	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Reconcile payroll clearing account within 5 days of processing fortnightly pay.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
10	Complete State Government Authority returns.	5.6	Corporate	Submit initial State Fire and Treasury pensioner claims, and Annual State Fire Levy data return.	Nil.	Nil.	Submit final State Fire and Treasury pensioner claims.	Submit State Fire and Treasury pensioner claims.
11	Complete Section 132 Certificates (property rates).	5.6	Corporate	Issue 98% of s132 Certificates within 3 working days of request.	Issue 98% of s132 Certificates within 3 working days of request.	Issue 98% of s132 Certificates within 3 working days of request.	Issue 98% of s132 Certificates within 3 working days of request.	Issue 98% of certificates within 3 working days.
12	Complete annual insurance renewals.	5.6	Corporate	Nil.	Complete crime insurance renewal.	Nil.	Insurance policies completed.	Insurance policies completed.
13	Update Long Term Financial Plan (LTFP).	5.2	Corporate	Nil.	Review and adopt LTFP.	Nil.	Nil.	Review and adopt LTFP.
14	Develop budget estimates and rating recommendations in accordance with statutory timeframes.	5.2	Corporate	Nil.	Determine budget estimates preparation plan.	Nil.	Review and adopt annual budget estimates.	Review and adopt annual budget estimates.
15	Annual external financial reporting.	5.6	Corporate	Submit financial statements to Tasmanian Audit Office.	Submit key performance indicator (KPI) consolidated data sheets.	Present budget estimates, fees and charges to Council Workshop.	Prepare financial statements and State government financial reporting.	Prepare financial statements and State Government financial reporting.
16	Submit Business Activity Statement (BAS), Fringe Benefits Tax (FBT) and payroll tax returns.	5.6	Corporate	Submit BAS and payroll tax returns.	Submit BAS and payroll tax returns.	Submit BAS and payroll tax returns.	Submit BAS and payroll tax returns.	Complete statutory reporting.
17	Review and submit internal financial management reports.	5.3	Corporate	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Achieve activity performance target.	Produce and distribute monthly management reports. Produce and distribute monthly project expenditure reports. Provide financial reports for September, December and March quarters to Council in October, January and April respectively.
18	Review structure of internal financial management reports.	5.3	Corporate	Nil.	Provide recommended revised format.	Implement changes to financial management reports.	Complete review of report structure.	Complete review of report structure.
19	Monitor Council's short-term expenditure commitments and invest funds in accordance with Council's Investment Policy.	5.2	Corporate	Review cash flow at least weekly.	Review cash flow at least weekly.	Review cash flow at least weekly.	Review cash flow at least weekly.	Weekly monitoring of cash flow.
20	Facilitate Council Audit Panel meetings.	5.6	Governance	Meetings conducted as per work plan.	Conduct meeting as per work Plan.	Conduct meeting as per work plan.	Conduct meeting as per work plan.	Meetings conducted as per work plan.
21	Maintain efficient desktop IT equipment.	5.6	Corporate	Commence rolling replacement of computers.	Complete rolling replacement of computers.	Nil.	Nil.	Rolling replacement of computer equipment.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
22	Review server structure and system requirements to ensure a stable IT architecture.	5.6	Corporate	Nil.	Nil.	Nil.	Review server structure and associated software replacement.	Review server structure and associated software replacement.
23	Maintain cemetery records in accordance with the Cemeteries Act.	5.6	Corporate	Record new burial information and implement any required changes to existing records.	Record new burial information and implement any required changes to existing records.	Record new burial information and implement any required changes to existing records.	Record new burial information and implement any required changes to existing records.	Maintain new and existing burial information.
24	Maintain records management processes in line with requirements of the Archives Act.	5.6	Corporate	Induct new system users Arrange for removal of documents due for disposal.	Induct new system users. Conduct audit of user security rights.	Induct new system users.	Induct new system users.	Induct new users and maintain information management system.
25	Comply with requirements of 2019 Enterprise Agreement.	5.6	Corporate	Apply required salary increase changes to pay and allowance rates.	Nil.	Nil.	Review required salary increase and advise employees.	Maintain salary, allowances and clause application.
26	Employee performance reviews.	5.4	Corporate	Coordinate office employee performance review completion.	Nil.	Coordinate office employee mini review & salary review completion.	Performance reviews completed for works staff.	Performance and salary reviews completed for all employees.
27	Review employee information manual.	5.6	Corporate	Nil.	Nil.	Review and update draft employee information manual.	Adopt revised employee information manual.	Review and update manual.
28	Review Business Continuity Plan and conduct training scenario.	5.6	Infrastructure	Review and update plan.	Prepare training scenario.	Conduct training.	Report on improvement opportunities.	Review and update plan for management team approval. Complete training for MVC officers and report on improvement opportunities.
29	Engage with community sport and recreation organisations to ascertain future needs and venue planning.	5.3	Infrastructure	Nil.	Present forum information to Council Workshop.	Conduct forums and report on participation and feedback from clubs.	Conduct forums and report on participation and feedback from clubs.	Quarterly report presented to Council Workshop.

Strategic Plan Future Direction 6 Planned Infrastructure Services

6.1 The future of Meander Valley's infrastructure assets is assured through affordable, planned maintenance and renewal strategies.

6.2 Regional infrastructure and transport is collaboratively planned and managed by all levels of government.

6.3 The Meander Valley transport network meets the present and future needs of the community and business.

6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilised and maintained.

6.5 Stormwater and flooding cause no adverse impacts.

6.6 Infrastructure services are affordable and meet the community's needs into the future.

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
1	Undertake maintenance works to ensure safe and fit for purpose assets.	6.1, 6.3, 6.6	Works	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan review	Report to Annual Plan review	Provide Customer Service Request statistics and budget updates in briefing reports.
2	Plan and deliver capital work projects.	6.3, 6.6	Works	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan review.	Provide program, project and budget updates in briefing report.
3	Manage plant to achieve effective and efficient use that minimises ownership costs.	6.1, 6.6	Works	Nil.	Nil.	Complete major plant review	Nil.	Review plant utilisation and hire rates and update 10 year Plant Replacement Program.
4	Undertake plant purchases in accordance with approved budget.	6.1, 6.6	Works	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan Review	Report to Annual Plan Review	Provide program, project and budget updates in briefing report.
5	Co-ordinate Asset Management Group and Strategic Asset Management Plan Improvement Plan actions. Review Strategic Asset Management Plan and Review Asset Management Plans.	6.1 (primary) 5.2 (secondary)	Infrastructure	Chair meeting and report on action improvement program.	Chair meeting and report on action improvement program.	Chair meeting and report on action improvement program.	Chair meeting and report on action improvement program.	Meetings held. Strategic Asset Management Plan and Asset Management Plans updated.
6	Prepare 2021-22 Capital Works Program and Forward Works Program.	6.1, 6.6	Infrastructure	Nil.	Update Proposed Projects list.	Prioritise and undertake further design and cost estimation.	Annual program prepared for approval by Council.	Prepare annual Capital Works Program for approval in June quarter.
7	Design, procurement and contract management for projects listed in the 2020-21 Capital Works Program.	6.1	Infrastructure	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan review.	Report to Annual Plan review.	Undertake projects in line with project plan requirements and completion of all non-provisional projects.
8	Update asset information including capitalisation of assets in Conquest and undertake bridge asset revaluation.	6.1	Infrastructure	Capitalisation of assets and recording in Conquest and GIS, prior to finalisation of 2019-20 statutory reporting.	Capitalisation of assets and recording in Conquest and GIS for 2020-21 financial year.	Capitalisation of assets and recording in Conquest and GIS for 2020-21 financial year.	Capitalisation of assets and recording in Conquest and GIS for 2020-21 financial year.	Capitalisation of assets prior to finalisation of 2019-20 statutory reporting.
9	Undertake required proactive footpath defect inspections, parks and recreation asset inspections and condition assessments.	6.1	Infrastructure	Undertake required inspections.	Undertake required inspections and comprehensive inspection of playgrounds.	Undertake required inspections.	Undertake required inspections and comprehensive inspection of playgrounds for 2021-22 maintenance schedule.	Meet timeframes set out by Conquest. Annual comprehensive inspection of playgrounds completed by December 31.

Strategic Plan Future Direction 6

No.	Actions and Tasks	Strategic Plan Reference	Department	Quarterly KPI (30/9)	Quarterly KPI (31/12)	Quarterly KPI (31/3)	Quarterly KPI (30/6)	Performance Target
10	Development of stormwater system improvement plan and present to Council.	6.1	Infrastructure	Review Flood and Risk Study documents.	Storm water Improvement plan presented to Council Workshop.	Storm water improvement plan endorsed by Council. Prepare project budget items for 2021-22 Capital Works Program.	Nil	Workshop presentation to Council in December quarter.
11	Coordinate reactive and programmed maintenance of building assets.	6.1	Infrastructure	Undertake required maintenance.	Undertake required maintenance and fire equipment testing.	Undertake required maintenance.	Undertake required maintenance, fire equipment testing and annual testing and tagging.	Meet timeframes set out by Conquest.
12	Deliver the bridge inspection and maintenance program.	6.1, 6.3	Infrastructure	Nil.	Quarterly performance review outcomes reported. Contractors engaged for maintenance works, and for inspection program.	Quarterly performance review outcomes reported and prepare maintenance budget items for 2021-22.	Quarterly performance review outcomes reported Maintenance works completed.	Review and document contractor compliance with the contract.
13	Operate Deloraine Swimming Pool and provide support to community swimming pool at Caveside.	6.4, 6.6	Infrastructure	Commence review and extension of existing contract.	Contract executed. Undertake pre-opening inspection and required maintenance. Open pool 1 December.	Operate pool to 1 March.	Report on contract performance.	Document contract extension and contractor performance.
14	Provision of kerbside collection contracts to existing urban areas for waste, recyclables and organics.	6.6	Infrastructure	Manage contract.	Manage contract.	Manage contract.	Manage contract.	Supervise and review contract.
15	Provision of landfill, waste transfer stations and resource recovery operations contract.	6.6	Infrastructure	Quarterly performance review outcomes reported.	Quarterly performance review outcomes reported.	Quarterly performance review outcomes reported.	Quarterly performance review outcomes reported.	Supervise and review contract.
16	Provision of hard waste collection.	6.6	Infrastructure	Nil.	Undertake collection.	Report to Council in Annual Plan review.	Nil.	Report to Council by March 31 on collection results.
17	Operational compliance with Environment Protection Notice for Westbury and Deloraine landfill sites.	6.6	Infrastructure	Undertake ground and surface water monitoring. Annual Report submission to EPA.	Nil.	Undertake ground and surface water monitoring.	Nil.	Complete reporting requirements for EPA in line with license requirements.
18	Review and update User Guides for indoor facilities.	6.4	Infrastructure	Nil.	Review and update guides.			Complete review and distribute guides to user groups.

ITEMS FOR CLOSED SECTION OF THE MEETING:

Councillor xx moved and Councillor xx seconded ***“that pursuant to Regulation 15(2) of the Local Government (Meeting Procedures) Regulations 2015, Council close the meeting to the public to discuss the following items.”***

Voting Requirements

Absolute Majority

Council moved to Closed Session at x.xxpm

GOVERNANCE 3 CONFIRMATION OF MINUTES

(Reference Part 2 Regulation 34(2) Local Government (Meeting Procedures) Regulations 2015)

GOVERNANCE 4 LEAVE OF ABSENCE

(Reference Part 2 Regulation 15(2)(h) Local Government (Meeting Procedures) Regulations 2015)

GOVERNANCE 5 WESTBURY COMMUNITY CAR TRANSITION TO SPECIAL COMMITTEE

(Reference Part 2 Regulation 15(2)(a) Local Government (Meeting Procedures) Regulations 2015)

GOVERNANCE 6 ORGANISATIONAL REVIEW BUDGET REALLOCATION

(Reference Part 2 Regulation 15(2)(a) Local Government (Meeting Procedures) Regulations 2015)

Council returned to Open Session at x.xxpm

Cr xxx moved and Cr xxx seconded "***that the following decisions were taken by Council in Closed Session and are to be released for the public's information.***"

The meeting closed at

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Wayne Johnston
Mayor