Meander Valley Council

Working Together

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 8 September 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, only individuals making representations to planning applications which are subject to statutory timeframes, will be permitted to pre-register and attend the meeting for their relevant agenda item. 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 four representors in the Council Chambers at once. People will be asked to leave the meeting at the conclusion of their agenda item. If more than four 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 unlikelihood 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 8 September 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 8 September 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

Councillor xx moved and Councillor xx seconded, ***"that the minutes of the Ordinary Meeting of Council held on Tuesday 11 August, 2020, be received and confirmed."***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING

Date	Items discussed and tabled:
18 August 2020	• Presentation – Launceston City Deal • Strategic Planning – Representation of Public Exhibition of LPS Substantial modifications • Strategic Planning – Local business Zone Amendment – 2 Panorama Road, Blackstone Heights • Deloraine Squash Courts • Bracknell Hall Functional Brief • Business & Economic Recovery • Items for Noting: a) Review of Policy No. 77 – Rates and Charges
1 September 2020	• Planning Scheme Amendment – Off Neptune Drive, Blackstone Heights • Representations to the Draft Meander Valley Local Provisions Schedule – Substantial modifications • Planning Templates

	• Lifestyle Recovery Grants Update • NTDC Inc – Performance Outcomes • Items for Noting a) Capital Works Budget Adjustment b) Review of Policy No. 2 – Stock Underpasses on Council Roads c) Review of Policy No. 4 – Subsidises Waste Disposal for community groups d) Review of Policy No. 72 – Street Dining & Vending

ANNOUNCEMENTS BY THE MAYOR

18 August 2020
Meeting with Football Tasmania & Launceston City representatives
Council Workshop

20 August 2020
Photo opportunity with Launceston City Football Club

23 August 2020
Opening of Junior Gala Day – Launceston City Football Club

1 September 2020
Meeting with Opposition Leader Rebecca White MP
Council Workshop.

2 September 2020
Quarterly Meeting between Mayors

3 September 2020
Meeting with John Tucker MP

ANNOUNCEMENTS BY COUNCILLORS

Councillor Susie Bower

18 August 2020	Mole Creek Progress Association meeting Council Workshop
23 August 2020	Launceston City Football Club Gala Day
25 August 2020	Bracknell Hall redevelopment
28 August 2020	Photo opportunity at Country Club Avenue/Las Vegas Drive with Councillor Nott
1 September 2020	Council Workshop Carrick Hall meeting

Councillor Frank Nott

18 August 2020	Development Assessment Group Meeting Council Workshop
23 August 2020	Launceston City Football Club Gala Day
25 August 2020	Development Assessment Group Meeting
27 August 2020	Location visits in Prospect Vale with General Manager
28 August 2020	Photo opportunity at Country Club Avenue/Las Vegas Drive with Councillor Bower

DECLARATIONS OF INTEREST

TABLING AND ACTION ON PETITIONS

A petition was received from the Mole Creek Progress Association requesting Council support to implement a speed limit reduction and traffic calming on Pioneer Drive, Mole Creek.

Action

Council have arranged to have traffic counters installed and engaged a traffic engineer to assist Council with the process of assessment and recommendation of solutions.

PUBLIC QUESTION TIME

(conducted under the COVID-19 emergency procedures)

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 note any questions on notice asked and answered in the Council Meeting Agenda.

The Chairperson will then ask a Council officer to read questions without notice.

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

- 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

1. PUBLIC QUESTIONS TAKEN ON NOTICE – AUGUST 2020

Nil

2. PUBLIC QUESTIONS WITH NOTICE – SEPTEMBER 2020

2.1 Kerin Booth, Meander

Given the decision by a previous Council to lease the Meander School to Teen Challenge has caused so much conflict in our community and massive legal costs to Council, will Council now please meet with the Meander Area Residents and Ratepayers Association (MARRA) to discuss its vision for the community to retain the school?

Response by John Jordan, General Manager:

The implications of Teen Challenge's decision not to proceed with the establishment of a rehabilitation centre on the site of the former Meander Primary School are being worked through by Council.

Teen Challenge retain a current lease (with options) over the site. The Teen Challenge organisation is yet to formalise its intentions for the site and ongoing lease. When these intentions are clear and formally settled; Council will consider its position on the future of the site. In the event the site and lease is vacated, Council will also consider the most effective way in which to engage with all members of the community and any parties, such as MAARA, that may have ambitions for the use of the site.

Overall timeframes will depend at this point on the advice to be received from Teen Challenge and the need for consideration of matters at a future Council meeting.

2.1 Emma Hamilton, Westbury

On the 12th August 2020, my husband and I enquired at the Meander Valley Council office in Westbury as to who was employed by MVC as the Heritage Consultant for planning issues. We were told that we could make an appointment with any of the MVC Town Planners, as they all shared the role equally.

Will Council confirm if this is the case?

If this is the case will Council also tell us what professional development they (the Town Planners) have undertaken on heritage issues, to be able to advise on heritage issues in planning?

If there is professional development undertaken of heritage issues in planning, will you explain how often this is undertaken?

And also do the town planners receive any extra remuneration above their standard salary to act in this capacity of heritage consultant?

Response by Lynette While, Director Community & Development Services:

Meander Valley Council does not employ a Heritage Consultant. There are no heritage precincts or local heritage places that have been identified within the Meander Valley Interim Planning Scheme. All development applications received for properties listed on the State Heritage Register are referred to Heritage Tasmania in accordance with the Historic Cultural Heritage Act 1995.

3. PUBLIC QUESTIONS WITHOUT NOTICE – SEPTEMBER 2020

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – AUGUST 2020

Nil

2. COUNCILLOR QUESTIONS WITH NOTICE – SEPTEMBER 2020

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – SEPTEMBER 2020

DEPUTATIONS BY MEMBERS OF THE PUBLIC

NOTICE OF MOTION

Reference No. 167/2020

COUNCILLOR FRANK NOTT – WESTBURY ROAD SIGNALISED PEDESTRIAN CROSSING

AUTHOR: Dino De Paoli
Director Infrastructure Services

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1) Recommendation (Councillor Frank Nott)

It is recommended that Council investigate and implement the provision of a designated safe crossing point with pedestrian traffic lights on Westbury Road within reasonable proximity to Prospect Market Place.

2) Introduction (Councillor Frank Nott)

A number of representations have been made to me, and by my own observations there is a significant need for a safe crossing on Westbury Road, Prospect Vale, with pedestrian traffic lights.

3) Background (Councillor Frank Nott)

Currently there is no safe lighted pedestrian crossing in Council's Westbury Road, Prospect Vale, with a lighted pedestrian crossing operated by Launceston Council at Ralph Street, Prospect, adjacent to Prospect High School.

Traffic levels in Westbury Road are continually increasing and with proposed developments at the Casino precinct together with Blackstone Heights, Panorama Road and Harrison developments in addition to proposed work at Tyler Village, will add considerably to this traffic in the future.

The suggested pedestrian crossing could be a "stand alone" or be considered as associated with a current street at Bimbimbi Avenue or Stewart Avenue.

The crossing would benefit all those in the community with mobility issues. It would be used by those who use mobilised wheelchairs and mobility scooters,

the frail and elderly, mothers with prams and young children and students with a major aim of promoting of safety and inclusion in the community.

The crossing should be 'straight through' with no centre refuge as I believe it is dangerous to be 'parked' in the centre of a very busy arterial road.

With a high traffic volume and 60 kph speed zone this presents a significant challenge for those attempting to cross Westbury Road.

There are currently a number of 'stand-alone' pedestrian lighted crossings in the Launceston area.

- Charles Street outside the Launceston General Hospital (continual flashing amber lights).
- Hobart Road, Kings Meadows between ANZ bank and Banjo's.
- George Town Road, Newnham adjacent to Boland's IGA Supermarket.

One lighted pedestrian crossing where I had personal input as chair of the Access Committee at Launceston Council, was in Invermay Road opposite Aurora Stadium car park. This also provides a bus stop in the median strip when the centre parking was removed a decade ago.

Such a pedestrian activated lighted crossing in Westbury Road would ensure the safety for all road users when required and limit delays and minimise the impact on traffic flow.

4) Officers Comments

The Westbury Road Transport Study was completed for Council by Midson Traffic in 2011. This Study provided a number of recommendations for improvement of the Westbury Road corridor, and Council has allocated funding in recent years for major works including the Vale Street and Donalds Avenue roundabouts.

The Study also noted that the level of difficulty for pedestrians to cross Westbury Road near Prospect Vale Market Place will compound over time. The increased traffic volume and increased pedestrian movements will result in a difficult and dangerous location for pedestrians.

A peer review of the Study was undertaken by consultants Pitt and Sherry in mid 2012 in advance of the commencement of detailed design work on the Vale Street roundabout, and concept plans for improvement work in the corridor

were prepared for community consultation. The peer review also supported the recommendation for improvements for pedestrian crossings.

It is noted that if a signalised crossing point was located near Vale Street, it would need to be a sufficient distance away from the roundabout so that the traffic queues generated during a crossing phase would not extend back through the roundabout.

An extract from the Pitt and Sherry plan prepared to show improvements near the Market Place is provided below. The location of a possible crossing point between Vale Street and Mace Street is highlighted.

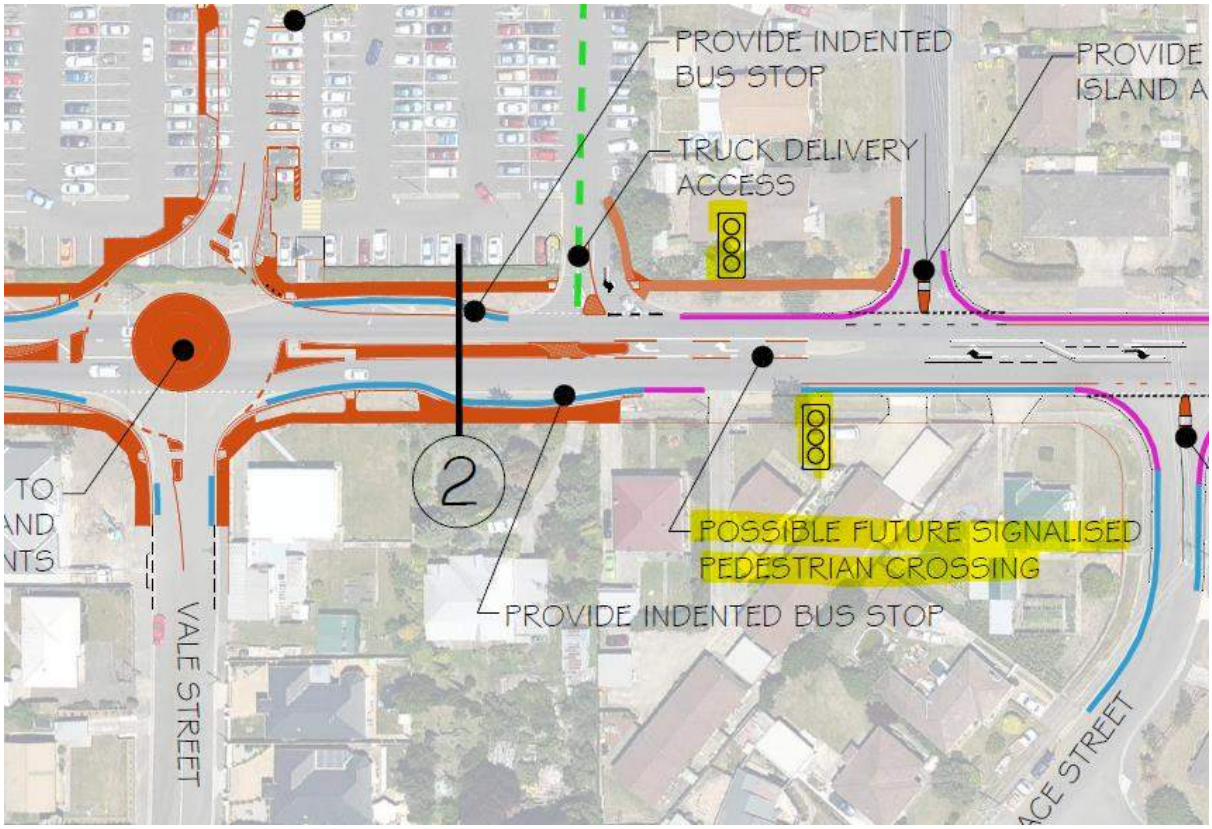

Figure 1: Extract from Pitt and Sherry drawing LN12038-P111

In light of the significant future land development that is currently in progress or soon to commence in the Prospect Vale and Blackstone Heights area, and the time that has passed since the Westbury Road Transport Study was completed in 2011, Council officers will be considering whether it is timely for another review to be undertaken of traffic impacts along Westbury. This review will better inform future works in Westbury Road and on the surrounding road network, and the changes to traffic flow and pedestrian amenity that are likely to occur as a result of further growth. It is suggested that this review is budgeted to occur in 2021-22. The outcomes of the review would be discussed

with Council and allowance made in future capital works programs for construction of any identified priority works.

There is no question that the recommendation by Councillor Nott for the installation of a signalised pedestrian crossing on Westbury Road has merit, and is consistent with previous traffic engineering advice. Approval for installation of a signalised crossing would need to be provided by the Transport Commissioner and would be subject to assessment of up to date traffic and pedestrian data and a design of the proposed installation. Council officers will soon be installing traffic counters on Westbury Road in the vicinity of Vale Street.

5) Council Strategy and Policy

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

- Future direction (4) – A healthy and safe community
- Future direction (6) – Planned infrastructure services

6) Legislation

Not applicable

7) Risk Management

Not applicable

8) Government and Agency Consultation

Not applicable

9) Community Consultation

The community was consulted on the previous traffic corridor planning work undertaken in 2011-12, however, there has been no recent consultation.

10) Financial Consideration

It is noted that the installation of a signalised pedestrian crossing may cost at least in the order of $60K to $80K for poles, lights and electrical works. The site selection will determine the extent of civil works required and therefore the additional cost for that element.

It is proposed that costs to undertake a traffic assessment and preliminary design work for a signalised crossing are allocated from the existing capital works project created for the Westbury Road Prospect Transport Study Projects (PN6276).

11) Alternative Recommendations

Council can elect to amend or not approve the recommendation. Officers propose an amended recommendation for consideration by Council as follows;

It is recommended that Council;

a) undertakes a traffic and pedestrian movement assessment to inform the feasibility and preliminary design work for a designated safe crossing point with pedestrian traffic lights on Westbury Road within reasonable proximity to Prospect Market Place, and
b) subject to the feasibility work, presents a project proposal to Council for consideration as part of the upcoming 2021-22 Capital Works Program.

12) Voting Requirements

Simple majority

DECISION:

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. 168/2020

105 DEN ROAD (LOT 3, DEN ROAD), MOLE CREEK, ACCESSED VIA BIG DEN ROAD

Planning Application: PA\20\0204

Proposal: Resource Processing (Private Abattoir)

Author: Justin Simons
Town Planner

1) Proposal

Application
Council has received an application for the construction of an abattoir on the land at 105 Den Road, Mole Creek.

Applicant:	Tasmanian Consulting Service
Owner:	Rowdy Room, Dennis R Durham Holdings & Charles R Durham Holdings
Property:	105 Den Road, Mole Creek (CT:142267/3)
Zoning:	Rural Resource
Existing Land Use:	Grazing
Representations:	Nine (9)
Decision Due:	8 September 2020
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

If approved, the application will result in:

a) Use of the land for Resource Processing and the development of an abattoir with a maximum capacity of 90 tonnes per annum, dressed weight;
b) A 176m^2 abattoir building;
c) A 36m^2 store room;
d) Hardstand parking area;
e) A secondary wastewater treatment system including containerised plant and extensive irrigation area; and
f) Offsite disposal of solid waste.

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

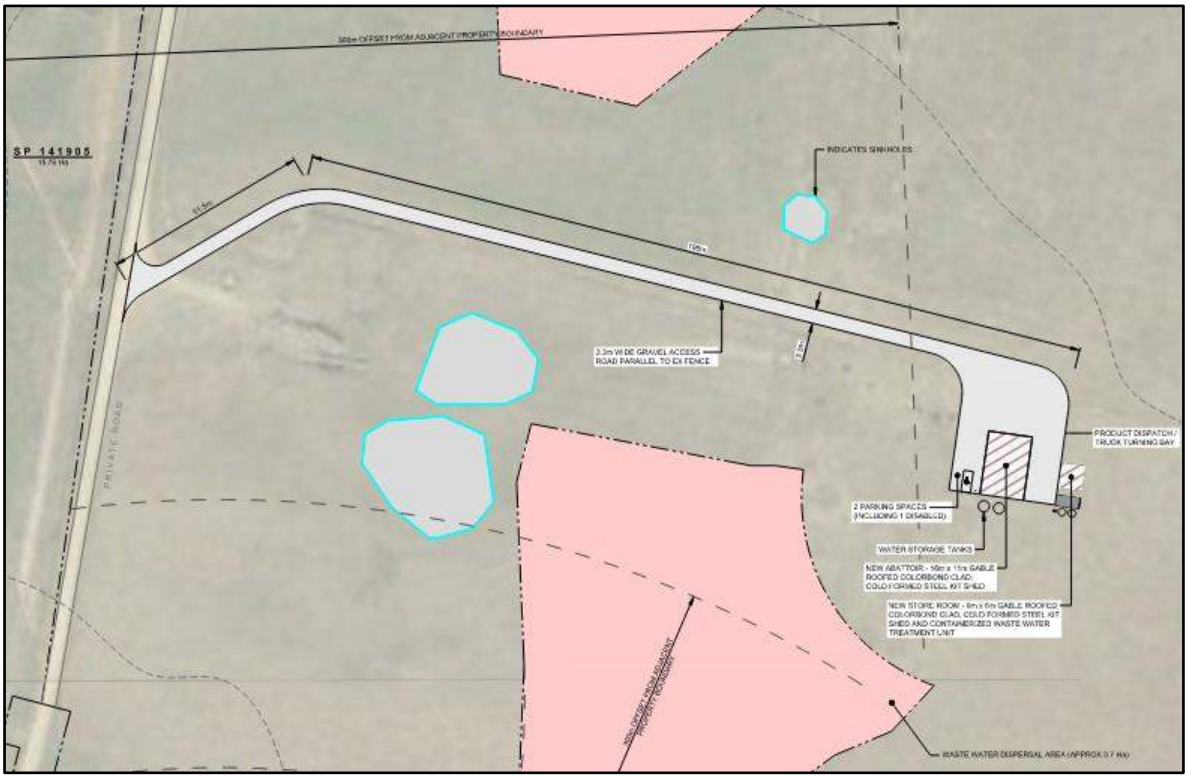

Figure 1: Proposed (enlarged) site plan.

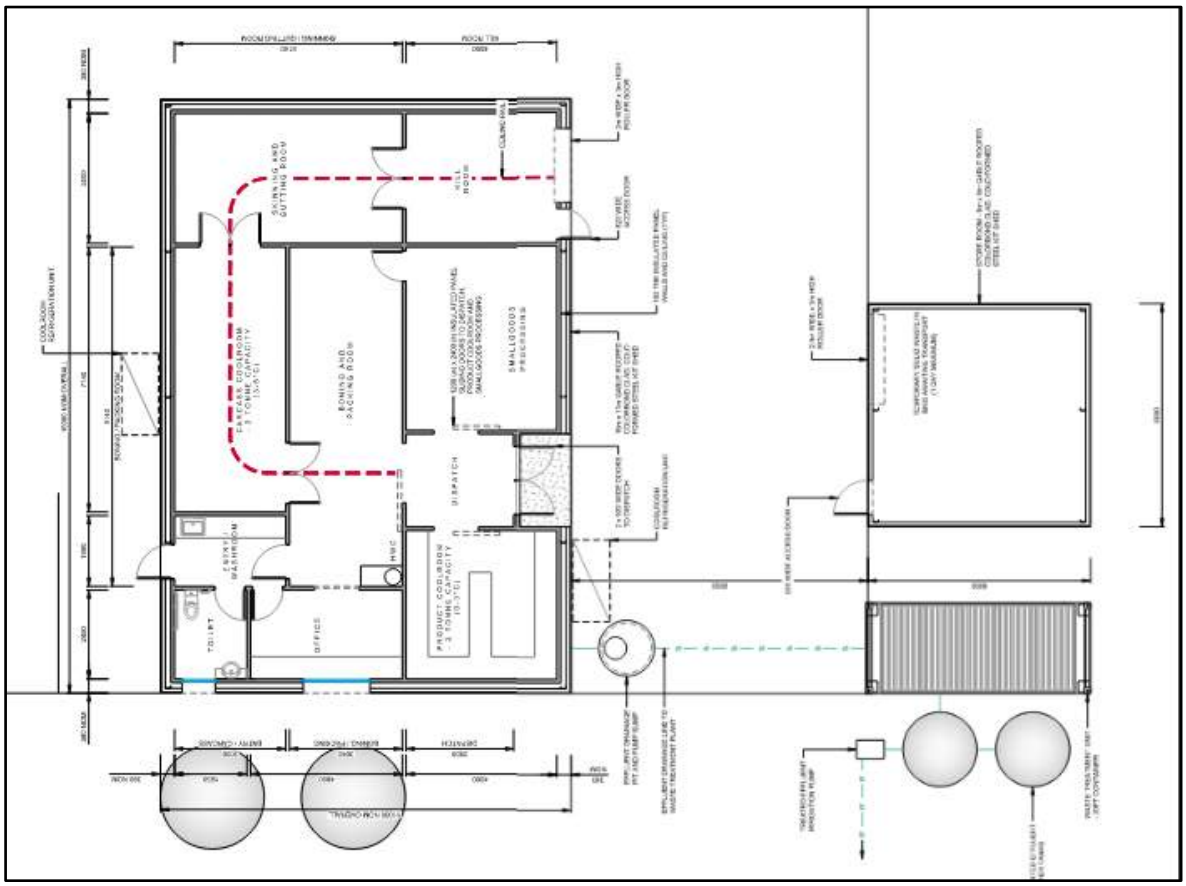

Figure 2: Building layout.

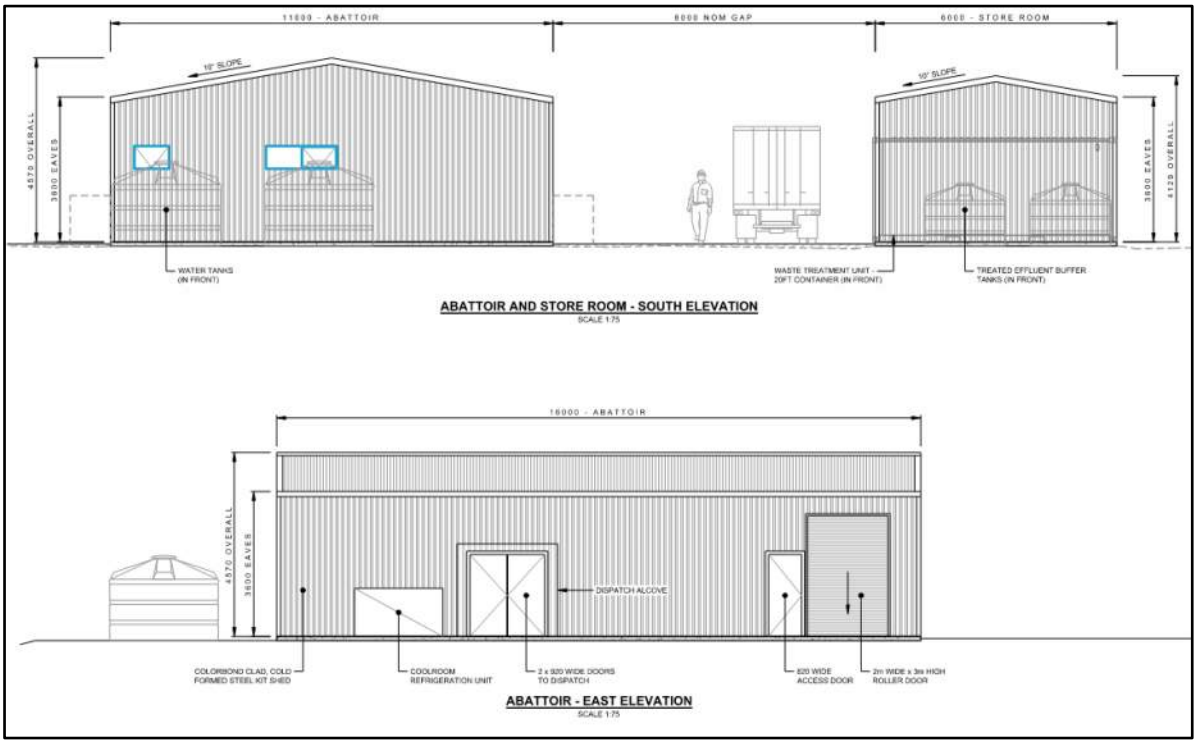

Figure 3: Elevations.

Standards Requiring Discretion

The application relies on the following Performance Criteria:

E11.6.1 Attenuation Distances – P2
E15.5 Use Standards – P2
E15.6.1 Sediment and Pollution - P2
E15.6.2 High Sensitivity Karst – P2

2) Summary of Assessment

The application proposes the use and development of the land at 105 Den Road, Mole Creek for an abattoir.

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

Overview:

- The use is a permitted use in the Rural Resource Zone and complies with all of the applicable Acceptable Solutions relating to use and development including setbacks and height.
- The development triggers Performance Criteria in relation to its proximity to karst features and being an attenuated use in close proximity to sensitive uses.
- The site provides adequate parking for the use and has sufficient road access.
- Nine (9) representations were received during the advertising period. The development is considered acceptable in regard to these aspects (refer to Section 4 Representations).
- Some matters raised in the representations, including lack of demand, financial viability and property values are not matters that can be dealt with under the planning scheme
- Some matters raised in the representations relating to the form of the building and setbacks relate to elements of the development that are fully compliant with the Acceptable Solutions and do not rely on Council's discretion.
- All of the representations raise concerns regarding the impact of the proposal on the karst.
- Additional advice was also sought by Council from the Department of Primary Industries, Parks, Water and the Environment (DPIPWE). DPIPWE concludes that the proposal does not pose a risk to the conservation values of the karst and does not warrant further geotechnical studies. They do raise concerns regarding contamination of water and environmental health, but accept they do not have expertise in this regard.
- The impact of the development on the karst and management of wastewater have been adequately addressed in a report by a qualified karst expert and a waste water report prepared by a qualified agronomist and waste water assessor.
- The application proposes the use of buffers to protect surface features and direct pathways to the karst.
- It is considered that the low volumes of waste water produced will be treated to a higher standard than those required by domestic properties in the area and will be dispersed via irrigation in a controlled and limited manner. Irrigation will make use of moisture deficient soils, such that the nutrients will be retained within the first 500mm of topsoil to be utilised by pasture growth and limit downward movement into the karst and subsurface flows. The measures proposed to treat and manage waste water are likely sufficient to mitigate environmental impacts.

- The use includes a number of attenuated activities. The application incorporates buffers to mitigate the impacts of the secondary treated waste water and the abattoir facility. Those sensitive uses within the attenuation buffer of the facility are owned/partly owned by the developer.
- The risk of odour, noise and disease are considered to be adequately managed by a combination of setbacks and buffers from sensitive uses, adherence to guidelines issued by the EPA, and a higher quality treatment of waste water and the associated irrigation regime.
- Offal and other solid wastes will be removed from the site and, appropriately managed, is unlikely to cause a risk of odour or attract pests.
- A maximum limit of 90 tonnes per annum dressed weight has been assessed and is considered acceptable.
- Conditions have been included in the recommendation for the ongoing management of waste water, sludge and paunch spreading consistent with guidelines issued by the EPA and to meet the commitments put forward in the application.
- The facility will be subject to ongoing regulation by Council to manage the risk associated with the environmental sensitivity of the area. A monitoring and reporting regime has been proposed by the applicant and is reinforced by conditions.

Given the scale of the operation, with appropriate conditions to manage the operation of the plant, waste and waste water treatment, the proposed development can be managed to comply with all of the applicable provisions 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 Resource Processing (abattoir), on land located at 105 Den Road, Mole Creek (CT:142267/3), by Tasmanian Consulting Service Pty Ltd, be APPROVED, generally in accordance with the endorsed plans:

a) Tasmanian Consulting Service, P/L; Development Application-Supporting Information; Revision 2, 14 July 2020, pages 15, 16, 25, - (including drawing no. 8982, sheets 001, 020, 021, 022, 023, 024 & 025);

b) Philip Cullen, *A Report on the Karst Features in the Vicinity of a proposed Abattoirs and Associated Infrastructure at Lot 3 Den Road, Mole Creek,* dated January 2018, and addendum dated 22 July 2020;

and

c) Macquarie Franklin, Durham Abattoir Waste Reuse Assessment, July 2020.

and subject to the following conditions:

1. 30 days prior to the commencement of any work:
   a) A waste and wastewater management plan is to be submitted to the satisfaction of Council's Environmental Health Officer. The plan is to provide practical instruction regarding the operation of the waste water system and procedures for waste management, including the following:

      i. Abattoir Waste (offal, hides, bones and other solids)
      A management plan for waste identifying the location and means of temporary storage prior to collection and removal to a licenced facility. Temporary waste storage must ensure that waste does not spoil and give rise to odour nuisance.

      ii. Paunch
      A management plan complying with the Paunch Contents Land Spreading Management Guidelines Tasmania prepared by the Environment Protection Authority, giving particular consideration to the avoidance of karst features and areas protected by Conservation Covenant.

      iii. Waste Water
      A waste water management plan consistent with the Environmental Guidelines for the Use of Recycled Water in Tasmania (DPIWE, 2002). The plan must include buffers, from sensitive uses and karst features, as identified in the waste water assessment submitted with the application (Macquarie Franklin, 2020). Waste water irrigation is only to occur in areas demonstrated to have soil coverage of 500mm or more.

      The plan is to incorporate a twice yearly (Autumn and Spring) testing and reporting regime consistent with the recommendations of the endorsed waste water assessment. The results of testing, recommended application rates for waste water and the irrigation area are to be reported to Council prior to the commencement of irrigation.

   b) A construction soil and water management plan is to be submitted to the satisfaction of Council's Town Planner demonstrating how disturbed and exposed soils will be managed to minimise erosion and prohibit

sediment from contaminating overland flows and entering the sub-surface karst. The plan must include provisions for the rehabilitation of any exposed soils to minimise future erosion.

2. The management of waste and waste water must be undertaken at all times in accordance with the management plans approved as per Condition 1.

3. With the exclusion of administration, cleaning, maintenance, back of house tasks and deliveries, the hours of operation are limited to 6:00am to 6:00pm daily.

4. The facility is not to process more than 90 tonnes per annum, by dressed weight, of meat in any 12 month period.

5. Throughput data confirming the quantity and rate of processing is to be provided to Council on a half yearly basis.

Note:

1. An application for a Plumbing Permit will be required at the Building and Plumbing Permit application stage for the on-site wastewater system servicing the building. Please note that a comprehensive site specific on-site wastewater design report by a suitably qualified person, addressing the following, is required to accompany the application:
   - Construction and capacity of effluent drainage pit and pump sump
   - Capacity of storage tanks for treated wastewater
   - Management of offal and other animal waste (bones, hides etc.)
   - Wastewater from staff toilet and washroom

2. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on (03) 6393 5320 or via email: mail@mvc.tas.gov.au.

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

   a) Building approval
   b) Plumbing approval

   All enquiries should be directed to Council's Permit Authority on (03) 6393

5320 or Council's Plumbing Surveyor on 0419 510 770.

4. This permit takes effect after:

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

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

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

7. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.

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

9. If any Aboriginal relics are uncovered during works:

   a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction; and
   b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania) Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
   c) The relevant approval processes will apply with state and federal government agencies.

4) Representations

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

Nine (9) 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.

Concern – Pollution of Karst

- Application does not adequately address karst issues.
- Proposal does not cite research done in the Mole Creek area.
- Inadequately addresses the nature of the surface and subsurface.
- Little evidence regarding infiltration capacity.
- Ignores subterranean elements.
- Does not address the significance of the site.
- New irrigation area has not been surveyed for karst features.
- Potential contamination of Mole Creek, impacting the quality of the habitat.
- Water accessed by stock, recreational fishers, people for water and for swimming in summer.
- Lack of Geotechnical Survey addressing underlying karst and geological features.
- Karst report is based on surface features and existing geology maps.
- High risk associated with any accidents or leaks of onsite storage.
- Contamination of groundwater and springs, impacting Mole Creek and adjoining properties.
- Ecosystem already vulnerable due to existing old and inadequate septic systems in the area.
- Impact on flora and fauna.
- Concern regarding ongoing monitoring reuse of waste water and paunch.
- Underground connections unknown and proposal will have unintended consequences in other areas.
- Sandy soil will not hold nutrients, without leaching.

Comment:

It is not disputed that the karst is a sensitive and highly significant environmental landscape. The land is located in an area of high sensitivity. This classification recognises the area has a high concentration of karst features and there is general potential that the environmental values of the karst landscape could be degraded.

However, an assessment of the karst code is an assessment to determine the vulnerability of the karst or the actual potential for damage to occur as a result of a given situation. It is acknowledged that the subject site is within a highly modified

landscape, is subject to a background level of existing agricultural and residential based contaminates, and is not pristine. The proposed abattoir is small in scale (maximum of 90 tonnes per annum) and produces a relatively low volume of waste water (approx. 1000L per day). This water will be treated to a quality significantly better than standard waste water treatment systems, including those used by the dwellings in the immediate area, and will be managed to minimise nutrient loading and contamination of the sub-surface hydrology.

The application includes a karst report prepared by a suitably qualified person that identifies karst features on the site and recommends a suitable buffer around those considered to present a risk of allowing direct entry to the karst. Assessment of the ability of the land to accommodate the development, wastewater and stormwater management is informed by this report. The report demonstrates that waste water can be appropriately managed, however the details and specifications of these systems are a matter dealt with under the *Building Act 2016* and will be considered in much greater detail at the building and plumbing approval stage.

In response to the representations, the waste water consultant engaged by the developer has provided additional advice confirming that the top soil has sufficient capacity to absorb and hold the volumes of water being proposed. The consultant's advice is based on a site and application specific assessment of the soil type. Further assessment will need to be undertaken prior to the approval of the waste water system under the *Building Act 2016*.

Further geotechnical and hydrogeological investigations are not considered warranted for a proposal of this scale and level of impact. The proposed waste water treatment system and management regime is considered sufficient to mitigate the impacts such that it does not have an overall detrimental impact.

It is noted, however, that the environmental significance and sensitivity also warrants active regulation and monitoring by Council to ensure that the site is managed in accordance with the approach that has been described and to ensure that risks are managed. A monitoring regime has been proposed by the applicant and will need to be monitored.

Council has the ability and responsibility to manage any offsite impacts in the unlikely event they occur. This can be done by the issuing of an Environmental Protection Notice (EPN) the requirements of which override any conditions on the planning permit.

A number of conditions have been recommended in response to the Performance Criteria in Part 6 of this report, which will assist with the management and monitoring of waste and waste water.

Concern – Noise and odour

- Noise and odour will cause a nuisance to neighbours and distress to neighbouring animals; may impact mental health.
- Neighbours will hear distressed bellows, bleating and squealing of animals going to slaughter.
- Increase in pests, crows and flies, bringing increased risk during lambing season from crows.
- Odour from paunch spreading, sludge spreading and waste water reuse.
- Homes within 500m of the abattoir and 300m of the waste water system.

Comment:

The separation distances between the proposed development and nearby residential uses has been assessed in relation to the Performance Criteria in Part 6 of this report. It is considered that there are adequate controls in place and sufficient setbacks from boundaries to mitigate odours and noise. The majority of neighbouring sensitive uses, not owned by the developer comply with the Acceptable Solutions of the Attenuation Code.

Noise impacts associated with the proposal will be minimal. The operation proposes a relatively low rate of production. It does not require large holding pens and animals will be sourced from the paddock on an as needs basis. Noise associated with animals is unlikely to be any greater than that normally associated with livestock operations. Other noise sources, such as saws, pressure cleaning, processing waste water and refrigeration plant will not generate significant noise, are largely contained within buildings and are setback sufficient distance to mitigate impacts such that they will not cause a nuisance.

Waste water will be captured and secondary treated prior to dispersal. Irrigated water will be treated to a high standard and is unlikely to result in a noticeable odour. Hard waste and offal will be removed from the site to a waste facility. Drying of hides is proposed and meets the required setbacks from sensitive uses. With the proposed setbacks and managed as described the facility is unlikely to cause a nuisance through odour.

The spreading of waste including paunch and sludge will be managed to minimise the risk of odour. Quantities of these waste products will be relatively small and will be dispersed over a significant area in accordance with guidelines issued by the EPA. These guidelines are considered adequate to minimise odour risks.

An EPN can be used to regulate inappropriate management practices should an unforeseen source of odour arise.

The volumes of paunch produced by the facility are relatively low and are unlikely to

result in an increase in insect activity or wildlife. Crows are unlikely to be attracted as the waste will not include any material attractive to crows as a food source.

Concern – Impact to Lifestyle and Property Values

- Impact on lifestyle and unspoilt rural surrounds.
- Mole Creek will become known as an abattoir town rather than for the Caves, honey, scenery and wildlife.
- Visual amenity and scenic values.
- An abattoir will significantly impact the marketability and value of neighbouring properties.

Comment:

The subject site is located in the Rural Resource Zone. The purpose of this zone is specifically to accommodate resource development and processing activities. Primary Industry and processing activities generally take priority over residential amenity and lifestyle in this zone. The proposed development is consistent with the purpose of the zone.

The proposed abattoir is small in scale and unlikely to eclipse the existing natural values and tourist attractions in the area. Visitors to the area will generally be unaware of the facility and the appearance will be generally consistent with other sheds and agricultural buildings in the area. The waste water is unlikely to cause any odour and the abattoir facility is setback from sensitive uses, not owned by the developer, a distance generally consistent with the Acceptable Solutions.

While the proposed building will be visible from neighbouring properties, the building complies with all of the standards of the Rural Resource Zone. The development is more than 300m from the dwelling at 26 Den Road and the separation is considered sufficient to mitigate visual impacts. Existing vegetation along the Mole Creek will provide some existing screening.

Property values are not a matter that can be dealt with under the planning scheme.

Concern – Spreading of Paunch

- Area subject to flooding.
- Requires specialist equipment and guidelines.
- Risk of disease associated with Paunch.

Comment:

Spreading of paunch is proposed to be undertaken in accordance with the Paunch Contents Land Spreading Management Guidelines Tasmania prepared by the EPA. These guidelines are designed to minimise the risk of odour and disease. While paunch spreading is proposed on the flood plain, the quantities are relatively small

and pose an insignificant risk, even during periods of flood. Compliance with the EPA guidelines are considered to be sufficient to manage paunch spreading.
Concern – Broader Environment • Application does not account for the conservation covenant on the title.
Comment: The subject property includes a conservation covenant. The development site for the abattoir and waste water is not located within the covenanted area. Paunch spreading, however, has been identified in an area subject to the covenant. While removing the area subject to the covenant will reduce the area available for paunch spreading, there remains more than sufficient land to accommodate paunch spreading. The proposed waste water management regime is also considered sufficient to minimise the percolation of waste water past the topsoil and into the sub-surface hydrology. The risk of waste water entering the covenanted area is minimal. The issuing of a planning permit does not override the management obligations established by covenants.
Concern – Demand and Local Impacts • Four (4) existing abattoirs in the region are adequate. • Insufficient demand and business will not be viable. • Marginal opportunity for local employment.
Comment: The demand for a business and the viability of a business is not a planning matter. The complexities of this particular parcel of land will potentially result in higher establishment and operating costs, however the financial viability is a commercial decision for the landowner. Employment opportunities are not a planning matter.
Concern – Irrigation Buffers • Inadequate buffers provided between the irrigation areas and adjoining properties. • Common ownership of land parcels is insufficient to warrant ignoring required attenuation distances. • Lack of buffers from native vegetation as required by the Environmental Guidelines for the Use of Recycled Water in Tasmania.
Comment: The setbacks and buffers separating the proposed waste water irrigation from

neighbouring sensitive uses are considered sufficient for the scale of the proposed facility, the volumes of waste water and the proposed management regime.

Common ownership is not the only factor considered. The degree of encroachment and the treatment provisions proposed are considered sufficient to mitigate the impacts.

A condition has been recommended to ensure that a management plan for waste water reuse be submitted prior to the commencement of any works. This plan will require greater certainty regarding compliance with the EPA's Guidelines for the Use of Recycled Water in Tasmania. However, the area available for waste water reuse far exceeds the requirements of the proposal and as such minor alterations to accommodate buffers for native vegetation are not considered to compromise the ability to manage waste water.

Concern – Capacity Limitations

- No firm quantification of upper limit
- Significant concern the development will exceed 90 tonne proposed production limit.
- Capacity is significantly greater than 90 tonnes per annum.
- If successful production will need to increase.
- Increases will potentially require a feedlot and yards.
- Insufficient grazing land, considering waste water and paunch, to support more animals.
- Will require stock to be brought in.

Comment:

The proposal includes a maximum processing limit of 90 tonnes per annum. The tonnage has been equated to an aggregate of approximately 250 cattle, 200 sheep and 100 pigs. For comparison the abattoir at Cressy, Tasmanian Quality Meats, typically processes 1,700 animals daily, with 60-70 employees.

It is acknowledged by the applicant that this volume is an upper limit and it is unlikely that production will exceed 50 tonnes. Limiting factors that will dictate the capacity of the facility include demand, stocking capacity, management of waste water and hard waste. However, as the cost of establishing the facility is similar regardless of its capacity, the applicant has opted for the higher tonnage. The impacts of the proposal have been calculated based on a 90 tonne limit and are considered to be acceptable.

It is considered appropriate that throughput data be provided to Council on a regular basis along with the results of waste water testing to ensure that annual processing does not exceed the 90 tonne limit.

Should production need to increase in the future, this would require a new planning application, advertising and assessment by Council. An increase in production to 100 tonnes or above would also require an assessment by the Environment Protection Authority (EPA) as a Level 2 Activity.

It is noted that the property has existing stockyards close by the proposed facility. The application does not include or approve a feed lot. A feed lot is a separate attenuated activity and would require an additional planning application, advertising and assessment by the Council.

The application proposes to operate as a private abattoir and does not suggest that the facility will offer the services of an abattoir on a commercial basis. It is not unusual for farms to operate a private abattoir and allows them to value add to their existing products. As a production volume of 90 tonnes per annum will be in place, the actual source of the animals is not considered to result in any material change in the impacts of the facility. It is reasonable to expect that livestock from outside the farm will be purchased for one reason or another from time to time as a normal requirement of farm operations. Processing of animals external to the site would not result in any increase in impacts other than a marginal increase in deliveries.

It is recognized that the land required for paunch spreading and waste water will limit the capacity of the land for grazing. The landowner will need to balance these aspects in order to comply with the guidelines regarding waste water reuse and paunch spreading and make a commercial decision regarding the actual volume of cattle grazed and processed. However, the area required at any one time for these activities is a very small portion of the land.

Recommended Conditions:

1. The facility is not to process more than 90 tonnes, by dressed weight, of meat in any 12 month period.

2. Throughput data confirming the rate of processing is to be provided to Council on a half yearly basis.

Concern – Suitable alternative sites

- The developer owns a significant area of land and there are alternative sites on the property more suitable for the development.

Comment:

Council must consider the site proposed in the application and determine to approve or refuse the application on its own merit.

While the applicant is free to choose an alternative location, which may or may not resolve some of the concerns raised by neighbours, this would require further assessments specific to that particular location. It is noted that the entire property is located within the High Sensitivity Karst.

Concern – Application not referred to the EPA

- The application is close to the threshold set for Level 2 Activities.
- High sensitivity of the karst area warrants referral and more in-depth assessment available to the EPA.

Comment:

The application does not meet or exceed the thresholds requiring a Level 2 assessment by the EPA. The EPA also has the power to call in any Level 1 Activity that it deems worthy of a Level 2 assessment in accordance with Section 24 (1) and (1A) of the *Environmental Management and Pollution Control Act 1994*. The EPA is aware of the application and did not take any steps to require a referral of the application during the advertising period.

Concern – Inconsistencies

- A number of concerns are raised regarding inaccuracies in the application as submitted.

Comment:

Part of undertaking an assessment is to determine the adequacy and accuracy of the information provided in the application. A perfect application is rare. Where inaccuracies are considered to be material and relevant to the assessment and outcome of the proposal, they are assessed. Where appropriate they are corrected and or subject to conditions to achieve a particular outcome.

Department of Primary Industries, Parks, Water and the Environment (DPIPWE)

- It is not anticipated that the abattoir proposal will impinge on significant known karst features, including caves on the subject and adjoining property to the east.
- It is likely that all surface features of interest have been identified by the karst assessment prepared by Cullen (2018).
- There is some confusion regarding the status of the "potential sinkholes" identified in the karst assessment, which could provide surface connectivity for overland runoff, depending on the depth and nature of the covering materials.
- It is noted that the assessment is based on karst features visible at the surface and no geotechnical survey has been undertaken.
- DPIPWE does not consider a geotechnical investigation is necessary from a karst values conservation perspective.
- A further investigation may be warranted where a buried karst feature may

pose a significant risk to the development or an environmental value, such as water quality.

- Effluent disposal in karst generally poses an increased risk on groundwater quality, where openings such as sinkholes and caves provide direct pathways for transfer of contaminates, depending on the nature and depth of soil cover.
- A further consideration is the fact that ground water can move rapidly in directions not necessarily predicted by surface contours.
- DPIPWE cannot advise on the adequacy of the waste water treatment method.
- If council has concerns regarding waste water then it may be useful to engage a suitably qualified hydrogeologist to review the proposal with attention to karst aspects.
- Conservation covenants not mentioned in the application- Spreading of Paunch is identified in the covenant area.
- Hydrological advice should be requested to inform the appropriateness of buffers required from covenanted areas.

Comment:

Advice has been sought from the Policy and Conservation Branch of DPIPWE regarding the application. This information is not an assessment of the Performance Criteria Council must consider to make a decision, but is general advice relating to conservation of karst values.

DPIPWE has concluded that the proposed abattoir does not pose a significant threat to karst conservation values. The subject property is located in an area subject to significant agricultural activity and high disturbance.

The advice confirms that the assessment undertaken by Cullen (2018) is accurate in regard to surface features. Given that the facility has a small footprint, with no evidence of karst activity and good soil coverage, the risk to the development is low and further geotechnical assessments are not considered warranted.

The potential sinkholes identified in the karst assessment already include buffers to the north, south and east similar to those identified for the clearly identified sinkhole. An additional buffer applied to the south-east could be considered and would not compromise the proposal. However, soil coverage exceeds 500mm and does not provide a direct pathway to the karst. The soil coverage and irrigation regime are considered adequate to retain treated water within the topsoil.

DPIPWE has raised that the subsurface connectivity of the landscape may result in unpredictable movement of water and this should be taken into account when assessing the suitability of the waste water treatment system. DPIPWE acknowledges that they are not in a position to comment on the adequacy of the wastewater treatment system. This aspect of the proposal is better informed by the qualified

assessment by the waste water designer and Council's Environmental Health Officers.

The application proposes a specialised system designed specifically to accommodate operation when soils have a moisture deficit. This incorporates a significant volume of storage for extended periods of time where weather does not allow for irrigation. Deficit irrigation is only undertaken when the soil has the capacity to absorb the water. Managed appropriately at the rates recommended in the waste water assessment the system is unlikely to result in pooling or infiltration past the top soil. Using this process the risk of leaching will be significantly reduced. The management plan also highlights the volume of nutrients contained within the waste water as the primary factor limiting the quantity of water that can be dispersed. Waste water is proposed only to be applied at rates which are equivalent to the rate of removal by pasture growth. Soil and waste water testing is proposed in order to determine appropriate levels of application. The large area of land available for waste water irrigation allows enormous potential for relocation of the irrigation area as required.

The proposed regime will significantly limit the downward movement of waste water into the karst such that further hydrogeological studies are not considered necessary to avoid contamination.

5) Consultation with State Government and other Authorities

Advice has been sought from the Policy and Conservation Branch of the Department of Primary Industries, Parks, Water and the Environment. The advice is considered in the representations and the assessment below.

6) Scheme Assessment

Use Class: Resource Processing

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.

Environmental Impacts and Attenuation Code	
E11.6.1	**Attenuation Distances**
Objective	
To ensure that potentially incompatible use or development is separated by a distance sufficient to ameliorate any adverse effects.	

Performance Criteria

P2

Uses with the potential to create environmental harm and environmental nuisance must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm having regard to:

a) the degree of encroachment; and

b) the nature of the emitting operation being protected by the attenuation area; and

c) the degree of hazard or pollution that may emanate from the emitting operation; and

d) use of land irrigated by effluent must comply with National Health and Medical Research Council Guidelines

Response

The attenuation distances established by the planning scheme include:

- Abattoirs (primary)-Large animals less than 100 tonnes/year – 300m
- Disposal Sites – Spray irrigation of liquid wastes of animal or vegetative origin (secondary treated) – 200m
- Smallgoods Manufacture – 100m
- Storage – wet salted or unprocessed hides – 300m

The attenuation distance is measured from the edge of the activity to the boundary of any neighbouring sensitive use.

There are four (4) properties with sensitive uses within the attenuation area of the land subject to spray irrigation. Three (3) of these properties, 57 Den Road, 150 Den Road and 20 Den Road, are partly or wholly owned by the developer. The titles are relatively large and are managed in conjunction with the subject title as a single farm. The degree of encroachment is relatively low and buffers in excess of 100m are maintained between the irrigation area and the actual dwellings and their immediate curtilage.

Advice from a suitably qualified waste water assessor has been submitted with the application. Waste water is a matter that is generally dealt with under the *Building Act 2016* and is highly regulated, with minimum setbacks prescribed for specific treatments systems, including spray irrigation. It is noted that a correctly functioning waste water treatment system such as that proposed will produce little to no odour. The system proposed is a specialised, lower impact, secondary treated waste water system. The outputs do not include any solid materials. The setbacks prescribed by the Acceptable Solutions of the planning scheme exceed the design setbacks required under the *Building Act 2016,* which have been designed specifically to minimise odour and disease risk to adjoining properties. The quantity of waste water used by the facility at full capacity is approximately 1000L per day, marginally more than the design standard for a 4 bedroom dwelling. The risk of odour associated

with the spray irrigation is considered to be minimal and the setbacks are considered sufficient to contain impacts within the site.

Considering the consistent ownership and contiguous management regime, additional buffers other than those prescribed by the *Building Act 2016* are not considered warranted for the irrigation of waste water.

The abattoir building is setback less than 300m and spray irrigation less than 200m from the east side boundary, shared with 28 Camerons Road. While this property does include a dwelling and a sensitive use, the property is made up of two titles (CT:177063/1 & CT:177063/2). The title closest to the abattoir (CT:177063/1) is vacant and provides a 500m, vegetated buffer between the subject site and the title containing the dwelling. This title is largely covered by a conservation covenant, has minimal clearing and has not been developed. While it could be argued that the residential use/sensitive use covers both titles, the dwelling, its curtilage, access and infrastructure are entirely contained within CT:177063/2, furthest from the abattoir. The distance separation is considered to adequately mitigate the impacts of the proposal.

While the impacts of the abattoir are considered to be minor, it is appropriate that steps are taken to manage solid waste such that it does not cause an unnecessary nuisance. The proposal does not include an offal pit and solid waste will be predominately transported offsite. It is recommended that a management plan for storage and removal of solid waste be submitted to the satisfaction of Council's Environmental Health Officer to ensure temporary storage of waste does not give rise to an odour nuisance.

The application also includes the spreading of paunch. This includes the undigested stomach contents of processed animals. It is difficult to categorise the paunch into a particular attenuated activity. Generally Council would not require a planning permit for the spreading of plant or animal waste as part of an agricultural use, although an Environmental Protection Notice has been employed in instances where there is potential for environmental impacts. In this instance it is considered that the volume of paunch produced by the facility is low and would be dispersed as produced in small applications throughout the year. The area required annually to disperse this quantity of material is small and well within the capacity of the site.

The Environment Protection Authority has developed guidelines for the spreading of paunch, these are included in the *Paunch Contents Land Spreading Management Guidelines (2017)*. These guidelines include recommended buffers.

Feature	Buffer zone (m)
Surface water bodies other than farm dams	100
Farm dams	30
Drinking water bores	250
Other bores	50
Farm driveways, access roads and fence lines	10
Native forests and other native vegetation types	10
Animal enclosures	50
Occupied dwelling	100
Residential zone, urban areas	500

Table 1: Minimum buffer distances for Paunch Spreading

Taking these buffers into consideration, the area available for paunch spreading on the subject property exceeds 46ha. The area available is significantly greater than required. Given the small quantity of paunch, the area available for spreading and adherence to the EPA Guidelines, there is little risk of paunch accumulating in quantities which would cause increased odour or a noticeable increase in nutrients entering the water table. Additional buffers exceeding those developed and published by the EPA are not considered warranted.

The application also proposes the spreading of sludge from the waste water treatment system. The EPA has developed the Tasmanian Biosolids Reuse Guidelines for the reuse of bio-solids, including sludge from waste water treatment systems.

Feature	Buffer Zone
Open watercourse flat	>50
Open Watercourse upslope	>10
Occupied dwellings	>100
Residential zones	>250
Public roads and adjoining properties	>50
Water bores	>50 (>250 if drinking water bore)
Native forests or significant vegetation	>10
Property access roads	>5

Table 2: Minimum buffer distances for sludge spreading

The land has significant area available for the spreading of sludge and can comply with the buffers required. Given the area available, the small quantity of waste involved and the low frequency of spreading, additional buffers above those established by the guidelines are not considered necessary in order to manage odour and disease risks for adjoining land owners.

In order to ensure the management of paunch, waste water reuse and sludge is undertaken in accordance with the guidelines issued by the EPA, it is recommended that a waste and waste water management plan be submitted to the satisfaction of Council's Environmental Health Officer. The plan will incorporate the EPA guidelines and must include sufficient practical instruction for the operation of the waste water irrigation system, paunch spreading, sludge spreading and the storage and removal of solid wastes.

It is further noted that ongoing regulation of these activities can be undertaken via the issuing of an Environment Protection Notice under the *Environmental Management and Pollution Control Act 1994,* should at any time the measures put in place fail to manage offsite impacts.

With appropriate conditions the environmental impacts of the proposal can be managed such that there is sufficient separation from sensitive uses to ameliorate any adverse effects. The proposal complies with the Performance Criteria and is consistent with the objective.

Recommended Condition:

1. 30 days prior to the commencement of any works, a waste and wastewater management plan is to be submitted to the satisfaction of Council's Environmental Health Officer. The plan is to provide practical instruction regarding the operation of the waste water system and procedures for waste management, including the following:

    a) Abattoir Waste (offal, hides, bones and other solids)
    A management plan for waste identifying the location and means of temporary storage prior to collection and removal to a licenced facility. Temporary waste storage must ensure that waste does not spoil and give rise to odour nuisance.

    b) Paunch
    A management plan complying with the Paunch Contents Land Spreading Management Guidelines Tasmania prepared by the Environment Protection Authority, giving particular consideration to the avoidance of karst features and areas protected by Conservation Covenant.

    c) Waste Water
    A waste water management plan consistent with the Environmental Guidelines for the Use of Recycled Water in Tasmania (DPIWE, 2002). The plan must include buffers, from sensitive uses and karst features,

as identified in the waste water assessment submitted with the application (Macquarie Franklin, 2020).

The plan is to incorporate a twice yearly (Autumn and Spring) testing and reporting regime consistent with the recommendations of the endorsed waste water assessment. The results of testing, recommended application rates for waste water and the irrigation area are to be reported to Council prior to the commencement of irrigation.

2. The management of waste and waste water must be undertaken at all times in accordance with the management plan approved as per Condition 1.

E15 Karst Management Code	
E15.5	**Use Standards**
Objective *a) To ensure that use managed to minimise adverse impacts on the Karst System.*	
Performance Criteria *P2* *Wastewater disposal fields must be located at a suitable distance from sinkholes and caves to:* *a) avoid an increase in potential for ground surface or land instability;* *b) avoid pollution of subterranean waterways as a result of runoff directly entering the karst system.*	
Response The proposed waste water irrigation system is unlikely to increase the potential for ground surface or land instability and will not result in runoff directly entering the karst system. This is consistent with the view of the DPIPWE, that the proposal does not pose a significant risk to karst conservation values and further geotechnical studies are not required. The application proposes to include buffers surrounding clearly identified sinkholes to the north of the abattoir facility. These setbacks are consistent with those prescribed by the Acceptable Solutions. Two (2) potential sinkholes have been identified to the west of the facility. While it is proposed that these features be avoided, they have not been afforded the same buffers as the clearly identified sinkholes to the north. In this instance the proposal is considered to be satisfactory. The volumes of water produced by the facility are not considered to be significant and will be dispersed over a large area. Irrigation is only proposed to be undertaken when the soil is in moisture deficit. This will result in a significant decrease in soil	

saturation and overland flow, with water being absorbed and held in the top 500mm of soil. It is not anticipated that sufficient water will be applied to cause soil saturation or surface runoff. Land upslope of these features to the north, north-east and west has been included in the existing buffers proposed.

The permanent perennial pasture cover will minimise surface erosion and siltation. All waste water will be biologically filtered in the top-soil and, due to the volume, depth of top-soil and moisture deficit irrigating practices, will rarely, if ever, percolate through to the groundwater table and underlying karst during periods of application. Management practices for the irrigation are also designed such that the rate of application of waste water will match the nutrient reuse of the pasture. A testing regime will be applied to ensure that nutrient application does not exceed reuse and loading is unlikely to occur to a level that would cause detriment.

The waste water report submitted with the application recommends ongoing monitoring of the contents of waste water and the suitability of the irrigation area to accommodate additional nutrients. It has been recommended that a waste water management plan be submitted prior to the commencement of any works including adequate direction for operators regarding a monitoring regime. It is further recommended that test results be submitted to Council to assist with monitoring.

The application is proposed to be managed such that adverse impacts on the karst system will be managed consistent with the objectives.

E15 Karst Management Code	
E15.6.1	**Sedimentation and Pollution**
Objective *To ensure that the impacts of development are managed to minimise erosion and to prevent sediment and pollution entering the Karst System.*	
Performance Criteria *P2* *Sediment and pollutant loss into the karst system is to be minimised through:* *a) the use of sediment control measures;* *b) the avoidance of karst features and subterranean cavities in the construction of subsurface infrastructure;* *c) vegetation retention or permanent perennial ground cover between the development and karst features;* *d) improvement of vegetation cover in critical areas for soil conservation, such as steep slopes, unstable soils and riparian areas;* *e) directing on-site effluent disposal away from Karst features; and* *f) the use of specialised, lower impact on-site effluent disposal systems.*	

Response

The application is not considered to pose a significant threat to erosion and sedimentation.

Soil disturbance will be limited to the footprint of the abattoir facility and the associated access track. The waste water irrigation system comprises light weight surface infrastructure and will not result in surface disturbance. There are no direct entry points to the subterranean karst within the footprint of the building, however, rainfall and overland flow while soils are disturbed may give rise to sediment entering the system. It is recommended that a soil and water management plan be put in place during construction to ensure that exposed soils are managed and stabilised appropriately.

Irrigation from the waste water is unlikely to give rise to erosion and sedimentation. The volumes of water produced will be low and will be dispersed over a significant area on established perennial pastures. The land subject to irrigation is not steep and does not contain evidence of surface erosion. Adequate riparian buffers have been incorporated in the irrigation plan. The volumes of water and moisture deficit irrigation regime is unlikely to result in overland flows or transportation of sediment. As such, the buffers proposed for surface features are adequate to protect access points from sediment intrusion.

The application includes minimal sub-surface infrastructure. Irrigation of effluent will be via a k-line irrigation system already in use at the property. This is a relocatable surface mounted system. Excavations will be undertaken for the footings and sub-surface infrastructure associated with the abattoir building. Excavations undertaken in the vicinity of the facility show that soil coverage exceeds 1m in depth, with no bedrock evident. It is extremely unlikely that footings for the proposed building and any associated piped infrastructure will extend to or past this depth.

The application proposes the use of a specialised, lower impact onsite effluent disposal system. The system includes a modular, secondary treated waste water system. Correctly functioning, the system will produce relatively high quality waste water, suitable for irrigation onto pasture. The *Building Act 2016* includes the minimum standards required for the design, location and quality of outputs from waste water treatment systems. The most significant risk to the environment created by the proposal is through nutrient loading of the soil and potentially subterranean hydrological systems. The application proposes to limit infiltration of waste water through moisture deficit irrigation and will manage nutrient levels through regular monitoring.

Recommended Conditions:

1. Prior to the commencement of works a construction soil and water management plan is to be submitted to the satisfaction of Council's Town Planner demonstrating how disturbed and exposed soils will be managed to minimise erosion and prohibit sediment from contaminating overland flows and entering the sub-surface karst. The plan must include provisions for the rehabilitation of any exposed soils to minimise future erosion.

E15 Karst Management Code	
E15.6.2	**High Sensitivity Karst Features**

Objective

To ensure that the environmental values of the higher sensitivity karst systems are protected through the appropriate location and treatment of development.

Performance Criteria

P1

A report prepared by a suitably qualified person must demonstrate that that the development does not result in the following impacts:

c) damage to sites of scientific significance;

d) damage to karst features;

e) blockage of sinkholes or caves;

f) induce unacceptable levels of surface soil erosion and sedimentation into the karst system;

g) creation of a safety hazard;

h) increase potential for ground surface or land instability;

i) pollution of surface or subterranean waterways;

j) adversely lower the water table;

k) adversely increase subterranean water flow;

l) significant alteration of the surface hydrology.

The report is to include any measures for the location of development or treatment of development that will mitigate adverse impacts on the Karst system.

Response

The application includes a report prepared by a suitably qualified karst consultant and from a qualified waste water designer. Council has also received advice from the DPIPWE. These documents conclude that the proposed abattoir does not pose a significant threat to the conservation values of the karst. A representation has also provided a response from a qualified karst expert, which has been considered in the assessment of this Performance Criteria.

The proposal does not include direct damage of karst features. The volume of waste

water to be dispersed is small and will be applied over a significant area of perennial pasture. Application to surface features are avoided and buffers are provided where features provide a direct entry point for water. The risk of soil erosion, sedimentation and blockage of caves and sinkholes is considered to be insignificant. It is recommended that a soil and water management plan be submitted for the construction of the facility.

While it is acknowledged that the karst system typically exhibits a strong relationship between surface activities and sub-surface hydrology and that the sub-surface hydrology is unpredictable, adequate management practices are proposed to minimise the risks. The waste water treatment system proposed is a specialised secondary treatment system and will result in waste water of a much higher quality than standard waste water treatment systems, including those normally associated with the many dwellings in the area. The depth of soil coverage in areas identified for irrigation and moisture deficit irrigation practices avoid soil saturation and overland flows and ensure that absorption and biological treatment of nutrients and pathogens will occur in the top soil during periods where connectivity to the water table is minimised. The method of application has been designed to allow for pasture reuse at a rate which will minimise nutrient loading. Sludge and paunch spreading will also occur on the site, however, the volumes resulting from the facility and adherence to the guidelines issued by the EPA for the regulation of these activities are considered sufficient to mitigate the risks.

The proposal will not adversely lower or increase subterranean water flow. Water for the facility will be captured onsite via rooftops. This represents a very small portion of the site and an insignificant portion of the annual rainfall. The capture of water for the facility and reapplication will have negligible impact on water flow rates.

Water will be dispersed via irrigation of pastures and does not result in any new point source discharge. The volumes of water passing through the facility are relatively low. With an appropriate regime in place the water will be dispersed over a large area and relocated as appropriate. It is not anticipated that this will result in a noticeable increase in underground water flows or solution of limestone.

Surface hydrology will not be significantly altered, except within the footprint of the abattoir facility. It is not anticipated that the physical structure will have any adverse impacts on the surface hydrology.

The proposed development complies with the Performance Criteria and protects the environmental values of the high sensitivity karst through appropriate treatment of development.

Acceptable Solutions

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

Rural Resource Zone		
Scheme Standard	Comment	Assessment
26.3.1	Uses if not a single dwelling	
A1	Resource Processing is a permitted use where directly associated with produce from the subject site.	Complies
A2	Resource Processing is a permitted use where directly associated with produce from the subject site.	Complies
A3	Resource Processing is a permitted use where directly associated with produce from the subject site.	Complies
A4	Resource Processing is a permitted use where directly associated with produce from the subject site.	Complies
A5	Resource Processing is a permitted use where directly associated with produce from the subject site.	Complies
26.3.2 Dwellings		
A1.1		N/A
A1.2		N/A
A1.3		N/A
26.3.3 Irrigation District		
A1	Land is not within a proclaimed irrigation district.	N/A
26.4.1 Building Location and Appearance		
A1	The development is 4.6m in height.	Complies
A2.1	All development are setback more than 50m from a boundary.	Complies

CODES

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

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

E3	Landslip Code	
Scheme Standard	Comment	Assessment
E3.2	Application of this Code	
	The use and development is not located on land subject to landslip.	Code not applicable

E4	Road and Railway Assets Code	
Scheme Standard	Comment	Assessment
E4.6.1	Use and road or rail infrastructure	
A1		N/A
A2		N/A
A3	Development will result in less than 10% increase in the use of the access. The abattoir will be used 1-2 days a week. Stock deliveries are from internal. The increase in movements is anticipated to be less than 10% of the movements currently associated with the farm, dwellings and other land uses which share the current access.	Complies
E4.7.1 Railways	Development on and adjacent to Existing and Future Arterial Roads and	
A1		N/A
E4.7.2	Management of Road and Accesses and Junctions	
A1		N/A
A2	No new access	Complies
E4.7.3	Management of Rail Level Crossings	
A1		N/A
E4.7.4	Sight Distance at Accesses, Junctions and Level Crossings	
A1	Sight distance as existing, straight onto the end of Big Den Road, views for the full length of the road.	Complies

E5	Flood Prone Areas Code	
Scheme Standard	Comment	Assessment
E5.5.1	Use and Flooding	
	Application of organic based fertiliser is considered to be part of an agricultural use and is exempt from the code.	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	Two (2) parking spaces are provided	Complies
E6.6.3	Taxi Drop-off and Pickup	
A1	Sufficient space for taxi parking	Complies
E6.6.4	Motorbike Parking Provisions	
A1	Sufficient space for motorbikes	Complies
E6.7.1	Construction of Car Parking Spaces and Access Strips	
A1	Car park will be sealed and line marked	Complies
E6.7.2	Design and Layout of Car Parking	
A1	Parking is behind the building line.	Complies
A2	The gradient of the parking area is less than 10%. Access width is existing and is within the parameters of Table E6.2. All vehicles can enter an exit in a forward direction. 7m of access and manoeuvring adjacent to parking spaces in accordance with E6.3.	Complies
E6.7.3	Car Parking Access, Safety and Security	
A1	Less than 20 paces provided.	N/A
E6.7.4	Parking for Persons with a Disability	
A1	Parking is close to the main access.	Complies
A2	Parking is in accordance with AS2890.1	Complies
E6.7.6	Loading and Unloading of Vehicles, Drop-off and Pickup	
A1	Loading bay is provided suitable for the proposal.	Complies

E6.8.1	Pedestrian Walkways	
A1	Less than 11 parking spaces are provided.	N/A

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

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

E9	Water Quality Code	
Scheme Standard	Comment	Assessment
E9.2	Application of this Code	
	All development, including the waste water dispersal area is more than 50m from an identified watercourse. Application of organic based fertiliser, such as paunch, is considered to be part of an agricultural use and is exempt from the code.	Code not applicable

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

E11	Environmental Impacts and Attenuation Code	
Scheme Standard	Comment	Assessment
E11.6.1	Attenuation Distances	
A1	No acceptable solution	N/A
A2	There are dwellings on neighbouring	Relies on Performance

	titles within the 300m attenuation area of the abattoir and within 200m of the waste water.	Criteria

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

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

E14	Signage Code	
Scheme Standard	Comment	Assessment
E14.4	Use or Development exempt from this Code	
	The only signage proposed is incidental signage which is exempt from this code.	Exempt

E15	Karst Management Code	
Scheme Standard	Comment	Assessment
E15.2	Application of this Code	
		Code applicable
E15.5	Use Standards	
A1	No forestry	N/A
A2	Waste water dispersal will occur within 40m of identified sinkholes.	Relies on performance criteria
A5	No access to caves is proposed.	Complies
A6	Hard waste will be disposed of offsite.	Complies
A7	No abstraction of groundwater is proposed.	Complies
E15.6.1	Sedimentation and pollution	
A1	No forestry	N/A
A2	Development is less than 100m from the	Relies on Performance

	karst system.	Criteria
A3	No vegetation removal is proposed.	Complies
A4	Development does not propose to fill caves or sinkholes.	Complies
E15.6.2	High Sensitive Karst Features	
A1	Ground coverage exceeds 1m in depth and the karst assessor has not identified any karren, caves or sinking streams at the site of development.	Complies

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

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

Conclusion

It is considered that the application for Use and Development of an abattoir is acceptable in the Rural Resource Zone, can be managed by appropriate conditions and is recommended for approval.

DECISION:

Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	**Tasmanian Consulting Service – PA\20\0204**
PROPERTY ADDRESS:	**105 Den Road MOLE CREEK (lot 3, Den Road MOLE CREEK) accessed via Big Den Road (CT: 142267/3)**
DEVELOPMENT:	**Resource Processing (Private Abattoir) – attenuated use, within Karst management area**

This application is being re-advertised

The application can be inspected until **Monday, 17 August 2020**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 1 August 2020.

John Jordan
GENERAL MANAGER

Document Set ID: 1343993
Version: 1, Version Date: 03/08/2020
PLANNING AUTHORITY 1

Development Application – Supporting Information

Development: Abattoir

Location: Lot 3 (105) Den Road, Mole Creek
CT 142267/3

Owner: Denis R Durham Holdings P/L
Charles R Durham Holdings P/L
Rowdy Room P/L
103 Curtis Rd, Mulgrave NSW 2756

Developer: Denis R Durham Holdings P/L

Authority: Meander Valley Council

Tasmanian Consulting Service Pty Ltd

74 Oldaker Street, Devonport 7310

Document: 8982-w-200714
Issued for: Development Application
Date: 14th July, 2020
Revision 1: Production reduced to 90 tonnes per annum
Waste water irrigation and paunch spreading areas revised,
Including updated waste water and karst report and drawings.

Revision 2: Waste water report updated
Buffer distances to developer owned residences addressed

Author: Leigh Bryan

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1. Property Description

Address:	Lot 3 (105) Den Road, Mole Creek
Property ID:	2567705
Title Reference:	CT 142267-3
Planning Instrument	Meander Valley Interim Planning Scheme 2013
Scheme Zone	26 – Rural Resource
Scheme Overlays:	Karst Management Area

Location Plan: **20 Den Road, Mole Creek**

2. Site and Surrounds

The abattoir is proposed to be situated on a relatively shallow graded section of cleared grazing land with access off an existing private road. The site has been selected in conjunction with the Karst consultant to avoid potential Karst features and also to provide a minimum 300m buffer distance to adjacent property boundaries to the south and east with dwellings owned by others.

There is rising ground and a ridge line to the north and east of the site. Mole Creek and flatter land is located to the south west. The development is around 250m from Mole Creek.

The abattoir is approximately 100m from the eastern property boundary. However, there is no residential dwelling on this property, and it is densely vegetated with mature trees.

The nearest residences (owned by others) are located 350m to the south and 500m to the west.

The farm property is comprised of several titles owned by the developer and associated entities. The title on which the abattoir is located adjoins three other titles on which dwellings owned by the developer are situated:
57 Den Rad – owners residence 100m uphill from waste water irrigation area
150 Den Road – 2 fishing shacks 200m on the other side of a ridge from the waste water irrigation area
20 Den Road – dwelling situated 480m from the waste water irrigation area

Cadastral parcel information and plan of title are included below.

listmap www.thelist.tas.gov.au LandTasmania

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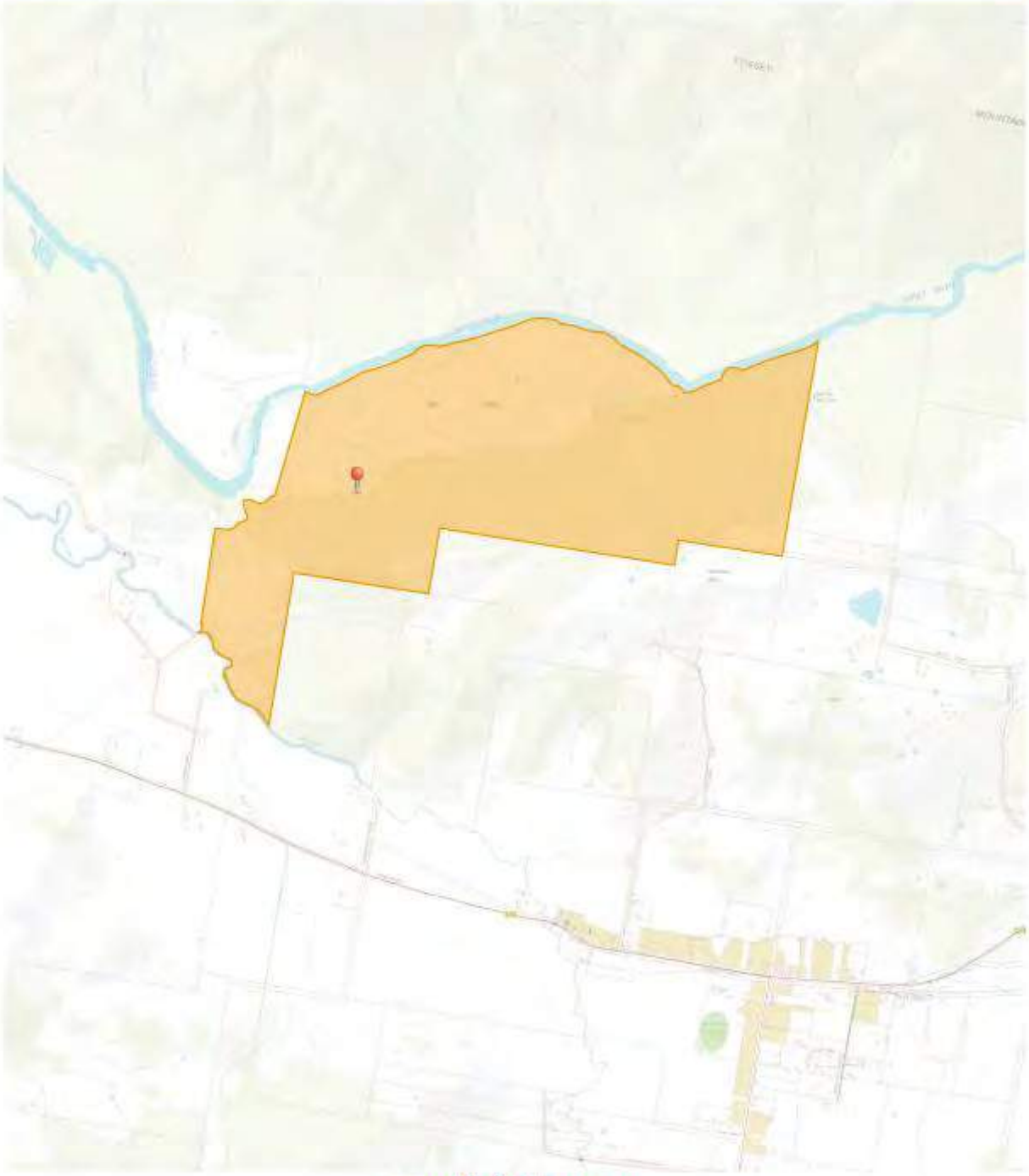

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Tasmanian Government

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Cadastral Parcels - Owner Information (one feature)

Feature	
Property Address	Lot 3 DEN RD MOLE CREEK TAS 7304
Property ID	2567705
Title Reference	142267/3
Owner Name(s)	DENIS R DURHAM HOLDINGS PTY LTD CHARLES B DURHAM HOLDINGS PTY LTD ROWDY ROOM PTY LTD
Postal Address	103 CURTIS RD MULGRAVE NSW 2756

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the List

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER PETER OXFORD
RADA DENISE OXFORD

FOLIO REFERENCE 141904-1
141905-1
141906-1

PLAN OF SURVEY

BY SURVEYOR C.J. COHEN OF COHEN & ASSOCIATES PTY LTD. LAUNCESTON

LOCATION

LAND DISTRICT OF DEVON
PARISH OF ALPHINGTON & LOXBERE

SCALE 1:5000 LENGTHS IN METRES

REGISTERED NUMBER
SP142267

APPROVED 26 NOV 2008
EFFECTIVE FROM

Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 121 (44140)

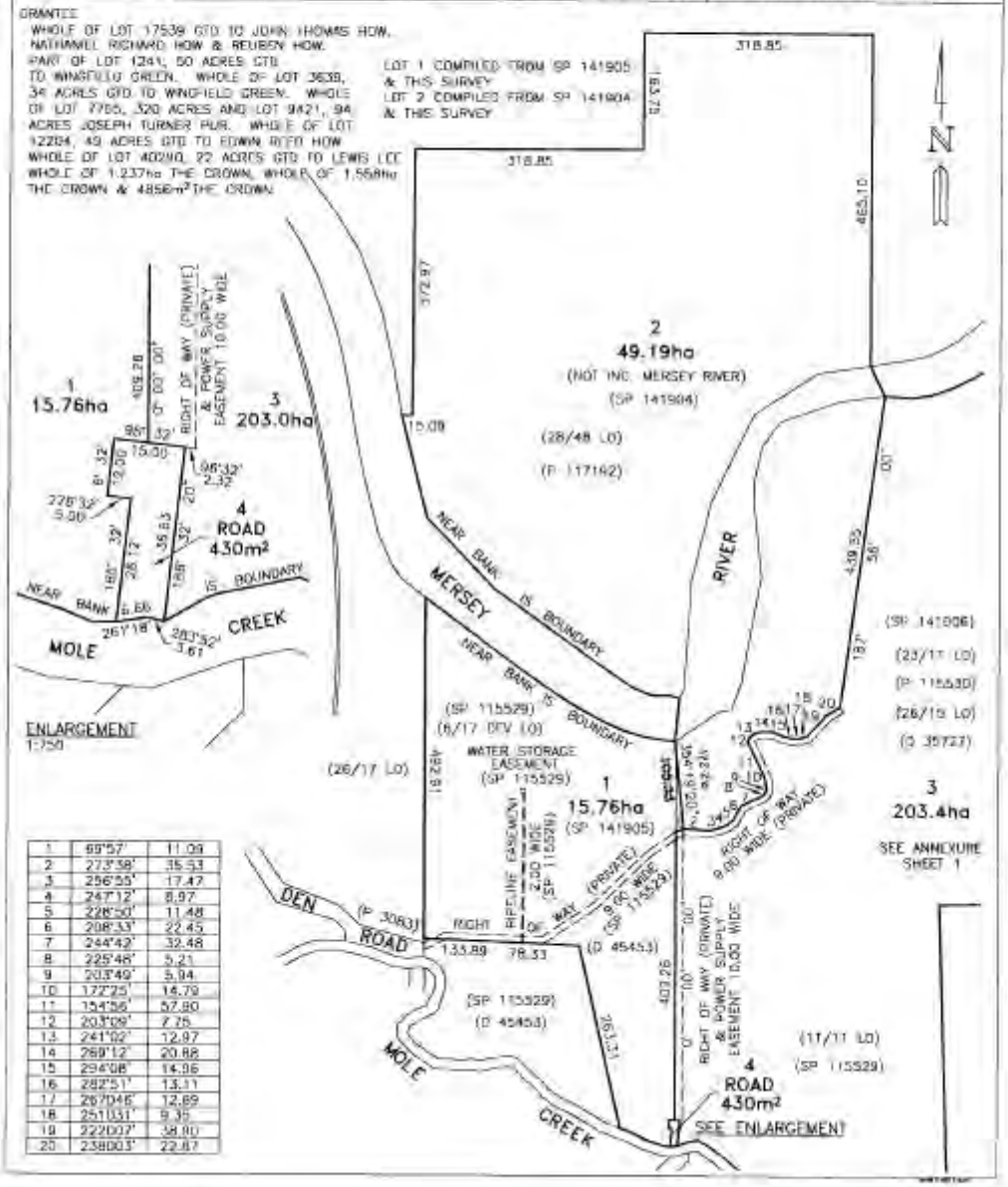
LAST UPI No. 5748 5748 4500634

LAST PLAN SP 141904 SP 141905 SP 141906

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

GRANTEE
WHOLE OF LOT 17539 GTD TO JOHN THOMAS HOW, NATHANIEL RICHARD HOW & REUBEN HOW. PART OF LOT 1241, 50 ACRES GTD TO WINGFIELD GREEN. WHOLE OF LOT 3638, 34 ACRES GTD TO WINGFIELD GREEN. WHOLE OF LOT 7755, 320 ACRES AND LOT 9421, 94 ACRES JOSEPH TURNER PUB. WHOLE OF LOT 12284, 49 ACRES GTD TO EDWIN REED HOW WHOLE OF LOT 40240, 22 ACRES GTD TO LEWIS LEE WHOLE OF 1.237ha THE CROWN, WHOLE OF 1.558ha THE CROWN & 4856m² THE CROWN

LOT 1 COMPILED FROM SP 141905 & THIS SURVEY
LOT 2 COMPILED FROM SP 141904 & THIS SURVEY



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3	256°55'	17.47
4	247°12'	8.97
5	228°50'	11.48
6	208°33'	22.45
7	244°42'	32.48
8	225°46'	5.21
9	203°49'	5.94
10	172°25'	14.79
11	154°56'	57.80
12	203°09'	7.75
13	241°02'	12.97
14	269°12'	20.88
15	294°08'	14.96
16	282°51'	13.11
17	267°46'	12.69
18	251°31'	9.35
19	222°07'	38.90
20	238°03'	22.87

Search Date: 02 Sep 2019 Search Time: 10:09 AM Volume Number: 142267 Revision Number: 01 Page 1 of 2

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FOLIO PLAN

RECORDER OF TITLES

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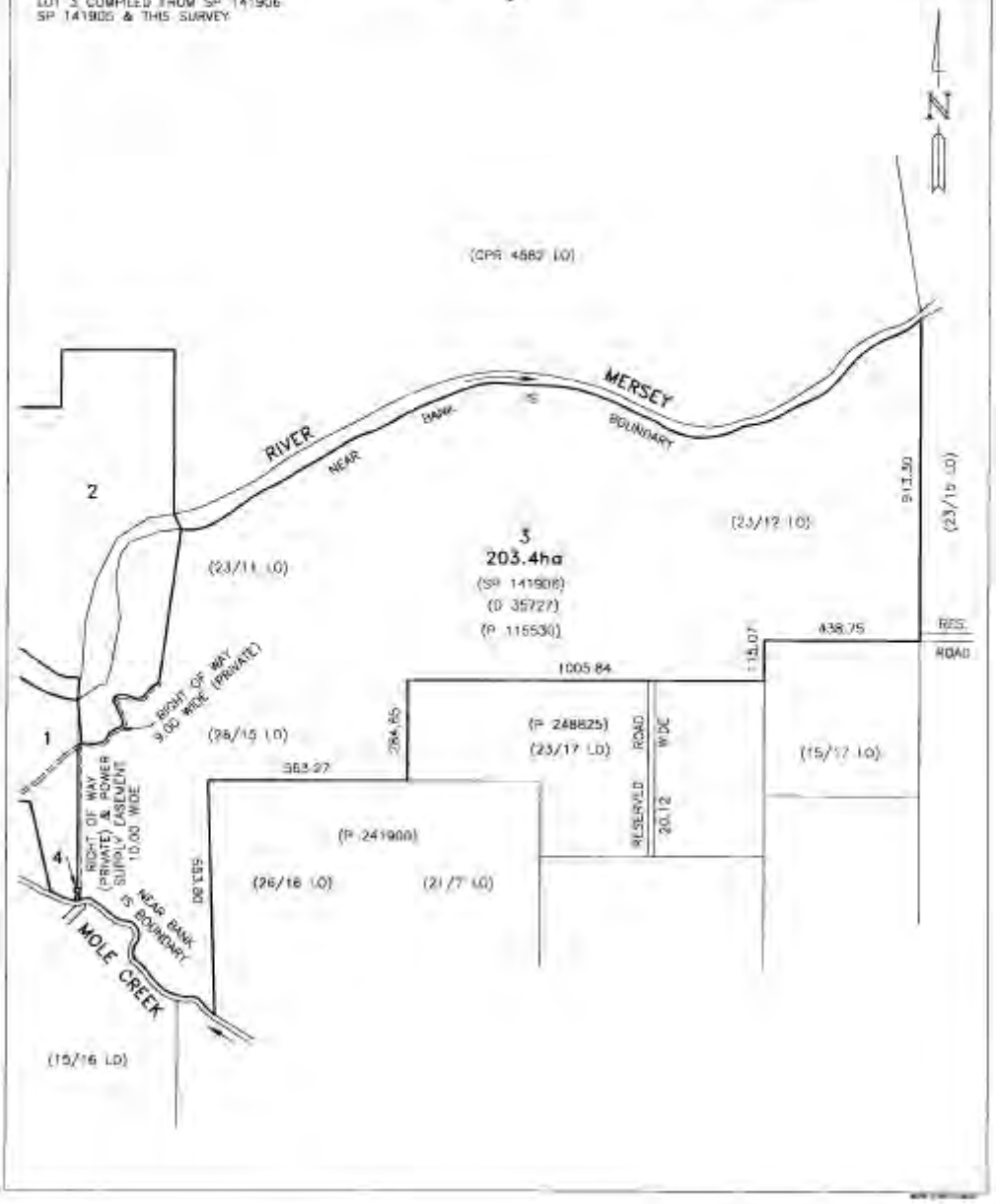
PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS	OWNER PETER OXFORD, RADA DENISE OXFORD FOLIO REFERENCE 141904/1, 141905/1 & 141906/1 SCALE 1:10 000 LENGTHS IN METRES	Registered Number SP 142267
SIGNED FOR IDENTIFICATION PURPOSES Council General Manager	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. Registered Surveyor date 5/8/2004	

LOT 3 COMPILED FROM SP 141906
SP 141905 & THIS SURVEY



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RESULT OF SEARCH

RECORDER OF TITLES

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Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
142267	3
EDITION	**DATE OF ISSUE**
2	26-Apr-2005

SEARCH DATE : 02-Sep-2019
SEARCH TIME : 10.04 AM

DESCRIPTION OF LAND

Parish of ALPHINGTON Land District of DEVON
Lot 3 on Sealed Plan 142267
Derivation : Whole of Lot 1000 on Sealed Plan 141905 Gtd. to The Crown and Whole of 50 Acres Gtd to W Green, Whole of Lot 3639 Gtd. to W. Green and Whole of Lots 7765 and 9421 Gtd. to J. Turner, Whole of Lot 12204 Gtd. to E.R. How and Whole of Lot 40290 Gtd. to L. Lee and Whole of Lot 1000 on Sealed Plan 141906 Gtd. to The Crown and Whole of Lot 3639 Gtd. to W. Green and Whole of Lots 7765 and 9421 Gtd. to J. Turner, Whole of Lot 12204 Gtd. to E.R. How and Whole of Lot 40290 Gtd. to L. Lee
Prior CTs 141905/1 and 141906/1

SCHEDULE 1

C602134 TRANSFER to DENIS R DURHAM HOLDINGS PTY LTD, CHARLES B DURHAM HOLDINGS PTY LTD and ROWDY ROOM PTY LTD Registered 26-Apr-2005 at 12.01 PM

SCHEDULE 2

C581486 C581488 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
SP115529 FENCING COVENANT in Schedule of Easements
SP115529 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP115529 WATER SUPPLY RESTRICTION
SP 142267 EASEMENTS in Schedule of Easements
C581489 BOUNDARY FENCES AND OTHER CONDITIONS in Transfer
C413192 INSTRUMENT creating Restrictive Covenants pursuant to Section 34 Nature Conservation Act 2002 affecting such portion of the said land within described as is shown on the plan thereon. Registered 07-Jul-2003 at noon
C413193 INSTRUMENT creating Restrictive Covenants pursuant to Section 34 Nature Conservation Act 2002 affecting such portion of the said land within described as is

Tasmanian Consulting Service
Engineering. Design. Planning. Management. Construction.
PO Box 1047; 74 Oldaker St. Devonport Tasmania 7310
p: 03 6424-9085
f: 03 6424-5709
mail@tascon.com.au
ABN: 40 009 579 453

Document Set ID: 1343993
Version: 1, Version Date: 03/08/2020
PLANNING AUTHORITY 1

the List

RESULT OF SEARCH

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shown on the plan thereon. Registered 07-Jul-2003 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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f: 03 6424-5709
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ABN: 40 009 579 453

3. Existing Use & Zoning

The land is currently used for grazing. The property is within zone 26 – rural resource under the Meander Valley Interim Planning Scheme 2013. All land within 1.5km minimum of the abattoir is within the rural resource zone. A section of the northern boundary of the property adjoins the Mersey River and environmental management zone. The rural living zone of Mole Creek adjoins a small corner of the eastern boundary (over 1.5km from the abattoir site).

Included below is the Zoning Map for the property and adjacent areas.

listmap www.thelist.tas.gov.au LandTasmania

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PLANNING AUTHORITY 1

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Legend

Tasmanian Interim Planning Scheme Zoning

- 10.0 General Residential
- 11.0 Inner Residential
- 12.0 Low Density Residential
- 13.0 Rural Living
- 14.0 Environmental Living
- 15.0 Urban Mixed Use
- 16.0 Village
- 17.0 Community Purpose
- 18.0 Recreation
- 19.0 Open Space
- 20.0 Local Business
- 21.0 General Business
- 22.0 Central Business
- 23.0 Commercial
- 24.0 Light Industrial
- 25.0 General Industrial
- 26.0 Rural Resource
- 27.0 Significant Agricultural
- 28.0 Utilities
- 29.0 Environmental Management
- 30.0 Major Tourism
- 31.0 Port and Marine
- 32.0 - 39.0 Particular Purpose

Topographic

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Tasmanian Interim Planning Scheme Zoning (one feature)

Feature	
Zone Number	26
Zone	26.0 Rural Resource
Scheme Code	113
Planning Scheme	Meander Valley Interim Planning Scheme 2013
Scheme Date	16/10/2013
Comments	
Disclaimer	While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data

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4. Proposed Development

It is proposed to construct a private abattoir to service livestock on this farm only. No livestock will be transported from other farms. The maximum production applied for is 90 tonnes per annum. However, it is anticipated that initial production will likely only be 50 tonnes per annum or less. A mix of cattle, sheep and pigs will be processed at the facility. Production will depend on demand for sales and farm capacity with respect to sustainable livestock numbers but at the maximum production applied for, the equivalent number of animals processed would be in the order of 250 cattle, 200 sheep and 100 pigs. It is highly unlikely that the farm or sales could sustain this number. However, the cost of establishing a facility to process 90 tonnes is not significantly different to 50 tonnes and provides future flexibility. Meat will be sold at a new butcher shop and café in the Mole Creek village (separate development application) and potentially to other restaurants and retail outlets.

The facility comprises a nominal 16m x 11m x 5m maximum height steel framed, colorbond clad abattoir building with concrete floor and insulated panel internal walls and ceiling. The abattoir building contains a:

- Kill room
- Skinning and gutting room
- Carcass cool room
- Boning and packing room
- Small goods processing room
- Product cool room
- Dispatch area
- Entry/washroom
- Office
- Toilet

In addition to the abattoir building, a 6m x 6m x 5m maximum height storeroom will be constructed with a concrete floor slab, steel framing and colorbond cladding. A containerised waste water treatment system will be installed adjacent to the storeroom.

Access to the site will be off the existing gravel private road, approximately 150m from the entrance off Big Den Road crossing Mole Creek. A new gravel access road will be constructed at the current intersection to the stock yard and continue to the new abattoir. Truck turning provisions along with a dispatch bay and two car parking spaces are proposed.

It is anticipated that the abattoir will be operated one day per week, possibly two in the future between the hours of 6am and 6pm. One butcher and potentially and assistant would be employed on a contract basis as required to meet demand. Traffic to and from the site would be minimal. The butcher would have one or two visits per week in a single unit truck. Transport of meat products to the butcher shop or other retail outlets would be one or two times per week in single unit refrigerated trucks.

Solid waste will be transported by a licensed operator to a rendering plant (Western Tiers Proteins) once per week, this will include any unused off cuts and offal. Skins and hides will be transported to Dulverton Waste Management's licensed landfill at Railton. Alternatively, skins may be salted and dried.

Waste water will be coarse screened in the abattoir at the drainage points and transferred to solid waste for transport to the rendering plant.

Remaining waste water (Including from small goods processing) will be collected in a buffer tank/pump well and transferred to the treatment plant. The proposed treatment plant is an Enviro Concepts EL water recycling plant which is a containerised unit consisting of a solids filtration unit, flocculator, oil waste separator, DAF plant, polisher and dosing system. Details of the system are

included in appendix ‘B’. Treated water will be irrigated on pasture in the areas indicated on the drawings in accordance with the Karst and Waste Water report recommendations. A buffer tank will be provided to enable storage of treated effluent if conditions are not suitable for irrigation (e.g. saturated soils due to heavy or extended rain periods). Sludge from the treatment plant and paunch contents will also be spread over pasture areas.

Dry cleaning methods will be utilised as much as possible to collect solid waste and to minimise wash water usage. Water will be sourced from storage tanks supplied by roof drainage and make up as required. Water use will be further minimised by the use of efficient high pressure cleaners.

A separate envirocycle or similar treatment system will be installed for the minimal amount of domestic waste water.

Additional details and assessment of the proposed waste water, sludge and paunch disposal are included in appendix ‘C’ demonstrating the suitability of the proposal and outlining control measures to be implemented.

The waste water assessment indicates an additional irrigation area to the north west of the abattoir that was not assessed in the original karst report. This additional area was subsequently reviewed by Phillip Cullen and assessed as being acceptable provided that a suitable buffer around the sinkhole is maintained and that any land draining towards the sinkhole is excluded. A supplementary report is included in Appendix ‘A’ and the areas indicated on the drawings.

DENIS DURHAM
ABATTOIR AND RETAIL OUTLET
MOLE CREEK

DRAWING NUMBER	DRAWING DESCRIPTION	ISSUE P1	ISSUE P2	ISSUE P3	ISSUE P4
8982-000	COVER PAGE & DRAWING SCHEDULE	10-09-19	17-12-19	13-03-20	11-06-20
8982-001	ABATTOIR AND RETAIL OUTLET; OVERALL PLAN	10-09-19	13-03-20		
8982-010	RETAIL OUTLET; LOCATION PLAN	10-09-19	17-12-19	11-06-20	
8982-011	RETAIL OUTLET; SITE PLAN	10-09-19	17-12-19		
8982-012	RETAIL OUTLET; ENLARGED PLAN	10-09-19	17-12-19		
8982-013	RETAIL OUTLET; FRONT ELEVATION	-	17-12-19		
8982-020	ABATTOIR; LOCATION PLAN	10-09-19	13-03-20		
8982-021	ABATTOIR; BOUNDARY OFFSETS PLAN	10-09-19	13-03-20	07-05-20	
8982-022	ABATTOIR; OVERALL SITE PLAN	10-09-19	13-03-20	07-05-20	
8982-023	ABATTOIR; FLOOR PLAN	10-09-19	13-03-20		
8982-024	WASTE TREATMENT AND STORE; FLOOR PLAN	10-09-19	13-03-20		
8982-025	ABATTOIR AND STORE ROOM; ELEVATIONS	-	13-03-20		

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P2	17-12-19	ISSUED FOR PLANNING APPROVAL	L.R.B.	L.R.B.
P3	13-03-20	DRAWING REVISIONS UPDATED	L.R.B.	L.R.B.
P4	11-06-20	COVER PAGE UPDATED	L.R.B.	L.R.B.

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DENIS DURHAM
ABATTOIR AND RETAIL OUTLET
MOLE CREEK
-

COVER PAGE AND
DRAWING SCHEDULE

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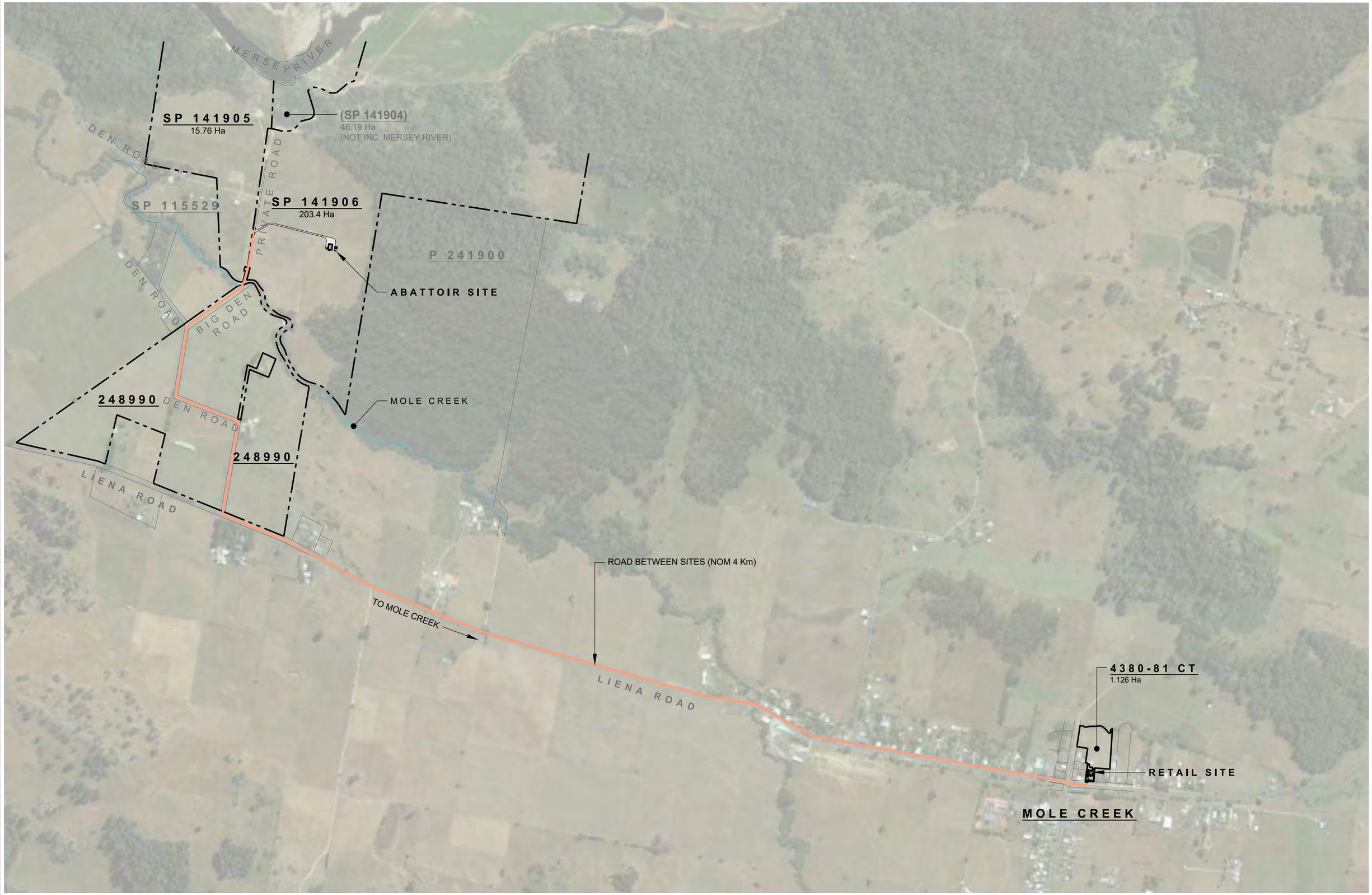
Drawing:
8982-000

Issue: P4

Document Set ID: 1343993
Version: 1, Version Date: 03/08/2020

PLANNING AUTHORITY 1



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P2	13-03-20	ISSUED FOR PLANNING APPROVAL	L.R.B.	L.R.B.

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A3 SCALE: 1:750

Datum:

DENIS DURHAM
ABATTOIR AND RETAIL OUTLET
MOLE CREEK
-

ABATTOIR AND RETAIL OUTLET
OVERALL PLAN

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Drawing:
8982-001

Issue:
P2

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Version: 1, Version Date: 03/08/2020

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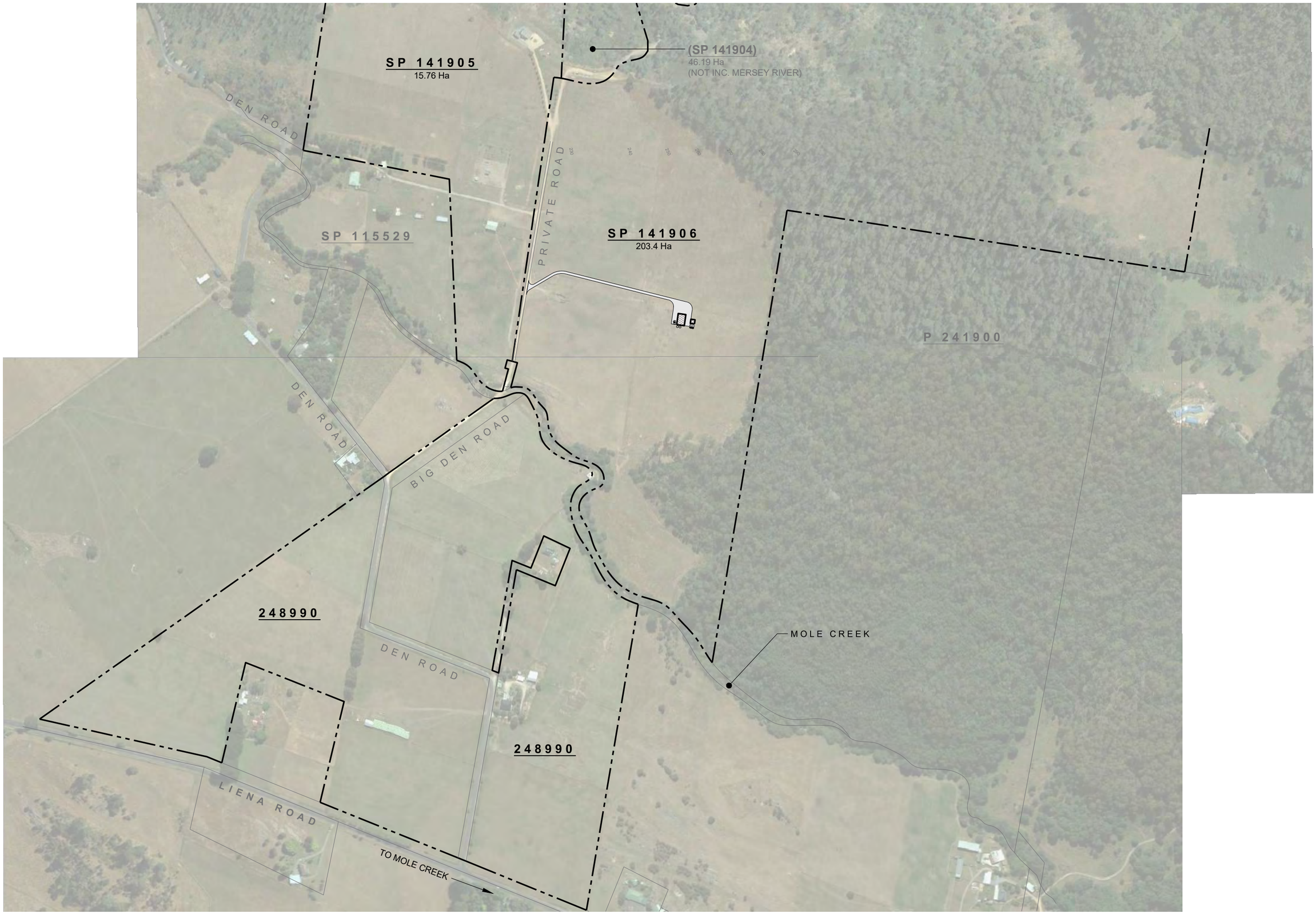

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A3 SCALE: 1:5000
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ABATTOIR AND RETAIL OUTLET
MOLE CREEK
-

ABATTOIR
LOCATION PLAN

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Drawing:
8982-020
Issue:
P2

Document Set ID: 1343993
Version: 1, Version Date: 03/08/2020

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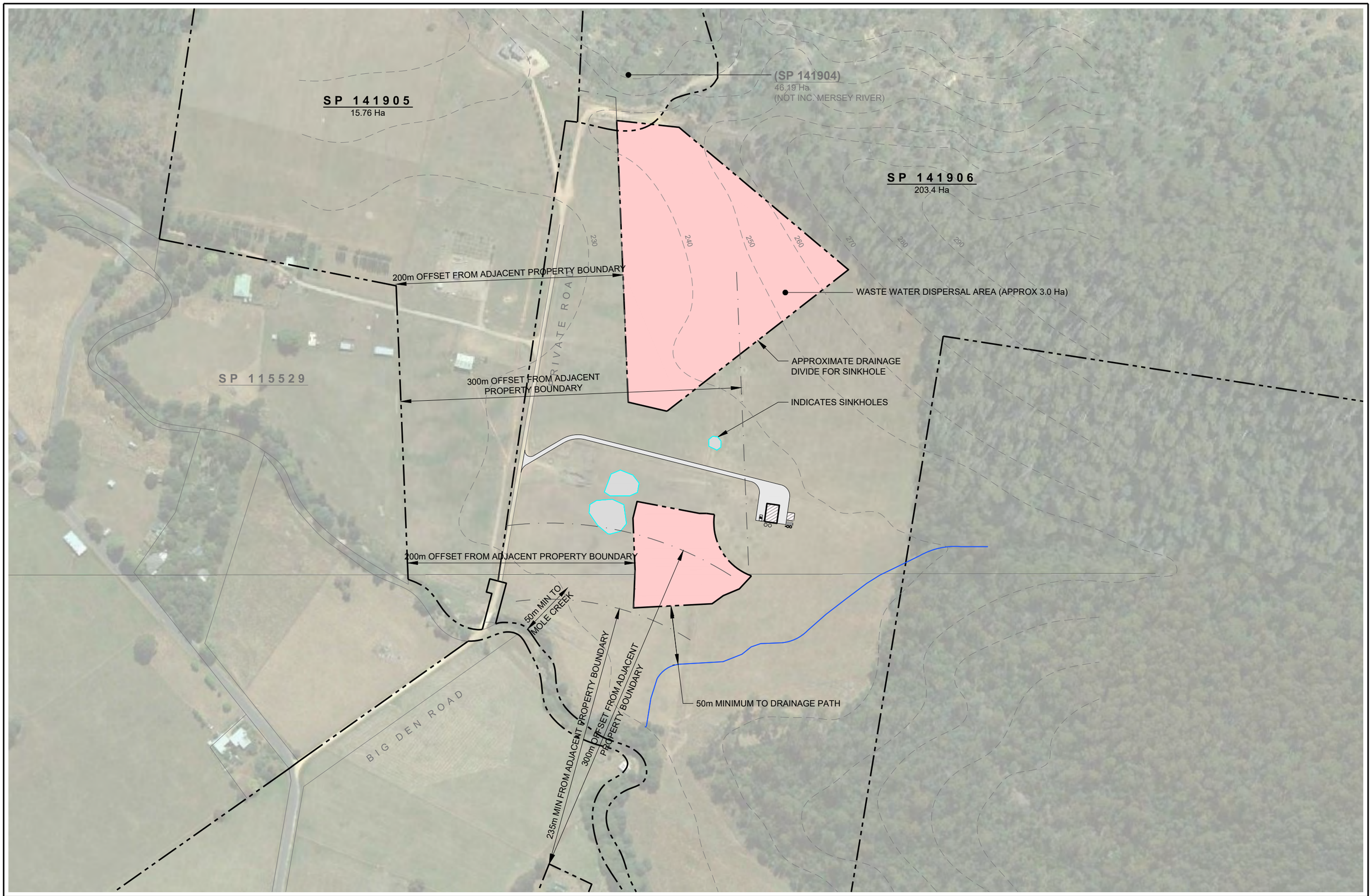

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P2	13-03-20	ISSUED FOR PLANNING APPROVAL	L.R.B.	L.R.B.
P3	07-05-20	WASTER WATER DISPERSAL AREAS MODIFIED	L.R.B.	L.R.B.

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ABATTOIR AND RETAIL OUTLET
MOLE CREEK
-

ABATTOIR
SITE PLAN

NOT FOR CONSTRUCTION

Drawing:
8982-021

Issue:
P3

Document Set ID: 1343993
Version: 1, Version Date: 03/08/2020

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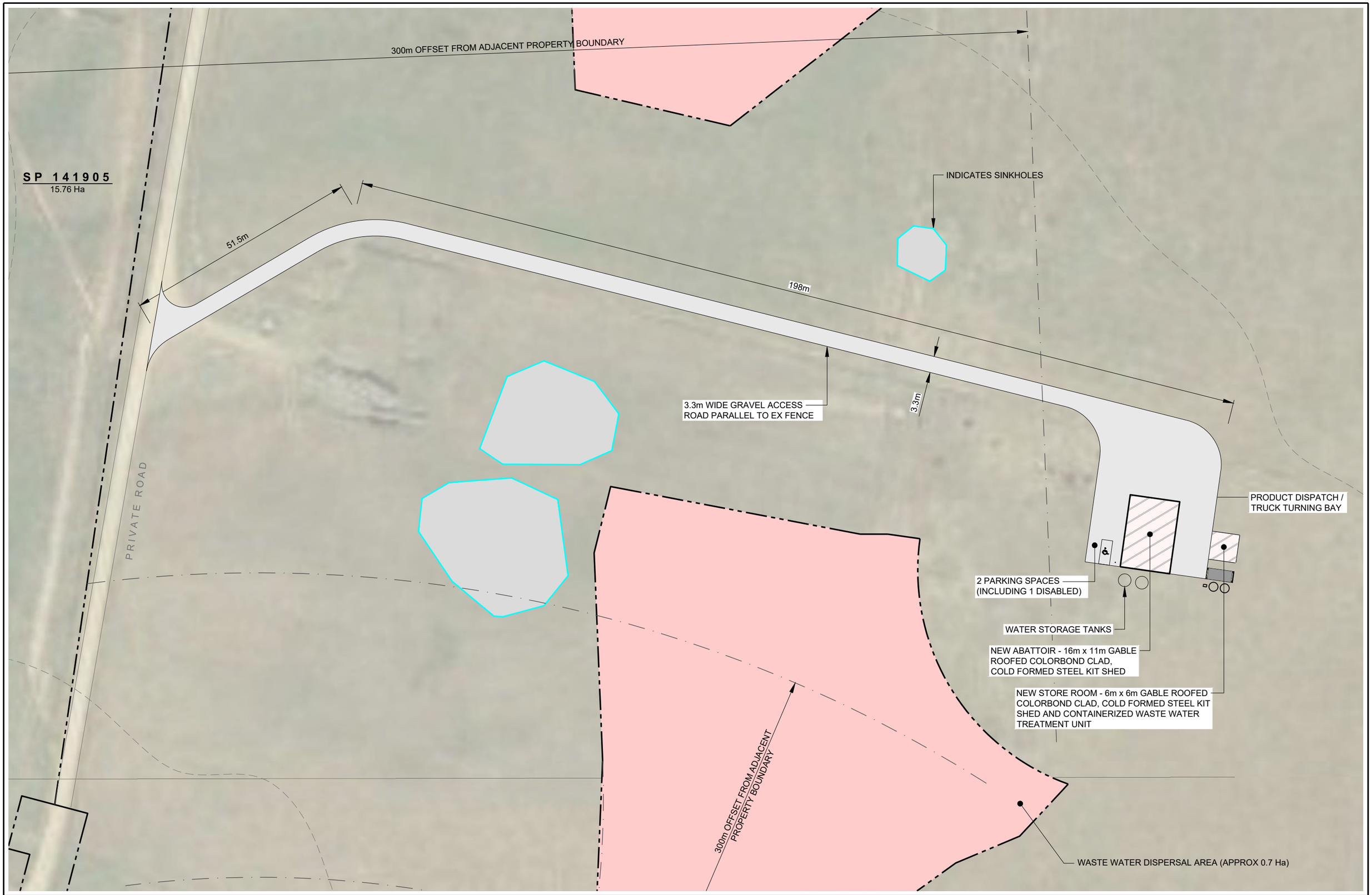

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P2	13-03-20	ISSUED FOR PLANNING APPROVAL	L.R.B.	L.R.B.
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ABATTOIR AND RETAIL OUTLET
MOLE CREEK
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ABATTOIR
ENLARGED SITE PLAN

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Issue: P3

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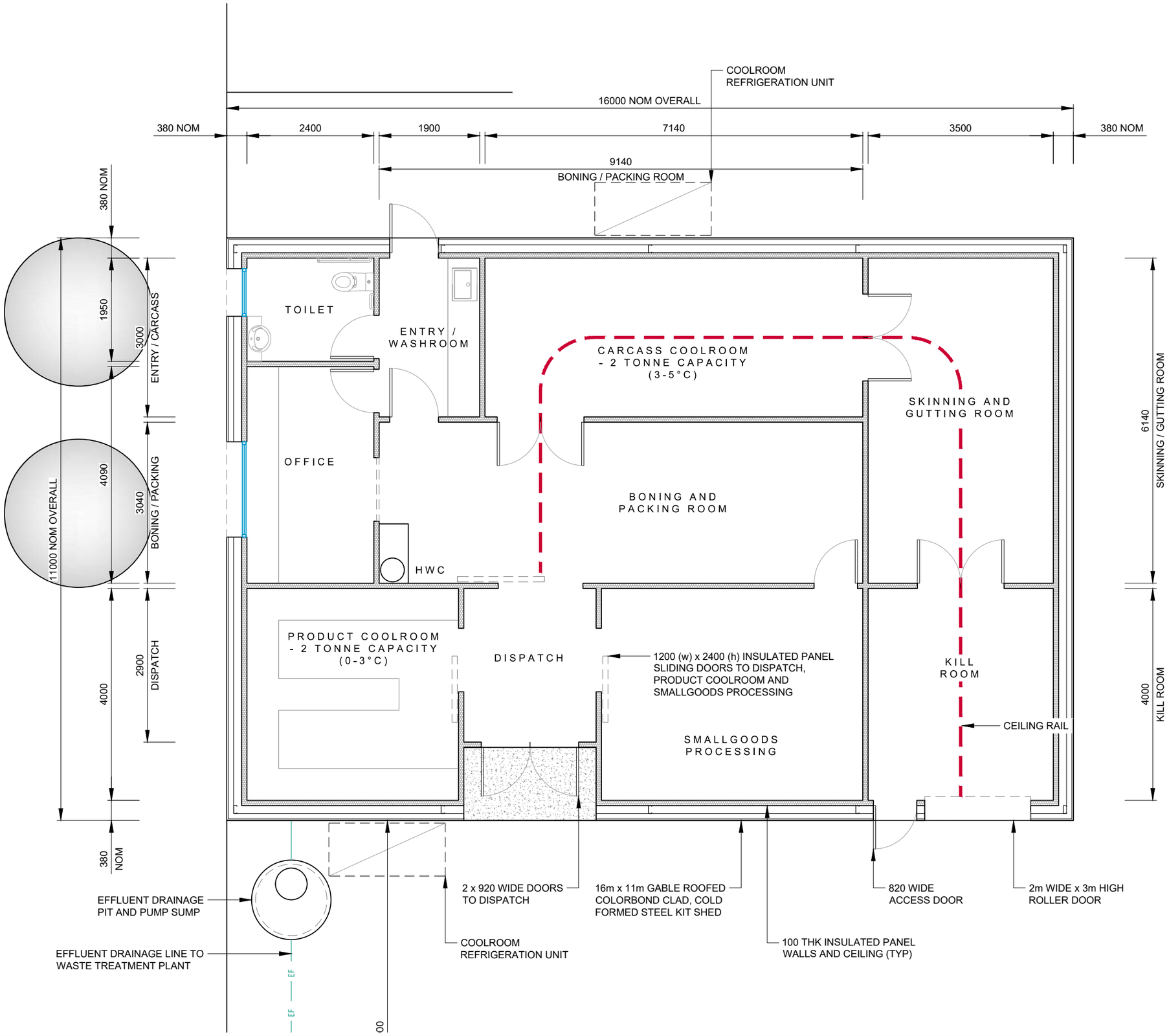

NOTE:
INTERNAL FLOOR DRAINAGE
TO PUMP SUMP NOT SHOWN

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ABATTOIR
FLOOR PLAN

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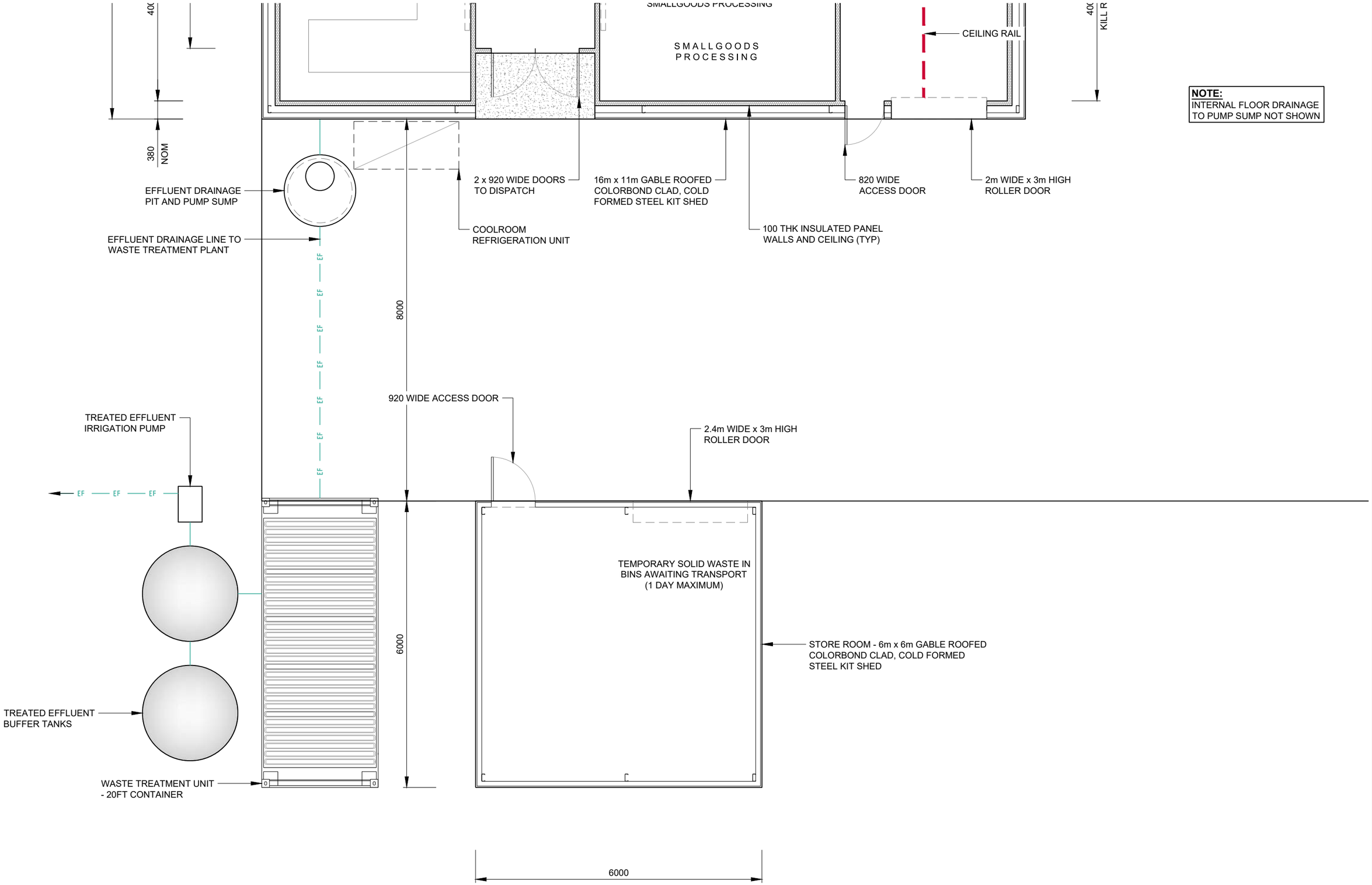
8982-023
Issue: P2

Document Set ID: 1343993
Version: 1, Version Date: 03/08/2020

PLANNING AUTHORITY 1



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MOLE CREEK
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WASTE TREATMENT AND STORE FLOOR PLAN

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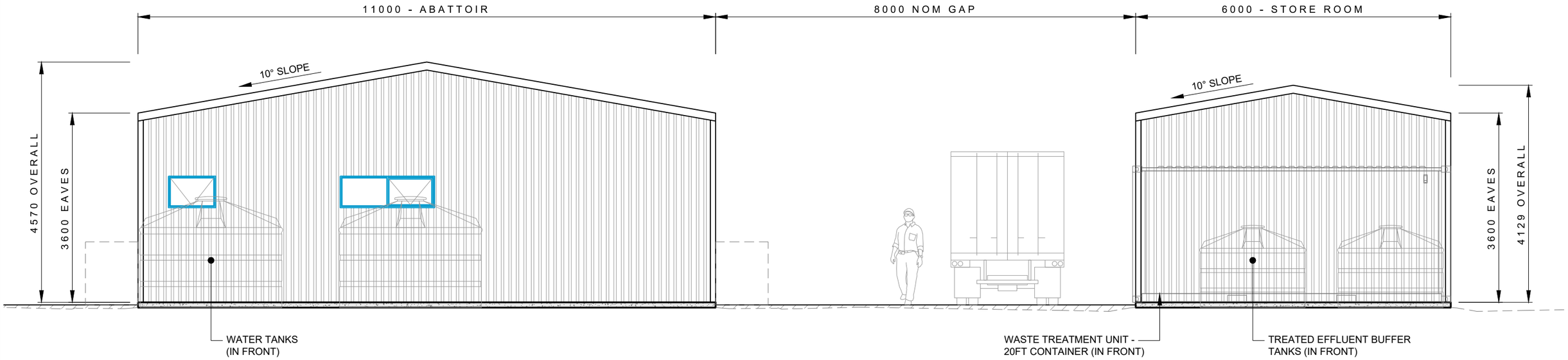
Drawing: 8982-024
Issue: P2

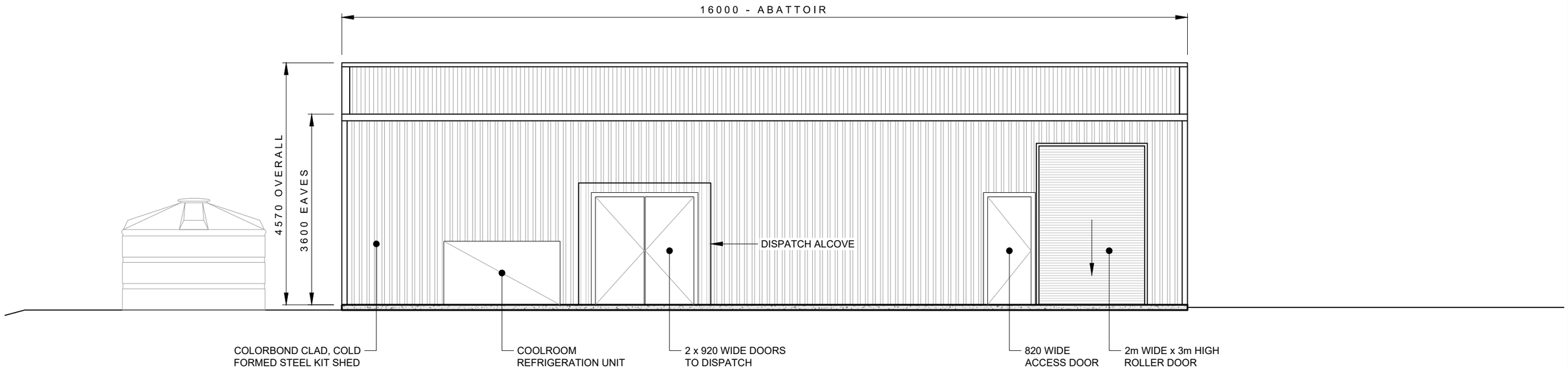
Document Set ID: 1343993
Version: 1, Version Date: 03/08/2020

PLANNING AUTHORITY 1



ABATTOIR AND STORE ROOM - SOUTH ELEVATION

SCALE 1:75



ABATTOIR - EAST ELEVATION

SCALE 1:75

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ABATTOIR AND RETAIL OUTLET
MOLE CREEK
-

ABATTOIR AND STORE ROOM
ELEVATIONS

NOT FOR CONSTRUCTION

Drawing: 8982-025
Issue: P1

Document Set ID: 1343993
Version: 1, Version Date: 03/08/2020

PLANNING AUTHORITY 1

5. Planning Scheme Compliance

5.1 Scheme Reference

This application is made in accordance with the Meander Valley Interim Planning Scheme 2013.

5.2 Zone

The existing property is zoned rural resource zone 26.

5.3 Zone Compliance

Section 26.2 Use Table

Use Class	Qualification	This Application Compliance
Permitted Use *Resource processing*	If directly associated with produce from the subject site.	Yes

26.3 Use Standards

16.3.1 Uses if not a single dwelling

Objective

a) To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.

b) To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.

c) To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.

d) Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.

e) Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.

f) The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.

Requirements	This Application
A1 If for permitted or no permit required uses.	Complies – permitted use.
A2 If for permitted or no permit required uses.	Complies – permitted use.
A3 If for permitted or no permit required uses.	Complies – permitted use.
A4 If for permitted or no permit required uses.	Complies – permitted use.
A5 The use must: a) be permitted or no permit required; or b) be located in an existing building.	Complies – permitted use.

26.3.3 Irrigation Districts

Objective

To ensure that land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 is not converted to uses that will compromise the utilisation of water resources.

Requirements	This Application
A1 Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the Water Management Act 1999.	Complies – development is not located within a proclaimed irrigation district.

26.4 Development Standards

26.4.1 Building Location and Appearance

Objective

To ensure that the:

a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and

b) development of buildings is unobtrusive and complements the character of the landscape

Requirements	This Application
A1 Building height must not exceed: a) 8m for dwellings; or b) 12m for other purposes.	Complies – maxmimum building height less than 6m.
A2.1 Buildings must be set back a minimum of: a) 50m where a non sensitive use or extension to existing sensitive use buildings is proposed; or b) 200m where a sensitive use is proposed; or c) the same as existing for replacement of an existing dwelling.	Complies – the development is not a sensitive use and the minimum boundary set back (to the east) is approximately 100m.

26.4.2 Subdivision

Objective

To ensure that subdivision is only to:

a) improve the productive capacity of land for resource development and extractive industries; or

b) enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; or

c) facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development

Requirements	This Application
A1 No acceptable solution	Not applicable – no subdivision

5.4 Bushfire-Prone Areas - Code E1

E1.1 Purpose of the Bushfire-Prone Areas Code

E1.1.1 The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

E1.2 Application of this Code

This code applies to: *(a) subdivision of land that is located within, or partially within, a bushfire-prone area; and* *(b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.*	Not applicable – development is not a subdivision and is not a vulnerable or hazardous use.

5.5 Potentially Contaminated Land - Code E2

E2.1 Purpose of the Code

E2.1.1 The purpose of this provision is to:

a) ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

E2.2 Application of this Code

This code applies to use or development of land for a sensitive use to be undertaken on a site previously used for an activity listed in Table E2.1 Potentially Contaminating Activities.	Not applicable – development not on a site known to be previously used for a potentially contaminating activity listed in table E2.1.

5.6 Landslip – Code E3

E3.1 Purpose of the Code

E3.1.1 The purpose of this provision is to:

a) ensure that use and development subject to risk from land instability is appropriately located and that adequate measures are taken to protect human life and property; and

b) ensure that use and development does not cause or have the cumulative potential to cause an increased risk of land instability.

E3.2 Application of this Code

This code applies to use or development of land: a) mapped as landslip hazard area on the planning scheme maps; or b) even if not mapped under subparagraph (a) if: i) it is potentially subject to a landslip hazard; or ii) it is identified in a report prepared by a suitably qualified person in accordance with the development application which is lodged or required in response to a request under Section 54 of the Act as actually or potentially subject to a landslip hazard.	Not applicable – development not in a potential landslip area.

5.7 Road and Railway Assets – Code E4

E4.1 Purpose of Code

E4.1.1 The purpose of this provision is to:

a) ensure that use or development on or adjacent to a road or railway will not compromise the safety and efficiency of the road or rail network; and

c) maintain opportunities for future development of road and rail infrastructure; and c) reduce amenity conflicts between roads and railways and other use or development.

E4.2 Application of Code

This code applies to use or development of land that: *a) requires a new access, junction or level crossing; or* *b) intensifies the use of an existing access, junction or level crossing; or* *c) involves a sensitive use, a building, works or subdivision on or within 50 metres of a railway or land shown in this planning scheme as:* *i) a future road or railway; or* *ii) a category 1 or 2 road where such road is subject to a speed limit of more than 60 kilometres per hour.*	This code applies as the development intensifies the use of an existing access.

E4.5 Requirements for a Traffic Impact Assessment (TIA)

Traffic assessment not required – development complies with acceptable solution criteria outline below.

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective

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

Requirements	This Application
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	Not applicable – Den Road is not a category 1 or 2 road.
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	Complies – anticipated vehicle entry and exit movements 3 per day. On average 2 days per week.
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%	Complies – the AADT on Den Road would be greater than 30 as it services the Unimin lime site and several other properties.

E4.7 Development Standards

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

Objective

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

a) ensure the safe and efficient operation of roads and railways; and

b) allow for future road and rail widening, realignment and upgrading; and

d) avoid undesirable interaction between roads and railways and other use or development.

Requirements	This Application
A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:	Not applicable – development more than 50m from any public road.

a) new road works, buildings, additions and extensions, earthworks and landscaping works; and b) building areas on new lots; and c) outdoor sitting, entertainment and children's play areas	

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.

Requirements	This Application
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	Complies – single existing access to be utilised.
A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	Not applicable – no new access proposed.

E4.7.3 Management of Rail Level Crossings

Objective

To ensure that the safety and the efficiency of a railway is not unreasonably reduced by access across the railway.

Requirements	This Application
A1 Where land has access across a railway: a) development does not include a level crossing; or b) development does not result in a material change onto an existing level crossing.	Not applicable – no access across a railway required.

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

Objective

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

Requirements	This Application
A1 Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained.	Complies – the property access is at the end of Big Den Road (straight through access – no intersection). At the intersection of Big Den Road and Den Road, sight distance to the south is 210m and to the north is 310m. For a typical vehicle speed of 80km/hr, the minimum site distance required is 175m.

5.8 Flood Prone Areas – Code E5

E5.1 Purpose of the Code

E5.1.1 The purpose of this provision is to:

a) ensure that use or development subject to risk from flooding is appropriately located and that adequate measures are taken to protect human life and property and to prevent adverse effects on the environment.

b) determine the potential impacts of flooding through the assessment of risk in accordance with the Australian Standard.

E5.2 Application of this Code

This code applies to use or development of land: a) mapped as flood risk on the planning scheme maps; or b) even if not mapped under subparagraph (a) if it is: i) potentially subject to flooding at a 1% annual exceedance probability; or ii) less than the height indicated on the coastal inundation risk height map; or iii) identified in a report prepared by a suitably qualified person in accordance with the development application which is lodged or required in response to a	Not applicable – the property is not mapped as flood risk or coastal inundation. The development is located approximately 10m above the level of Mole Creek and not subject to flooding at a 1% annual exceedance probability.

request under Section 54 of the Act as actually or potentially subject to flooding at a 1% annual exceedance probability.	

5.9 Car Parking and Sustainable Transport – Code E6

E6.1 Purpose of Code

E6.1.1 The purpose of this provision is to:

(a) ensure that an appropriate level of car parking facilities are provided to service new land use and development having regard to the operations on the land and the nature of the locality; and

(b) ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas; and

(c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate; and

(d) ensure that parking does not adversely impact on the amenity of a locality and achieves high standards of urban design; and

(e) ensure that the design of car and bicycle parking space and access meet appropriate design standards; and

(f) provide for the implementation of parking precinct plans.

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective

To ensure that an appropriate level of car parking is provided to service use.

Requirements	This Application
A1 The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans	Complies – 2 spaces provided. Required spaces: Resource processing = 2 spaces per 3 employees. (one casual butcher and possible assistant).

E6.6.3 Taxi Drop-off and Pickup

Objective

To ensure that taxis can adequately access developments.

Requirements	This Application
A1 One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone.	Complies – ample space is available but not relevant.

E6.6.4 Motorbike Parking Provisions

Objective

To ensure that motorbikes are adequately provided for in parking considerations.

Requirements	This Application
A1 One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	Complies – with maximum 2 people working at the facility, 1 space can be utilised or there is ample additional unmarked space available.

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective

To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Requirements	This Application
A1 All car parking, access strips maneuvering and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and e) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	Complies – carpark will be graded at 1:100 minimum to a table drain and discharged to the pasture to the south. The carpark and maneuvering areas around the facility will be sealed with a 2 coat bitumen seal and line marking provided.

E6.7.2 Design and Layout of Car Parking

Objective

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

Requirements	This Application
A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line	Not Applicable – less than 4 parking spaces.
A2.1 Car parking and maneuvering space must: a) have a gradient of 10% or less; and b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) have a width of vehicular access no less than prescribed in Table E6.2, and not more than 10% greater than prescribed in Table E6.2; and d)have a combined width of access and maneuvering space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply: i) there are three or more car parking spaces; and ii) where parking is more than 30m driving distance from the road; or iii) where the sole vehicle access is to a category 1, 2, 3 or 4 road; and	Complies a) gradient will be less than 10%. b) Not applicable but car park layout enables forward entry and exit. c) Width of vehicle access is 3.3m d) Width of access and maneuvering is 7m minimum adjacent parking spaces.
A2.2 The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking	Complies – layout designed in accordance with AS2890.

E6.7.3 Car Parking Access, Safety and Security

Objective

To ensure adequate access, safety and security for car parking and for deliveries.

Requirements	This Application
A1 Car parking areas with greater than 20 parking spaces must be: a) secured and lit so that unauthorised persons cannot enter or; b) visible from buildings on or adjacent to the site during the times when parking occurs.	Not applicable – less than 20 spaces.

E6.7.4 Parking for Persons with a Disability

Objective

To ensure adequate parking for persons with a disability.

Requirements	This Application
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	Complies – disability parking space located immediately adjacent the entry.
Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 – 2009 Parking facilities – Off-street parking for people with disabilities.	Complies – design in accordance with AS2890.6.

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.

Requirements	This Application
A1 For retail, commercial, industrial, service industry or warehouse or storage uses: a) at least one loading bay must be provided in accordance with Table E6.4; and b) loading and bus bays and access strips must be designed in accordance with Australian Standard AS/NZS 2890.3 2002 for the type of vehicles that will use the site.	Complies a) A 10m long x 5m wide loading/unloading bay is provided at the side of the facility. b) Loading bay complies with AS2890.3.

E6.8 Provisions for Sustainable Transport

E6.8.1 Pedestrian Walkways

Objective

To ensure pedestrian safety is considered in development

Requirements	This Application
A1 Pedestrian access must be provided for in accordance with Table E6.5.	Complies – only 2 spaces required. No separate footpath is required (pedestrians can use driveway).

5.10 Scenic Management – Code E7

E7.1 Purpose of the Code

E7.1.1 The purpose of this provision is to:

a) ensure that siting and design of development protects and complements the visual amenity of defined tourist road corridors; and

c) ensure that siting and design of development in designated scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape.

E7.2 Application of this Code

This code applies to: use or development of land within the scenic management – tourist road corridor and local scenic management areas.	Not applicable – development not located within the scenic management – tourist road corridor or a local scenic management area.

5.11 Biodiversity – Code E8

E8.1 Purpose of the Code

E8.1.1 The purpose of this provision is to:

a) protect, conserve and enhance the region's biodiversity in consideration of the extent, condition and connectivity of critical habitats and priority vegetation communities, and the number and status of vulnerable and threatened species; and

b) ensure that development is carried out in a manner that assists the protection of biodiversity by:

i) minimising vegetation and habitat loss or degradation; and

ii) appropriately locating buildings and works; and

iii) offsetting the loss of vegetation through protection of other areas where appropriate

E8.2 Application of this Code

This code applies to use or development of land: a) *within the area identified as priority habitat on the planning scheme maps;* b) *or b) for the removal of native vegetation*	Not applicable – not priority habitat area and no native vegetation is being removed.

5.12 Water Quality – Code E9

E9.1 Purpose of the Code

E9.1.1 The purpose of this provision is to:

a) consider the impacts of development to limit adverse effects on the following:

i) wetland and watercourse ecosystems; and

ii) flow regimes, water levels, biological activity and physical characteristics; and

iii) the variety of flora and fauna; and

iv) the role of wetlands and watercourses for water supply, flood mitigation, environmental protection, water regulation and nutrient filtering, as resources for recreational activities and as attractive features in the landscape; and

b) improve the sustainable management of surface water through development.

E9.2 Application of this Code

This code applies to use or development of land: a) within 50 metres of a wetland or watercourse; or b) within a Ben Lomond Water catchment area – inner or outer buffer	Not applicable – the development is more than 200m from Mole Creek. The proposed irrigation area for treated waste water disposal is 50m from Mole Creek.

5.13 Recreation and Open Space – Code E10

E10.1 Purpose of the Code

E10.1.1 The purpose of this provision is to:

a) consider the requirements of open space and recreation in the assessment of use or development with emphasis upon:

i) the acquisition of land and facilities through the subdivision process; and
ii) implementation of local open space strategies and plans to create quality open spaces; and
iii) the creation of a diverse range of recreational opportunities via an integrated network of public open space commensurate with the needs of urban communities and rural areas; and

iv) achieving an integrated open space network which provides for a diversity of experiences; and

v) providing for appropriate conservation and natural values within recreation and open space.

E10.2 Application of this Code

This code applies to use or development of land for subdivision in the General Residential, inner residential, general industrial, light industrial, central business, commercial, local business, general business, low density residential, village and urban mixed use zones.	Not applicable – no subdivision proposed.

5.14 Environmental Impacts and Attenuation – Code E11

E11.1 Purpose of the Code

E11.1.1 The purpose of this provision is to:

a) ensure appropriate consideration of the potential for environmental harm or environmental nuisance in the location of new sensitive uses; or

b) ensure the environmental impacts of new development are considered to eliminate, reduce or mitigate potential for environmental harm or environmental nuisance.

E11.2 Application of the code

The code applies to use or development of land for: *a) sensitive use located within the attenuation distance of existing or approved uses with the potential to create environmental harm and environmental nuisance or within a buffer area shown on the planning scheme map; and* *b) uses listed in E11.6.2*	This code is applicable – abattoir and spray irrigation of liquid waste listed in E11.6.2.

E11.6 .1 Attenuation Distance

Objective

To ensure that potentially incompatible use or development is separated by a distance sufficient to ameliorate any adverse effects.

Requirements	This Application
A1 No acceptable solution.	Not applicable – proposed development not a sensitive use.
A2 Uses listed in Tables E11.1 and E11.2 must be set back from any existing sensitive use, or a boundary to the General Residential, Low Density Residential, Rural Living, Major Tourism, Environmental Living, Urban Mixed Use and Village zones, the minimum attenuation distance listed in Tables E11.1 and E11.2 for that activity	Complies with buffer distances for adjacent properties not owned by the developer or related entities – abattoir is 300m from adjacent property boundary with a sensitive use (minimum required by table E.11.1). secondary treated spray irrigation of liquid wastes is minimum 200m from adjacent property boundary with sensitive use.
P2 Uses with the potential to create environmental harm and environmental nuisance must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm having regard to: a) the degree of encroachment; and b) the nature of the emitting operation being protected by the attenuation area; and c) the degree of hazard or pollution that may emanate from the emitting operation; and d) use of land irrigated by effluent must comply with National Health and Medical Research Council Guidelines.	Applies to the dwellings owned by the developer – Refer to Appendix D.

5.15 Airports Impact Management – Code E12

E12.1 Purpose of the Code

E12.1.1 The purpose of this provision is to:

(a) ensure that use or development within identified areas surrounding airports does not unduly restrict the ongoing security, development and use of airport infrastructure; and

(b) provide for management of the land use implications of those areas relevant to use and development under the scheme.

E12.2 Application of this Code

This code applies to use or development of land: *(a) within Australian noise exposure forecast contours on the maps; and* *(b) within prescribed air space.*	Not applicable – not within exposure forecast contours or prescribed air space.

5.16 Local Historic Heritage – Code E13

E13.1 Purpose

E13.1.1 The purpose of this provision is to:

a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and

b) encourage and facilitate the continued use of these items for beneficial purposes; and

c) discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and

d) ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and

e) conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place.

E13.2 Application of the Code

This code applies to use or development of land that is: *a) within a Heritage Precinct;* *b) a local heritage place;* *c) a place of identified archaeological significance.*	Not applicable – not within a heritage precinct, a local heritage place or place of identified archaeological significance.

5.17 Signage – Code E14

E14.1 Purpose of the Code

E14.1.1 The purpose of this provision is to:

a) allow adequate and effective signs appropriate to each locality;

b) provide for the orderly and safe display of signs;

c) ensure signs do not cause loss of amenity or adversely affect the natural or built environment;

d) ensure that signs do not adversely affect the safety or efficiency of a road or pedestrian pathway;

f) promote the economic growth of the municipal area by providing for images which are conducive to attracting new business and industrial development through appropriate advertising and information display.

E14.2 Application of this Code

This Code applies to: *a) a new sign; and* *b) the renewal or replacement of an existing sign where:* *i) the sign is enlarged;* *ii) the advertisement is to be renewed or replaced with an animated or internally illuminated sign; or* *iii)the renewal or replacement is for a different type of sign.* *Each sign must be categorised into one of the definitions listed and described in Clauses E14.3 or 14.4.* *a) If a sign fits a definition of more than one defined sign, the most specific defined sign applies.* *b) If a sign does not readily fit any defined sign, it must be categorised as the most similar defined sign.*	Not applicable – no signage proposed.

5.18 Karst Management – Code E15

E15.1 Purpose of the Code

E15.1.1 The purpose of this provision is to:

a) ensure development proposals minimise adverse impact on groundwater dependant ecosystems.

b) ensure appropriate protection of sensitive karst features.

c) ensure erosion of sediments within the karst area is managed to minimise adverse impacts on karst features and the karst system.

E15.2 Application of this Code

This code applies to use or development of land identified on the planning scheme map located within the Karst Catchment Area.	This code applies – refer to Appendix 'A' for Karst assessment report.

5.19 Urban Salinity – Code E16

E16.1 Purpose of the Code

E16.1.1 The purpose of this provision is to:

a) protect property, infrastructure and the environment from the potential adverse effects of salinity by ensuring that on-site and off-site salinity hazard risks arising from new developments are identified and appropriately managed.

E16.2 Application of this Code

This Code applies to use and development on land within the Greater Launceston Urban Salinity Management Area shown on the planning scheme maps.	Not applicable – not within the greater Launceston urban salinity management area.

Appendix A – Karst Assessment Report

A report on the karst features in the vicinity of a proposed abattoirs and associated infrastructure at Lot 3 Den Road, Mole Creek.

Prepared by Philip Cullen

11 Salvator Rd., West Hobart, Tasmania. Ph. 0428108434
January 15, 2018

Summary

A survey was conducted to identify karst features on and adjacent to the site of a proposed abattoirs. The address of this proposed development is Lot 3 Den Rd., Mole Creek.

A field survey, including excavations to investigate soils, revealed that there are karst outcrops and an active sinkhole within 100 m of the area proposed for the location of the abattoirs and associated infrastructure. However, these features are separated from the site of the proposed development by ridge lines and construction of the developments will not concentrate runoff towards these features.

Soils in the area are at least 1 m deep and excavations associated with the developments are not expected to impact on any underlying karst bedrock. Runoff from around the proposed infrastructure and associated driveways should be directed away from two shallow depressions that may be inactive sinkholes.

Runoff from around the proposed infrastructure and associated driveways should be directed away from two shallow depressions that may be inactive sinkholes.

An area for the dispersal of treated waste water has been identified. At this stage it is not certain whether the area is large enough to cater for the volumes of water to be generated.

It should be noted that this report is based on a survey of surface features and existing geology maps. Apart from 2 shallow soil pits no sub-surface investigations were undertaken. A detailed geo-technical survey would be required to investigate the nature of underlying karst and geological features.

Proposed works

The development proposal is for an abattoirs. A building, waste water treatment plant, and associated access are included in the proposal. It is proposed that water from the treatment plant is dispersed as irrigation water onto pasture. The development is at Lot 3 Den Road, Den Plain Mole Creek, Title Reference 142267/3, PID 2567705. The property is private freehold land (Figure 1). The proponents of the project have indicated an area on the property where they would prefer the development to be located (Figure 2). Within this general area two sites where identified, one for the abattoirs and one for the waste treatment plant.

Purpose and scope of this assessment

The scope of the current assessment is to:

1. Identify any karst or other geoheritage features associated with, or adjacent to, the proposed developments from online and other published sources that could be impacted by development.
2. Undertake a field survey of the karst features associated with and adjacent to the proposed developments.
3. Identify an area of pasture that is sufficiently distant from karst features that can act as a waste water dispersal (irrigation) area.

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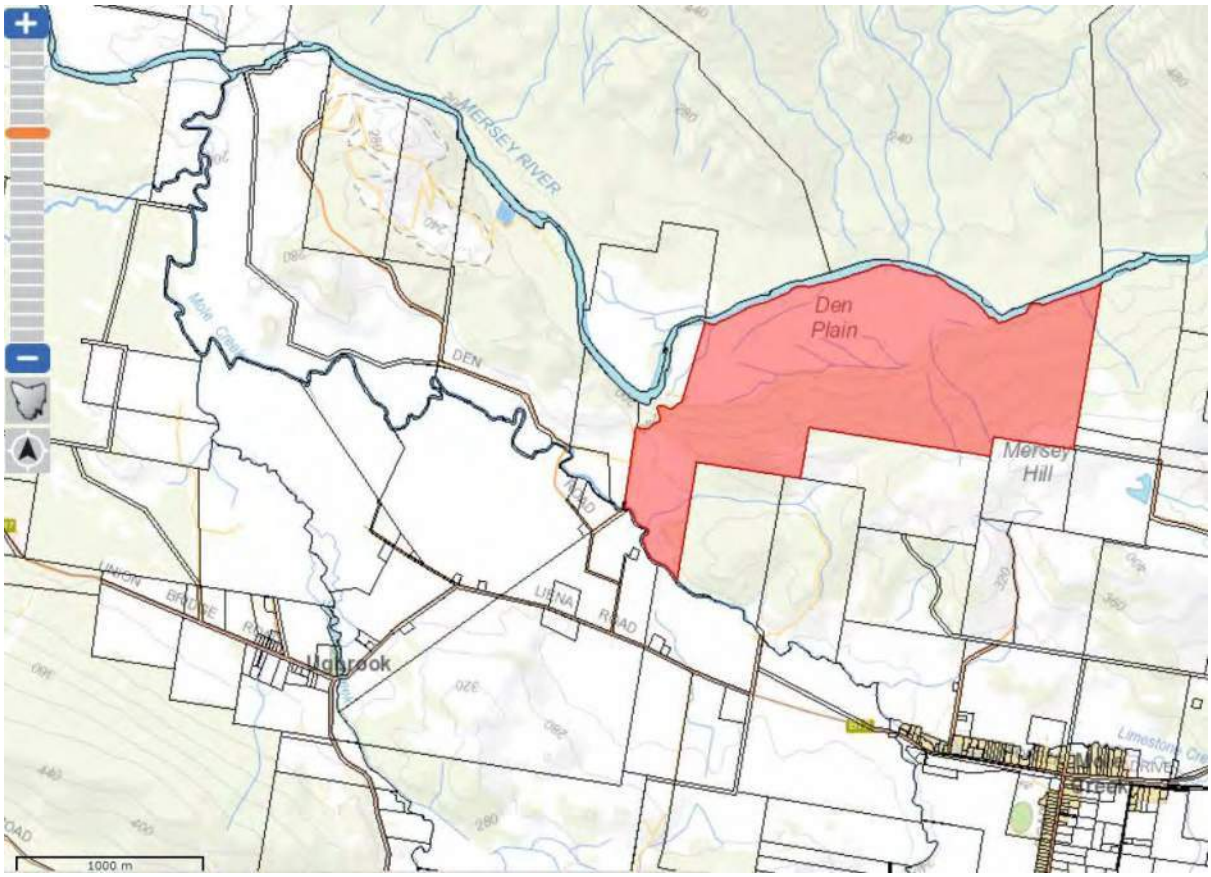
Qualification to provide expert advice

Philip Cullen is a geomorphologist, botanist, and landscape ecologist. He has a BSc. in Forestry and a MSc. in ecology. He has worked for universities, local and State government, and the private sector. He has been working as a consultant, in Tasmania and elsewhere in Australia, for the past 27 years.

Location

Lot 3 Den Road is located approximately 3 km northwest of the township of Mole Creek (Figure 1). The lot lies within the Meander Valley Shire and falls within the High Sensitivity Karst Management Zone as defined in the Meander Valley Interim Planning Scheme 2013. A more detailed plan of the portion of the property that is under consideration, showing the topography, geology, and adjacent infrastructure, is presented in Figure 3.

Figure 1. Lot 3 Den Rd., Mole Creek, Tas., 7304.[1]



Lot 3 Den Rd North

[1] Source: Land Information System Tasmania, www.thelist.tas.gov.au

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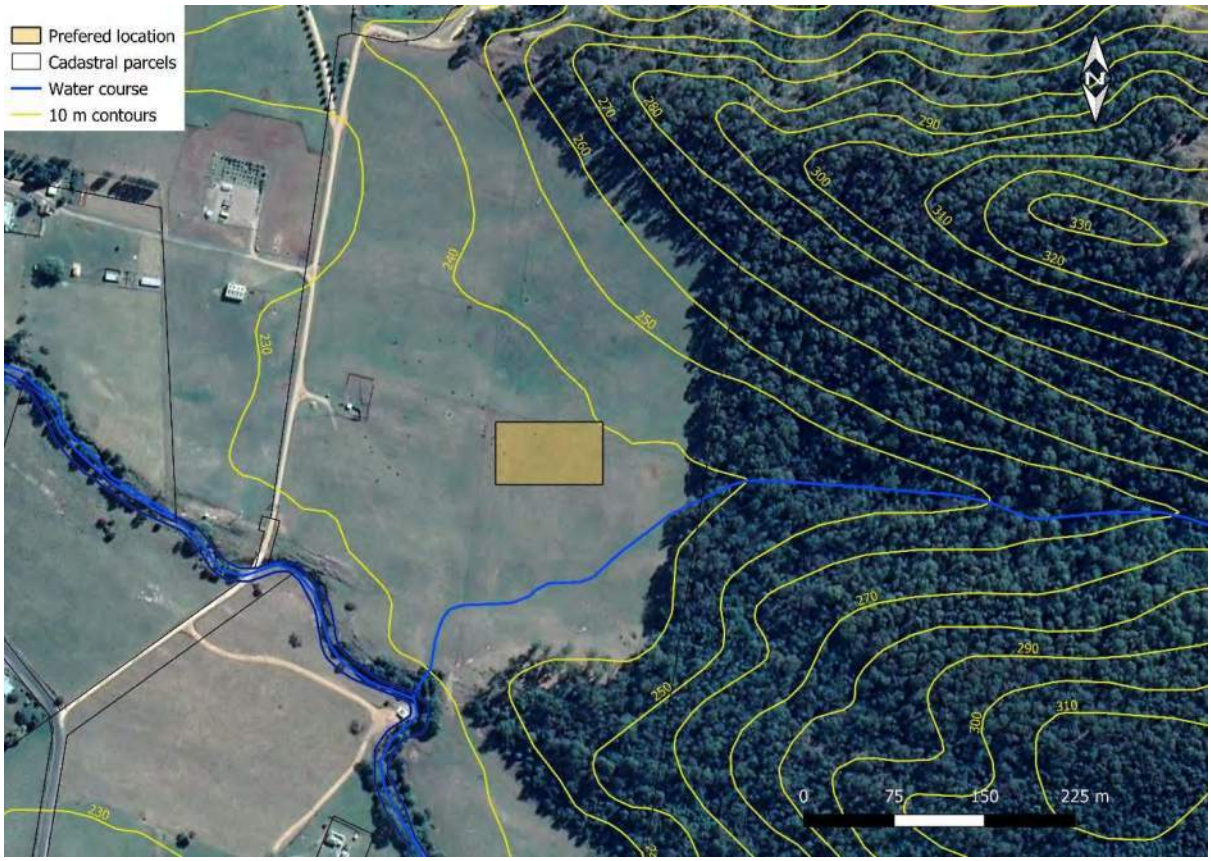
Figure 2. The preferred location of the proposed abattoirs.



Definitions

Study Area: the area as indicated by the proponents as the preferred location for the abattoirs on Lot 3 Den Road and immediately adjacent areas that fall within specified set back distances from karst features for developments in the High Sensitivity Karst Area (Meander Valley Interim Planning Scheme 2013).

Project locality: the area within 5 kilometres of the study area. This is consistent with the extent of database searches.

Desktop Assessment

The following databases were interrogated to compile a list of geoheritage features for the study area, and within 5 kilometres of the study area.

- *Geoheritage*
  The Natural Values Atlas (Natural Values Atlas: Authoritative, comprehensive information on Tasmania's natural values Version 3.3.0.10) was searched for geoheritage features that could be impacted by the proposal in the study area and within 5 km.

- *Matters of national environmental significance*
  The Protected Matters Search Tool (Department of Environment 2013) was used to identify any wetlands protected under the EPBC Act 1999), known to occur or likely to occur within 5 kilometres of the study area.

Field Assessment

A field assessments were conducted on the 14/11/2019 and on the 4/12/2019 to gain knowledge of the extent of karst features, drainage and other aspects of geomorphology at the study area. A hand held GPS was used to determine the location of these features. GPS and grid references for any features

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identified have an estimated accuracy of +/- 6m. Soils were investigated at two sites to determine the nature and potential depth of the regolith (layer of loose, heterogeneous superficial material covering solid rock).

Results

Desk-top Review

There are no Commonwealth listed wetlands (EPBC Act, 1999) within 5 km of the study area.

The study area lies within or adjacent to two listed geo-conservation sites (Natural Values Atlas Version 3.3.0.10). These are: the Mole Creek Karst (id 2685); and the Mole Creek Gordon Stratigraphic Sections (id 2691). Mole Creek Karst has significance at a continental scale and Mole Creek Gordon Stratigraphic Sections have significance at a regional scale. Mole Creek Gordon Group Stratigraphic Sections are of a robust nature and unlikely to have been impacted upon to any significant extent by the proposed developments. The Mole Creek Karst is a geoheritage feature of regional scale, comprised of many features that are highly sensitive to local scale impacts. Geology maps indicate that the preferred location of the development is located on areas composed of dolomite (karst) bedrock. Field investigations reveal colluvial (hill slope deposits) material derived from Silurian sandstone which outcrops nearby on the ridge crest (see geology and soil sections below) and therefore will not in be direct contact with karst bedrock. The proposed structures lie within the 'High Sensitivity Karst Management Zone' (Meander Valley Interim Planning Scheme 2013).

Field Surveys

Geology and geomorphology

The underlying bedrock at the study area is Ordovician dolomite (Figure 3). However, the surficial material at the preferred site of the development is Quaternary alluvium.

Karst features

Karst outcrops to the south and south east of the site on lower slopes and along drainage lines including Mole Creek (Figure 4). The closest karst outcrop is over 90 m from the preferred location of the development. There are small caves in this limestone where it outcrops in the bed of Mole Creek over 200 m to the south.

There closest active sink hole to the preferred site of the development is about 60 m to the northwest. A ridge separates this sinkhole from the development (Figure 4). There is another active sinkhole about 130 m to the east. This sinkhole is also separated from the preferred location of the development by a ridgeline. There are a two shallow depressions about 100 m to the west of the proposed development (Figure 4). The underlying karst may have influenced the formation of these depressions and they may represent sinkhole features in the bedrock. Neither of these features show signs of being active.

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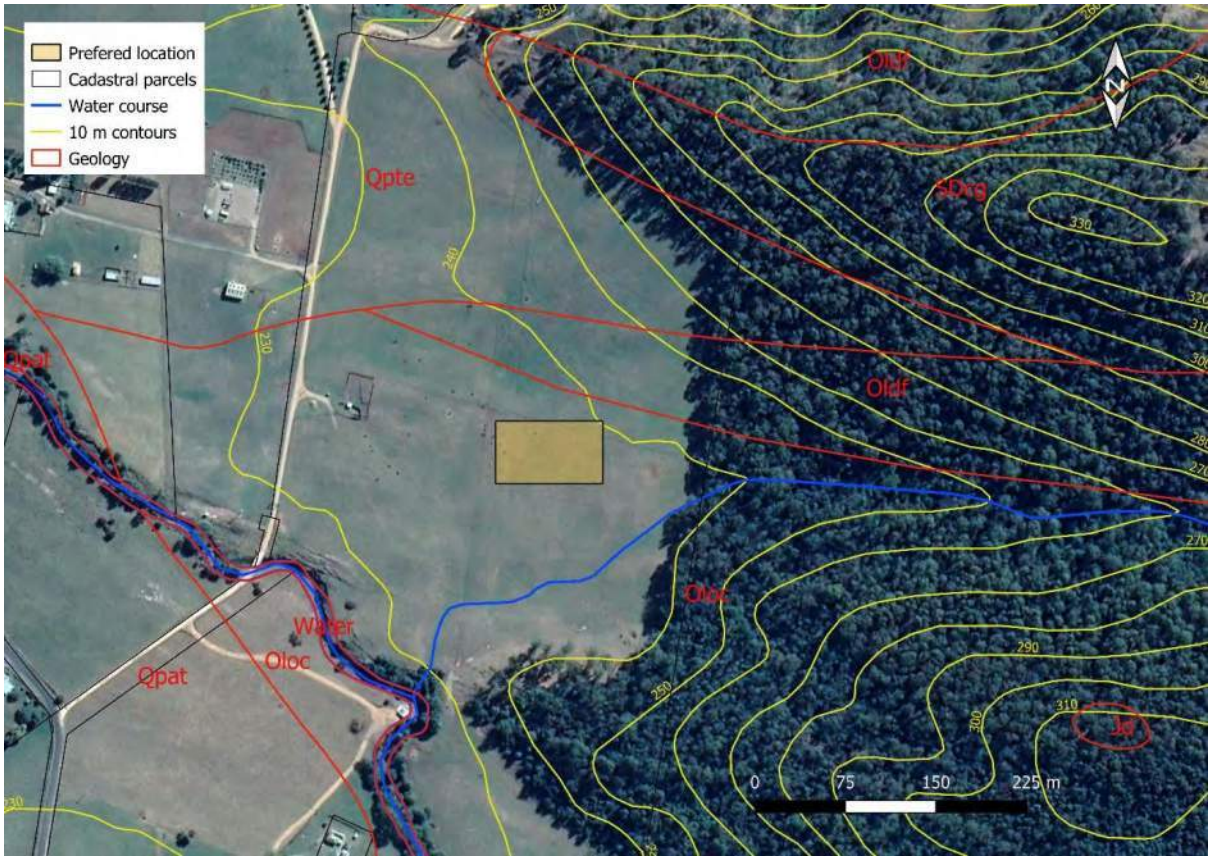
Figure 3. Topography and Geology.[2]



Geology codes: Oloc- Unfossiliferous dolomitic micrite, dolomitic siltites, dolomicrite and dolosiltites (karst)

Oldf -Ordovician dark grey limestone, dolomite, calcareous mudstone and minor sandstone (with outcropping karst)

SDgc- Silurian pale grey fine-grained quart sandstone

Jd- Jurassic dolerite

Qpat- Quaternary alluvial gravel, sand, and clay

Qpte- Pleistocene scree, talus and colluvium derived from sandstone

Water- Mole Creek

[2] Image Source: Google Earth

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Soils

The soils were investigated at two sites (Figure 4). Soil pits were dug with an excavator at the preferred location of the abattoirs and the waste treatment plant. The soil at both sites is developed on colluvium (slope deposits) that overlies dolomite bedrock (see Figure 3). This colluvial material is largely derived from the sandstone higher on the ridge.

Pit 1 was located at the preferred site of proposed abattoirs. The soil is formed from colluvium derived from Silurian sandstone that outcrops on the ridge to the north and limestone and dolomite that occurs beneath this sandstone. The soil is as follows: 0-25 cm, A horizon of brown, loam; 25-45 cm, B1 horizon of strong brown, clay loam; 45-100+ cm, B2 horizon of brownish yellow, sandy clay, with sub-rounded to angular pebbles and cobbles of sandstone and limestone. This soil is moderately well drained due to the relatively light nature (low to moderate clay content) and the presence of pebbles and cobbles. Bedrock or weathered bedrock rock was not evident in the soil pit.

Pit 2 was located at the site of a waste-water treatment associated with the proposed abattoirs. The soil was very similar to that of Pit 1, exhibiting the similar horizons, textures and course fragments. Pit 2 was excavated to 150 cm. Bedrock or weathered bedrock rock was not evident in the soil pit.

Figure 4. Location of sinkholes, karst outcrop and soil pits recorded during field surveys

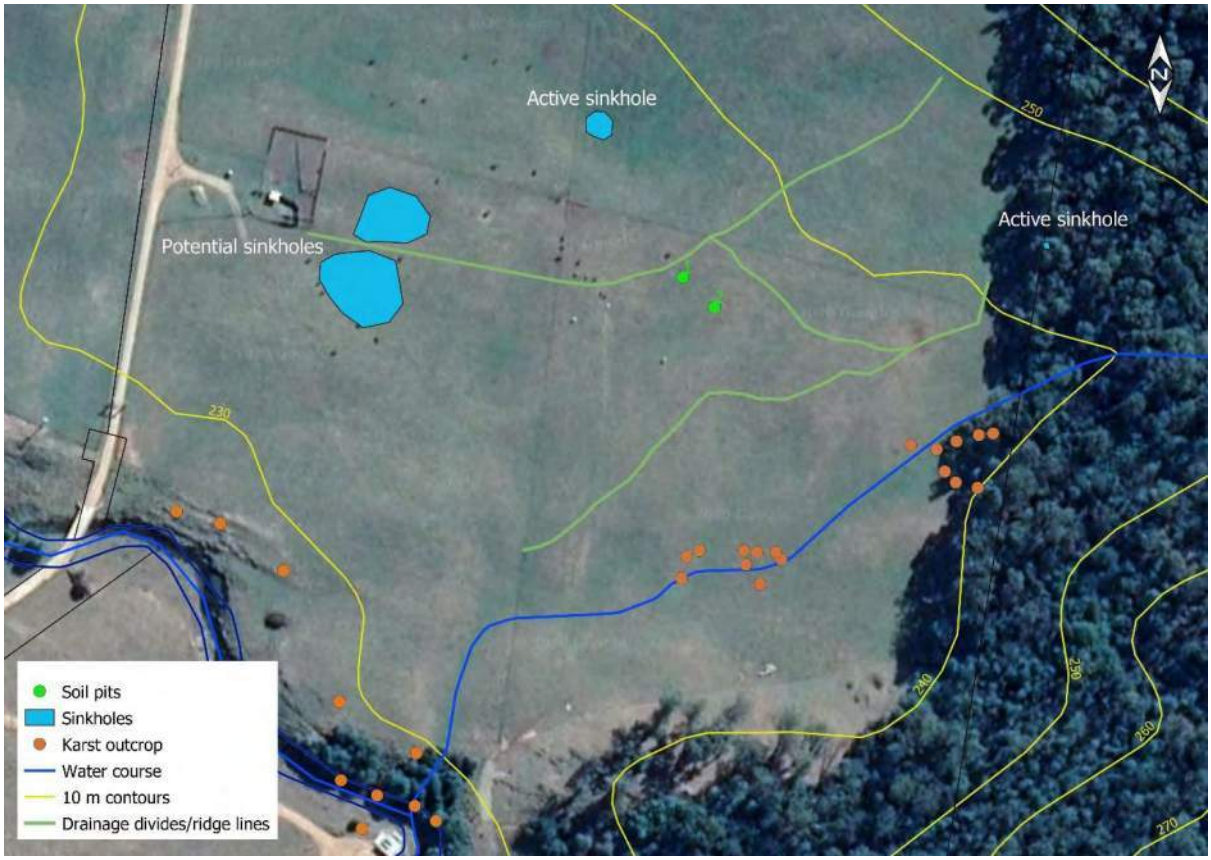

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Plate 1. Location of soil pits.

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Plate 2. Soil pit 1. 1 m deep.

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Location of the proposed developments in relation to karst features.

Acceptable Solutions and Performance Criteria

The Meander Valley Interim Planning Scheme 2013 requires that there is either a 100m set-back from karst features for excavation, buildings, access ways and subsurface drainage or that a number of performance criteria are met (Table 1) (section E15.6.1, Meander Valley Interim Planning Scheme 2013, Karst Management Code). The set-backs for waste water disposal fields from karst features range between 40 and 70 m for slopes ranging from <5^0 to 20° when upslope of the features, and 40 m when downslope (section E15.5, Meander Valley Interim Planning Scheme 2013, Karst Management Code). These set-backs apply to vegetation retention around sinkholes and caves (section E15.6.1, Meander Valley Interim Planning Scheme 2013, Karst Management Code). A number of other acceptable solutions for developments in high sensitivity karst areas are set out in the code and where it is not possible to strictly adhere to these, alternatives are presented (see also Table 2, from section E15.6.1, Meander Valley Interim Planning Scheme 2013, Karst Management Code).

Table 1 (from section E15.6.1, Meander Valley Interim Planning Scheme 2013, Karst Management Code).
15.6.1 Sedimentation and Pollution

Objective: To ensure that the impacts of development are managed to minimize erosion and to prevent sediment and pollution from entering the Karst System.	
Acceptable solution	Performance criteria
A2.1 Excavation, building, access ways and sub-surface drainage (not including forestry and plantation forestry) must be located a minimum of 100 m from Karst features. A2.2 Run-off from buildings and access ways (not including forestry and plantation forestry) does not concentrate water flows into groundwater systems.	P2 Sediment and pollutant loss into the Karst System is to be minimised through: a) the use of sediment control measures; b) the avoidance of karst features and subterranean cavities in the construction of subsurface infrastructure; c) vegetation retention or perennial ground cover between the development and the karst features; d) improvement of vegetation cover in critical areas for soil conservation, such as steep slopes, unstable soils and riparian areas; e) directing on-site effluent disposal away from karst features; f) the use of on-site lower impact effluent disposal systems.
A3 Vegetation must be retained surrounding sinkholes and caves for the following distances (not including forestry and plantation forestry): Upslope <5° 40 m. 5-10° 50 m. 10-15° 60 m. 15-20° 70 m. Add 10 m for each additional 5°of slope. Downslope All slopes 40 m.	P3 Clearance of vegetation must not result in an increase of sediments entering the karst system or increased instability of the karst features having regard to: a) the type of vegetation on the site; b) the type of soil on the site; c) existing structure of the sinkhole d) proposed treatment of the cleared area including replacement vegetation.
A4 Developments must not fill caves or sinkholes.	P4 No performance criteria.

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Table 2 (from section E15.6.2, Meander Valley Interim Planning Scheme 2013, Karst Management Code).

E15.6.2 High Sensitivity Karst Features

Objective: To ensure that the environmental values of the higher sensitivity karst systems are protected through the appropriate location and treatment of development.	
Acceptable Solution	Performance Criteria
A1 Where located within the High Sensitivity Area: a) Forestry and plantation forestry is in accordance with a certified Forest Practices Plan; or b) the site does not contain the following: i) karren; ii) caves; iii) sinking streams; iv) less than 500mm soil coverage over the area of development.	P1 A report prepared by a suitably qualified person must demonstrate that that the development does not result in the following impacts: c) damage to sites of scientific significance; d) damage to karst features; e) blockage of sinkholes or caves; f) induce unacceptable levels of surface soil erosion and sedimentation into the karst system; g) creation of a safety hazard; h) increase potential for ground surface or land instability; i) pollution of surface or subterranean waterways; j) adversely lower the water table; k) adversely increase subterranean water flow; l) significant alteration of the surface hydrology. The report is to include any measures for the location of development or treatment of development that will mitigate adverse impacts on the Karst system.

Proximity to identified karst features

The Meander Valley Interim Planning Scheme 2013 requires that there is either a 100m set-back from karst features for excavation, buildings, access ways and subsurface drainage or that a number of performance criteria are met (Table 1) (section E15.6.1, Meander Valley Interim Planning Scheme 2013, Karst Management Code).

Nearly all outcrops of karst are over 100 m from the proposal. The closest outcrops are about 93 m away. However, these outcrops are effectively in an upslope position in relation to the proposed developments as there is a ridge line separating them from the development site and runoff from the site of the development will not be concentrated towards these features (Acceptable Solution A2.2 Table 1, and Figure 5).

There is one active sinkhole about 60 m to the northwest from the proposed developments (figure 5). This sinkhole is also separated from the developments by a ridge line and drainage from around the developments will be away from this sink hole. Runoff from the site of the development will not be concentrated towards this sinkhole (Acceptable Solution A2.2 Table 1, and Figure 5). There is another active sinkhole is about 130 m to the east.

Two shallow depressions have been recorded in this area (Figures 4 and 5). Underlying karst may have influenced the formation of these depressions and they may represent sinkhole features in the

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bedrock. There is no evidence that these depressions are active sinkholes. The access road should avoid these features. Waste water and runoff from the proposed developments, including the access road, should be directed away from these features.

The proposed developments will not require the removal of any vegetation, other than pasture between the site and the karst features described above.

The site is located in a High Sensitivity Karst Area (see Table 2, section E15.6.2, Meander Valley Interim Planning Scheme 2013, Karst Management Code), however, the site does not contain any karren, caves, or sinking streams. The area proposed for development has in excess of 1 m of soil and alluvial material overlying karst bedrock (see soil section above). Excavations associated with the developments are not expected to encounter bedrock.

Waste water dispersal zone

The proposal includes a waste water treatment plant. The proponent has indicated that effluent from this plant will be used to irrigate pasture adjacent to the development. An area suitable for waste water dispersal is identified in Figure 6. Slopes in the area vary from 1 to around 10°. The effluent should not be directed towards any sinkholes or karst outcrop and discharged no closer than 50 m from drainage lines as these contain karst features. It should be noted that this set back is based on performance criteria in the Karst management Code. No information has been provided with regards to the volumes of waste water to be dispersed via irrigation in the proposed development. It is beyond the scope of this report to determine whether or not the proposed dispersal area is adequate to deal with the volume of water produced.

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Figure 5. The location of the developments in relation to nearby karst outcrops. Drainage lines are shown in blue. Ridges are shown as red lines, and the approximate direction of overland flow away from these ridges is shown by the black arrows. Soil pit 1 is at the site of the abattoirs and soil pit 2 at the waste water treatment plant.

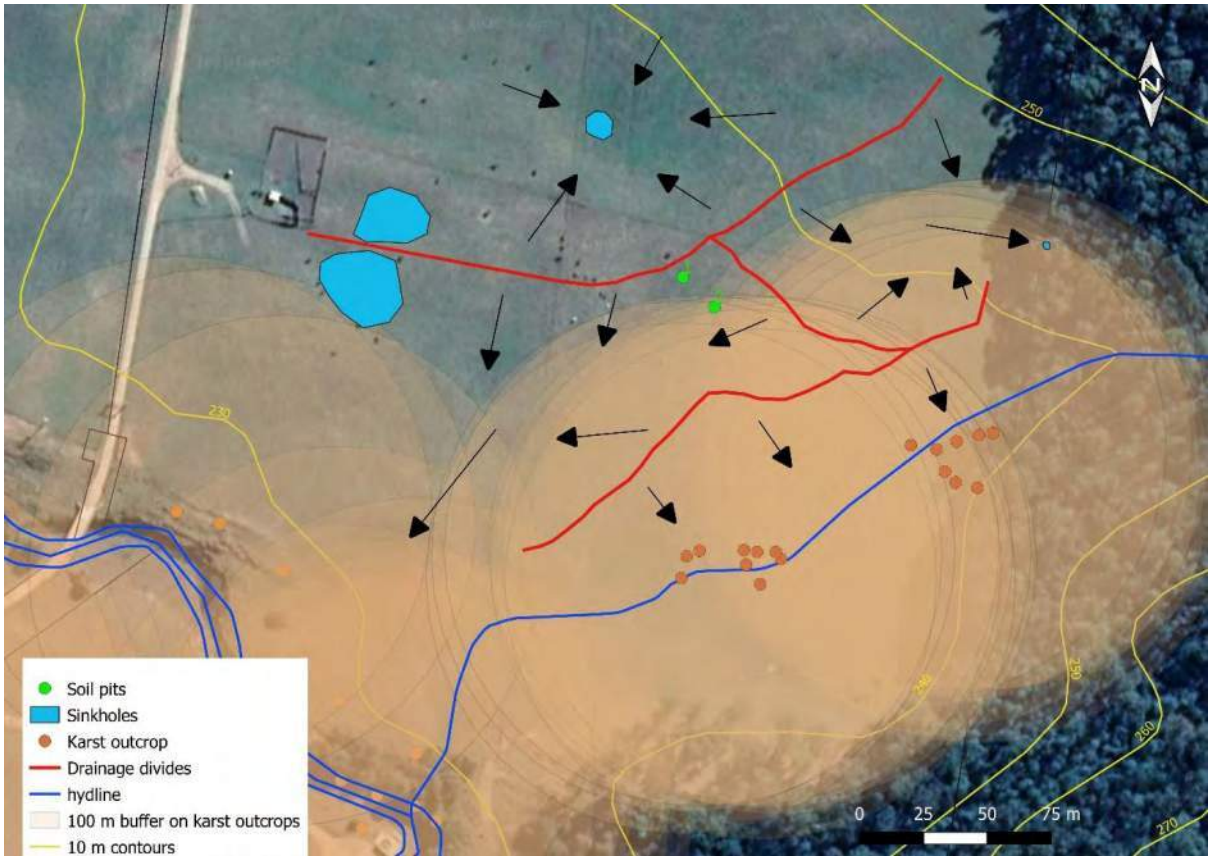

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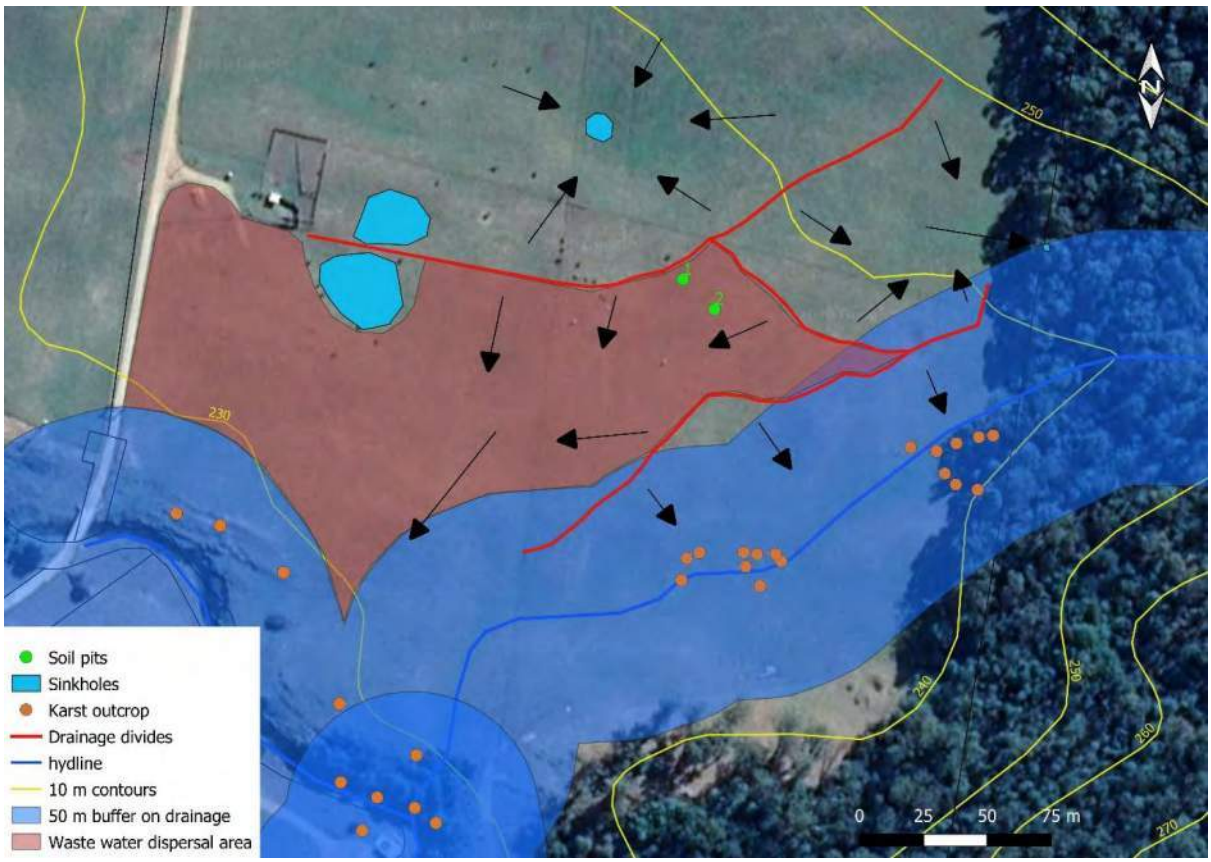
Figure 6. The location of an area suitable for waste water dispersal via irrigation of pasture. Drainage lines are shown in blue. Ridges are shown as red lines, and the approximate direction of overland flow away from these ridges is shown by the black arrows. Soil pit 1 is at the site of the abattoirs and soil pit 2 at the waste water treatment plant. The dispersal area is shaded pink.



Conclusion

A field survey, including excavations to investigate soils, revealed that there are karst outcrops and an active sinkhole within 100 m of the area proposed for the location of the abattoirs and associated infrastructure. However, these features are separated from the site of the proposed development by ridge lines and construction of the developments will not concentrate runoff towards these features. Soils in the area are at least 1 m deep and excavations associated with the developments are not expected to impact on any underlying karst bedrock. Runoff from around the proposed infrastructure and associated driveways should be directed away from two shallow depressions that may be inactive sinkholes. An area suitable for dispersing waste water has been identified. This area should be taken as a taken as a guide only and does not take into consideration the volume of water to be dispersed on to the pasture.

It should be noted that this report is based on a survey of surface features and existing geology maps. Apart from 2 soil pits no sub-surface investigations were undertaken. A detailed geo-technical survey would be required to investigate the nature of any underlying karst and other geological features.

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Meander Valley Interim Planning Scheme (2013)
http://www.meander.tas.gov.au/webdata/resources/files/Meander Valley Interim Planning Scheme 2013

McCLENAGHAN, M.P., GREEN, D.C., SEYMOUR, D.B., BROWN, A.V. and VICARY, M.J.(compilers) 2008. Digital Geological Atlas 1:25 000 Scale Series. Sheet 4440 Gog. Mineral Resources Tasmania.

Natural Values Atlas: Authoritative, comprehensive information on Tasmania's natural values Version 3.3.0.10 https://www.naturalvaluesatlas.tas.gov.au

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Comments on the proposed irrigation zones for waste water derived from a proposed abattoirs at the Den (with additional comments on a newly proposed 2nd waste water disposal zone).

Philip Cullen, July 22, 2020

Extension to proposed irrigation area.

The report (Durham Abattoir Waste Reuse Assessment, Francis 2020), outlines two irrigation areas for the disposal of effluent from the waste water treatment plant associated with the abattoirs. The first area includes the area proposed for this purpose in 'A report on the karst features in the vicinity of a proposed abattoirs and associated infrastructure at Lot 3 Den Road, Mole Creek' (Cullen 2020), plus an extension of this area to the east. Cullen (2020) proses an area of around 1.9 ha and the extension proposed in Francis (2020), increases this area to 2.6 ha. The area outlined in Cullen (2020) has been chosen on the basis of set-backs (detailed in the Karst Management Code, Meander Valley Interim Planning Scheme 2013) and the topography and drainage of the site. Most importantly, a buffer zone of 50 m was applied to Mole Creek (the stream) and a tributary that flows to Mole Ck. from the north east. This water course is mapped on 1: 25.000 mapping for the area. Although there is no defined water course in the valley floor where the water course crosses the Den it is likely that considerable flows are experienced across these flats in times of high rainfall. The total area for the catchment of this creek is about 48 ha (CFEV mapping, available on the List website, https://www.thelist.tas.gov.au). Karst bedrock outcrops on the valley floor and although there are no apparent sinkholes or caves, the potential for water to infiltrate the karst system is high. A ridge on the property (see Figure 1 below) more or less corresponds with the boundary of the set-back applied to the creek. If waste water irrigation is confined to the area to the west of this ridge then there will be no opportunity for excess nutrients to enter the karst system where it is exposed in the valley floor (Figure 1).

The area delineated as suitable for waste water irrigation by Cullen (2020) is covered with a considerable layer of Quaternary colluvium. This colluvium can serve to buffer karst bedrock lying beneath from the impact of treated effluent, provided that irrigation rates are not excessive and irrigation is timed to coincide with dry periods. Therefore it is recommended that irrigation of treated waste water be restricted to the area outlined in Figure 1.

New irrigation area.

Francis (2020) identifies a 4 ha area to the west and northwest of the proposed abattoirs. This area contains one relatively large, active sinkhole. Apart from this sinkhole, the surface of this area appears to be comprised of Quaternary colluvium. I (Cullen 2020) did not survey the area beyond this sinkhole in detail as the proposed abattoirs was upslope and out of the 100 m setback distance that generally applies to developments in the High Sensitivity Karst Area. However I have identified extensive areas of colluvium to the south, west and north. These are detailed in this report and other reports completed for proposed developments elsewhere on the Den (Cullen 2018, 2020b). Francis' map shows a 40 m buffer zone around the sinkhole. I would suggest that this buffer zone include all land that drains towards the sinkhole. The available contour mapping does not allow this area to be drawn without on ground mapping.

Subsequent to Francis (2020) and the above, a revised boundary for this waste water disposal area has been proposed (see Figure 2 below). The active sinkhole and a 50 m buffer around this feature is also mapped. 50 m is considered a suitable buffer in which vegetation is to be maintained around

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karst features (Table 1 (from section E15.6.1, Meander Valley Interim Planning Scheme 2013, Karst Management Code. 15.6.1 Sedimentation and Pollution). Based on 10 m contour mapping slopes in the area approach 10°. Unless further mapping is conducted, I would consider this buffer to be the minimum required to protect the feature. This can be achieved with a minor adjustment to the south-eastern boundary of the waste water disposal zone.

Figure 1. The location of an area suitable for waste water dispersal via irrigation of pasture. Drainage lines are shown in blue. Ridges are shown as red lines, and the approximate direction of overland flow away from these ridges is shown by the black arrows. Soil pit 1 is at the site of the abattoirs and soil pit 2 at the waste water treatment plant. The dispersal area is shaded pink.

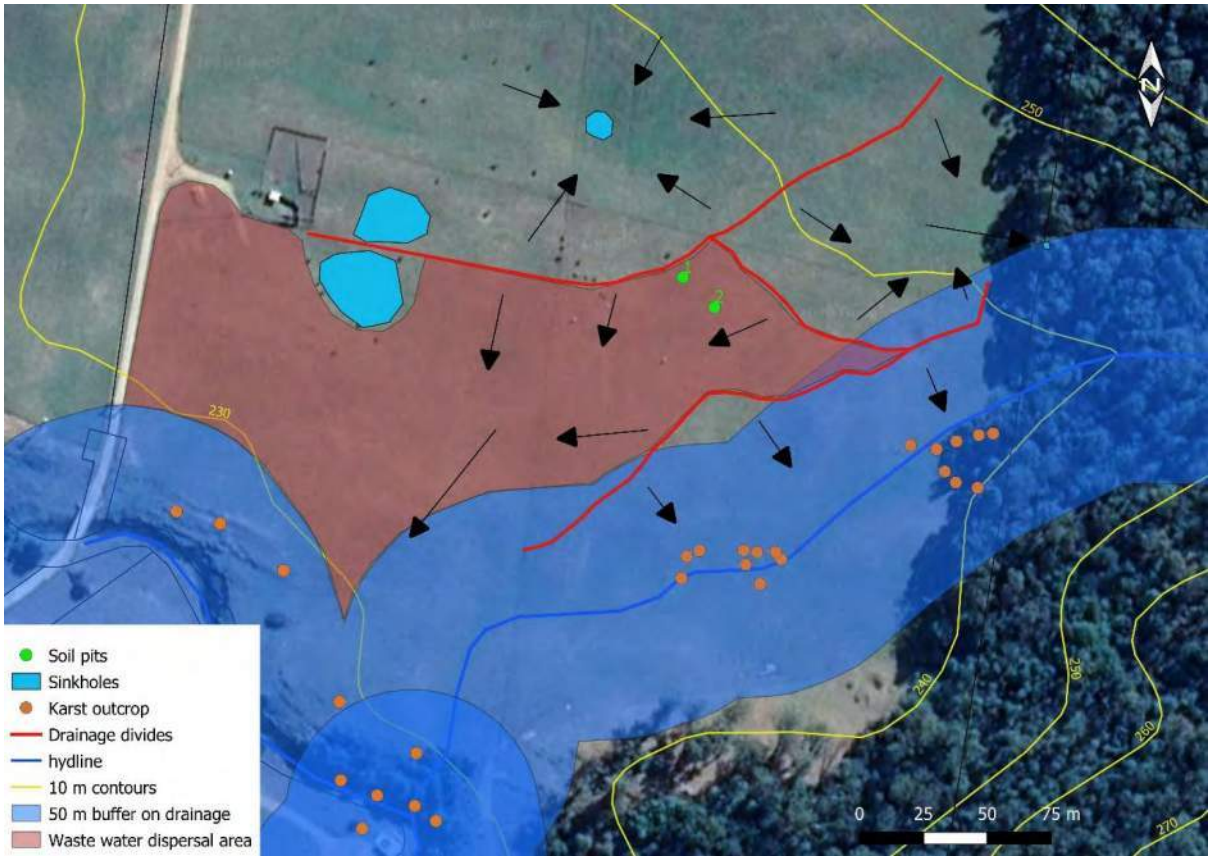

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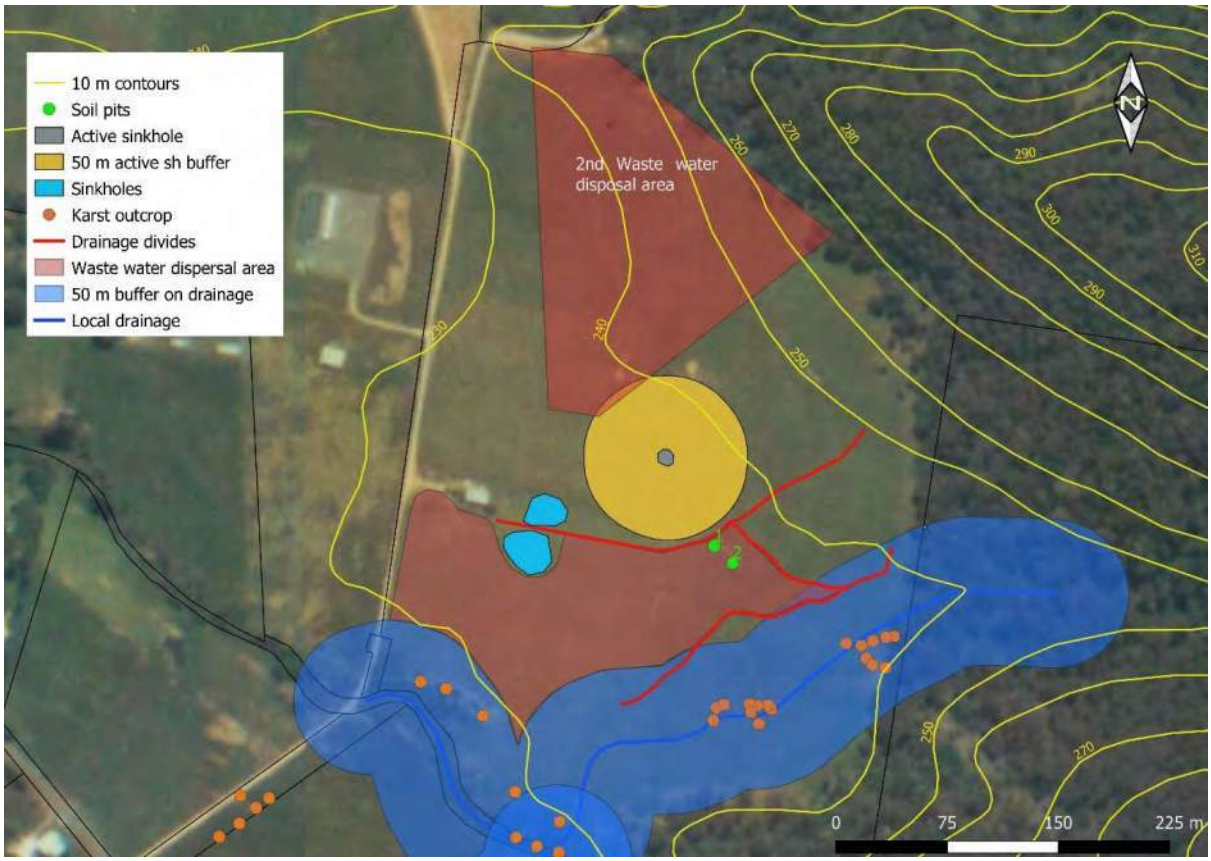
Figure 2. The location of a second waste water disposal area in relation to an active sinkhole and a 50 m buffer around this karst feature.



References

Cullen, Philip (2020) A report on the karst features in the vicinity of a proposed abattoir and associated infrastructure at Lot 3 Den Road, Mole Creek.

Cullen, Philip (2020b) A report on the karst features in the vicinity of a proposed carport, laundry, and extension associated with an existing dwelling at 57 Den Road, Den Plain, Mole Creek.

Cullen, Philip (2018) A report on the karst features in the vicinity of a shed that is to be upgraded to include workers accommodation at 57 Den Road, Den Plain, Mole Creek.

Francis, Ryan (2020) Durham Abattoir Waste Reuse Assessment

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Appendix B – Waste Water System Details

Enviroconcepts International Pty Ltd
PO Box 6664
Gold Coast MC QLD 9726
Phone +61 7 5535 9000

enviroconcepts Estimate

Contact Name	Company Name	ESTIMATE: EST23308
Mark Lobban technicalsales@enviroconcept.com.au 1300 661 130	Tasmanian Consulting Service 2 m3 DAF Plant	Issued Date: 08-10-2019 Valid for 7 Days

Billing Address	Shipping Address
Leigh Bryan Tasmanian Consulting Service PO Box 1047 Davenport Tasmania 7310	Leigh Bryan Tasmanian Consulting Service To be confirmed Tasmania

Code	Item Name	Quantity
ENV104	ECO Recycling EL25 with DAF *- CMS 100 Solids Filtration Unit (1)* *- Pipe Flocculator (1)* *- Enviro DAF-002 (1)* *- Enviro Polisher 10" (DBMF) (1)* 25LPM Water Treatment Plant CMS - Continuous Media System DBMF - Polishing Filter & Pump OWS - Enviro Oil Water Separator DAF 2kL – Dissolved Air Flotation Polishing Tank 3KL Dosing System pH & Chlorine includes electrical & plumbing	1
CON100	Ph Control Acid 20 Litre (Sulphuric Acid 30%) Specific gravity (meaning for a 20lt container the weight should be 25kg) Acid: SG 1.25 25kg = 20lt	2
CON102	Ph Control Base 20 Litre (Sodium Hydroxide 50%) Specific gravity: Base: SG 1.53 30.4kg=20lt (meaning for a 20lt container the weight should be 30.4kg)	2
CON106	Coagulant Hyperfloc 2300 - 20 Litre Poly Aluminium Chlorohydrate 25%	2
CON175	Flocculant 20 Litre Dimenthyl Amino Ethylacrylate 30%	2

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PO Box 6664
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enviroconcepts Estimate

Contact Name	Company Name	ESTIMATE: EST23308
Mark Lobban technicalsales@enviroconcept.com.au 1300 661 130	Tasmanian Consulting Service 2 m3 DAF Plant	Issued Date: 08-10-2019 Valid for 7 Days

CPN001 Components 1

Irrigation pump and tank not estimated at this stage until more site specific information is available

BDL020 Container 20ft with Fitout 1

- *Container 20Ft New (1)*
- *Container PA Door (1)*
- *Container Whirly Birds (1)*
- *Container Vents (2)*

Fitout includes internal cabling and plumbing.

EXW001 Ex-Works Burleigh Heads, QLD, AU. 1

The price on this preliminary estimate does not include freight to site, install or commissioning at this stage, though will be calculated as soon as you are happy to go ahead. If not done so already, please advise us of the site address for freight purposes.

Pre Tax Total	63,086
GST	6,308.6
GRAND TOTAL ($)	69,394.6

Description
2 m3 Hr DAF plant

Terms and Conditions

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Enviroconcepts International Pty Ltd
PO Box 6664
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enviroconcepts Estimate

Contact Name	Company Name	ESTIMATE: EST23308
Mark Lobban technicalsales@enviroconcept.com.au 1300 661 130	Tasmanian Consulting Service 2 m3 DAF Plant	Issued Date: 08-10-2019 Valid for 7 Days

1. Validity of this Estimate
The Estimate shall remain valid for a period of 7 days from the date of offer unless otherwise stated.

2. Entire Agreement
This Estimate constitutes the entire agreement unless a new contract is separately concluded between the parties, notwithstanding anything to the contrary contained in any brochure, report, previous correspondence.
The Buyer acknowledges that it has not been induced to enter into this Contract by any representation verbal or otherwise by or on behalf of the Seller.

3. Payment
Standard payment terms are 50% upon Purchase Order to commence fabrication, and 50% upon Factory Acceptance Testing prior to dispatch to site unless explicitly agreed in advance.

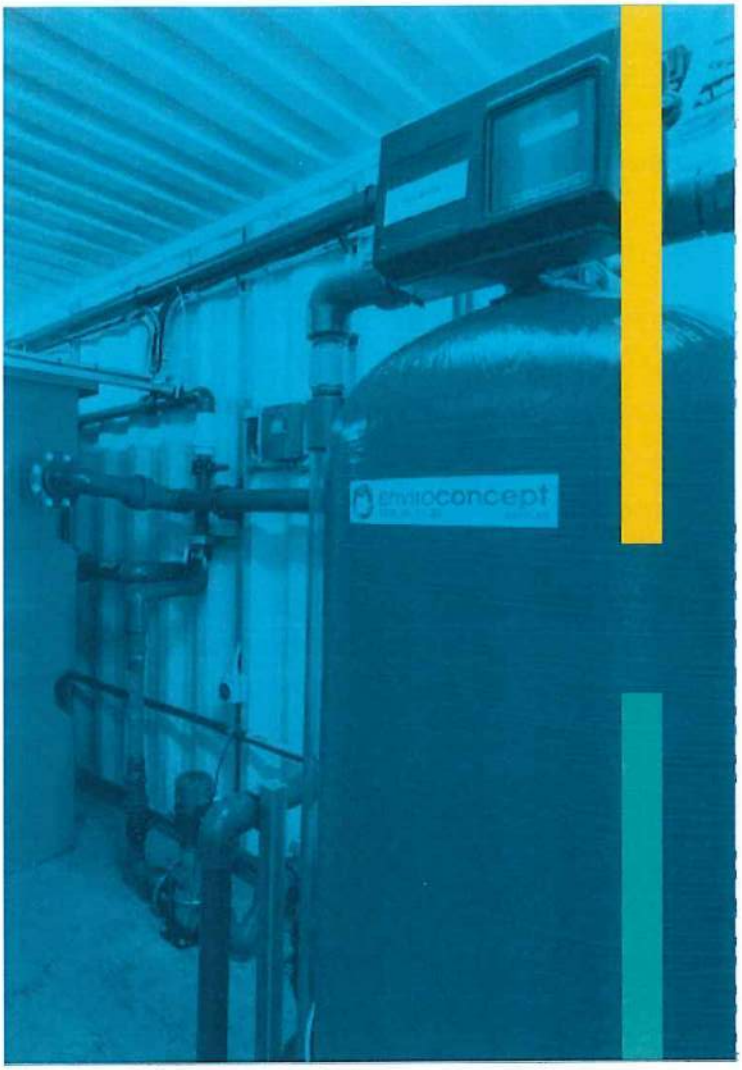
4. Delivery & Insurance
If delivery is included in our estimate, we accept responsibility for loading at our factory and transport with insurance to the agreed address. Unless explicitly agreed in advance, the Buyer will need to unload the equipment and assume liability for insurance the moment it leaves our vehicle.
If no delivery is included in our estimate, we accept no responsibility.

5. Goods and Services Tax (GST)
It is agreed that if the Estimate sum contains GST the Buyer must determine and pay to the Seller the amount of GST required to the Commissioner of Taxation as required by law.

6. Force Majeure
Neither Party can claim any compensation from the other Party on account of Force Majeure Event. Force Majeure shall comprise of any circumstances caused beyond the control of either parties.

7. Dispute Resolution
In the event of a dispute or difference in respect of any matter or thing arising out of or in connection with the Estimate, no party shall commence any proceedings in or make any application to any Court or tribunal until Management of each of the parties have discussed the dispute in an attempt to resolve the matter.

8. Governing Law
Any dispute or difference under this Contract must be governed in all respects by the laws of the State of Queensland.



EL WATER RECYLCING PLANT

High capacity, low maintenance water recycling plant engineered to treat and recycle most wash bay and industrial wash effluents.

OVERVIEW

Enviro Concepts Water Recycling Plants are high capacity water filtration and polishing systems designed to remove suspended solids, oil & grease, BOD, COD, and metals from most wash bay and industrial wash effluents to produce high quality water suitable for re-use.

These containerised or skid mounted plants are pre-engineered, pre-assembled and factory tested minimising site installation and start-up time. Designed for minimal operator involvement and low operation and maintenance costs.

The EL range incorporates proven water pH correction and disinfection systems, high capacity oil-water separation and advanced media and/or membrane filtration in a packaged system that is adaptable for most wash water effluents and water recycling requirements.

FEATURES

- Containerised or Skid Mounted
- Effluent Collection and Solids Settling Tanks
- pH Correction System
- Chlorine or UV Disinfection System
- Continuous Media Solids Filter
- High Capacity Oil-Water Separator
- Deep Bed Media Filtration
- Polishing Process Tank
- Recycle Water Feed Pump

OPTIONS

- Dissolved Air Flotation (DAF)
- Ultrafiltration (UF)
- Reverse Osmosis (RO)
- Water Softening
- Ion Exchange (IX)
- Bio Reactor

APPLICATIONS

- Treatment for Mine Vehicles and Equipment
- Industrial and Mechanical Wash Treatment
- Light and Heavy Vehicle Washdowns
- Storm and Ground Water Treatment
- Logistics and Hire Companies
- Quarantine & Weed/Seed Hygiene
- Energy Suppliers, Resource Industry
- Recycled Water Treatment

enviroconcepts

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SPECIFICATION

Model	EL Range
Feed Water Source	Industrial wash effluent, wash bay effluent, mine vehicle wash effluent, etc.
Flow Capacity	EL25: 25L/min I EL50: 50L/min I EL100: 100L/min
Dimensions	6m x 2.4m 2.4m (Containerised), 2.3m x 1.1m x 2.2m (Skid-Multiple)
Dry Weight	Approx. 5 Tonne
Power Requirements	240 or 415 volt, 43 Amps, 5.0 kW
Operating pH	6 to 10 pH (pH correction will eliminate pH inconsistencies of raw effluent)
Operating Temperature	Maximum 40 deg C (higher temperature can emulsify the oils and grease)
Inlet - Suspended Solids	200 to 1,500 mg/L (with peaks up to 5,000 mg/L)
Inlet - Fats, Oils & Grease	200 to 2,000 mg/L (with peaks up to 5,000 mg/L)
Filtration Pore Size	15 µm for the CMS 5 to 10 µm equivalent pore size for the Deep Bed Media Filter
Suspended Solids Reduction	Up to 95% (for EL100)
BOD, COD reduction	Up to 80% (with Bioreactor option)
Fats, Oils and Grease reduction	Up to 95% (for EL100)

CUSTOMISE YOUR WATER RECYCLING PLANT

EnviroConcepts' standard recycling plant is designed for most wash bay and industrial wash effluents. From our range of water treatment and filtration products, we can customise your plant to find the right solution for your needs.

Components	Standard EL100	Options & Upgrades
Flow Capacity	100 L/min (6 m^3/hr)	25 I 50 or 100/min
Equalisation & Effluent Storage	Solids Settling Tank	Single or multiple
Solids Removal	CMS Filter	DAF
Oil Removal	Oil-Water Separator	DAF
Metals Removal		DAF
Biological Treatment		Bioreactor
Water Polishing	Deep Bed Media Filter	Water Softening I Ion Exchange
Membrane Filtration		UF I RO
Disinfection System	Chlorine Dosing	UV Disinfection
Chemical Dosing System	pH Correction System	Coagulant Dosing (for DAF) I Flocculant Dosing (for DAF) Antiscalant Dosing (for RO) I SMBS Dosing (for RO)
Chemical Requirements	EnviroBase I EnviroAcid I Enviro Chlor	EnviroCoag I EnviroFloc I Antiscalant I SMBS
Media Requirements	CMS Filter Paper I EnviroDex	Ion Exchange resin
Installation	Containerised	Skid Mounted

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CONTINUOUS MEDIA SYSTEM (CMS)

Compact, efficient mechanical filtration system engineered for high suspended solids wastewater and wash bay effluents.

OVERVIEW

Enviro Concepts Continuous Media System (CMS) filters are designed to be the primary filtration stage for high suspended solids wastewater and washbay effluents. With or without solids pre-settling, the CMS filter can efficiently remove up to 95% suspended solids from wastewater producing filtered wastewater that is relatively sediment free. The CMS is used as pre-treatment for Enviro Concepts Oil Water Separators, Deep Bed Media Filters and Membrane Separation Processes.

Efficient suspended solids reduction is achieved by filtering the wastewater through a 5-20 µm pore size CMS filter paper. A motorised conveyor supports and automatically advances the CMS filter paper for continuous automated filtering action.

SPECIFICATION

Feed Water Source	High suspended solids wastewater and wash bay effluent
Flow Capacity	25 to 100 L/min
Dimensions	1190mm x 525mm x 1150mm
Dry Weight	Approx. 80kg
Power Requirements	240v (pump), 24v (conveyor drive)
Material of Construction	Stainless Steel
Media	CMS Filter paper (5-20 µm pore size)
Suspended Solids Reduction	up to 95%
Standard Features	CMS Filter Paper, Transfer Pump, Motorised Conveyor, Stainless Steel Lid, Catchment Tray

APPLICATIONS

- Suspended Solids, Sand and Grit Removal
- Light and Heavy Vehicle Wash Facilities
- Energy Suppliers, Resource Industry
- Quarantine and Weed/Seed Hygiene
- Treatment for Industrial Wash Effluents
- Water Recycling Pre-Treatment
- Mechanical Workshops
- Storm and Ground Water Treatment
- Treatment for Mine Vehicles and Heavy Equipment Wash

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COAGULATION AND FLOCCULATION SYSTEMS

APPLICATIONS

Enviro Concepts Chemical Mixing and Dosing equipment is used prior to solid-liquid separation processes in our waste water treatment plants like the Dissolved Air Flotation (DAF) or the Lamella Clarifier. Some of the applications where coagulation and flocculation systems are used:

- Potable Water Pre-Treatment
- Vehicle and Equipment Wash
- Commercial Trade Waste
- Industrial Waste Water
- Council Waste Water
- Bore water and Sea water Clarification

Dissolved and suspended particles are present in most industrial wastewater. To remove these particles from the water, Coagulation and Flocculation processes can be used. Coagulation-Flocculation is a chemical water treatment process often applied prior to sedimentation and filtration.

Enviro Concepts provides proven Pre-Coagulation and Pre-Flocculation auxiliary equipment for a wide range of water and wastewater treatment applications.

STATIC MIXERS

Clear PVC Static Mixer (1.5 to 230 LPM)

Enviro Concepts' clear PVC static mixers are designed for quick blending and integration of coagulants and flocculants into the wastewater by imparting turbulance. This is done over a short pipe distance using 6 to 12 mixing elements which also allows for visual inspection of the mixing process.

- PVC clear pipe
- 6 or 12 mixing elements
- Edge sealing and Male NPT threads

Material	Clear PVC
Mixing Element	6 or 12 element
Connection	Male NPT thread
Pipe Diameter	From 10 to 50 mm
Mixer Length	From 165 to 889 mm
Weight	From 36 to 1,219 grams
Max Working Pressure	Up to 2,140 kPa
Typical Flow	1.5 to 230 LPM (0.09 to 14 m^3/hr)
Pressure Loss	1.7 to 169.0 kPa

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PIPE FLOCCULATORS

Flocculation Pipe Mixers

Enviro Concepts pipe flocculators are hydraulic flocculators that use the natural turbulence generated by the water flow to mix the wastewater with the injected coagulants and flocculants.

Pipe Flocculator

- Chemical injection and sampling ports
- Clear PVC section for visual inspection

Material	PVC or Stainless Steel
Flow Capacity	From 1.0 to 200 m^3/hr
Inlet/Outlet Connections	From 25 to 250 mm
Approx. Length	From 2000 to 5500 mm
Approx. Width	From 370 to 1400 mm
Approx. Height	From 800 to 1700 mm
Options	Chemical dosing ports
Frame	Coated/Galvanised Carbon Steel

PORTABLE AND TOP-ENTRY MIXERS

Slow Speed, Portable Clamp Mount and Slow Speed, Fixed Top Mount

Enviro Concepts' portable and fixed top entry motorised mixers are engineered for efficient low shear liquid blending. Our mixers use high quality motors.

Motorised Mixers

- Portable clamp mounted or fixed
- Ground gears in helical unit design
- Stainless steel shafts, couplings and impellers

Motor	415V, 3-Phase, IP55
Impeller and Shaft	SS316, other grades available
Power	0.25 to 2.20 kW (0.7-4.9A)
Speed	325-353 rpm

For larger mixers contact Enviro Concepts to discuss your requirements in detail.

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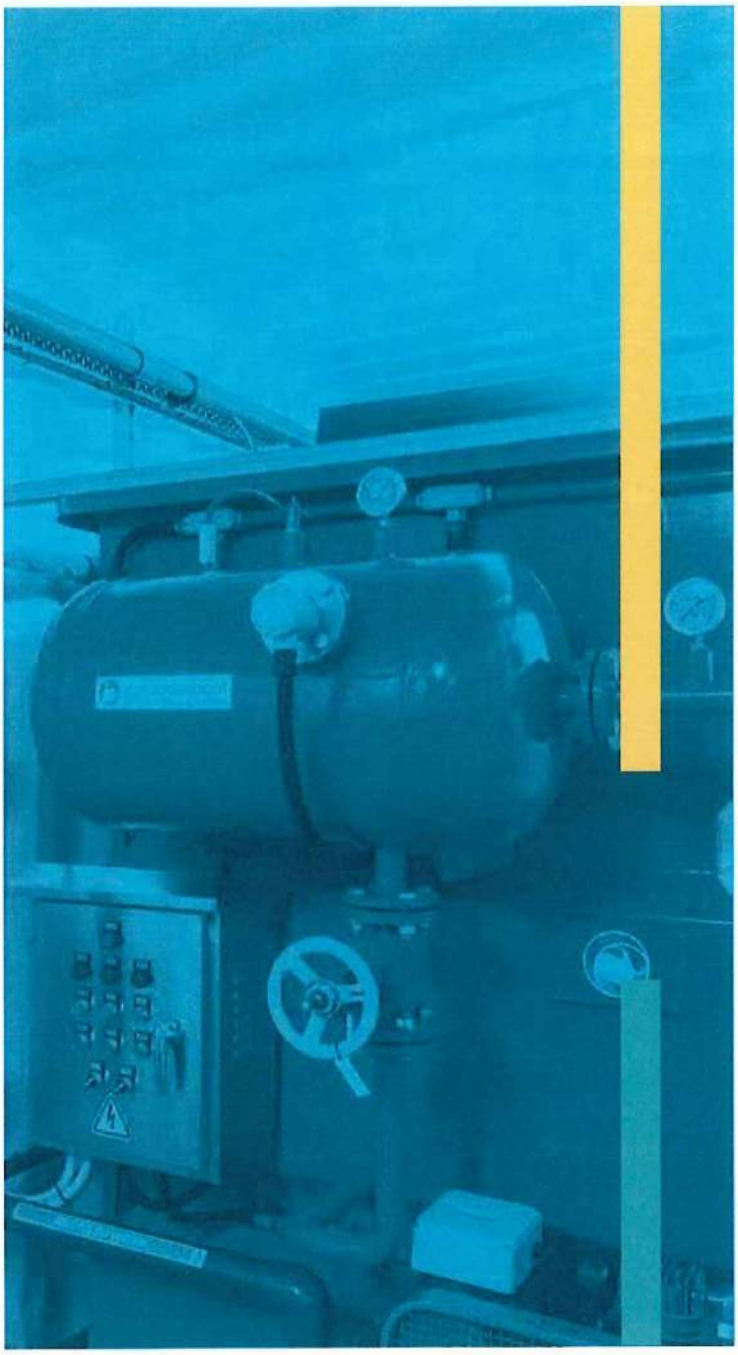

DISSOLVED AIR FLOTATION (DAF)

Compact, low maintenance DAF units are engineered to remove a wide range of solids and hydrocarbons.

OVERVIEW

Enviro Concepts DAF systems are engineered to efficiently remove suspended solids, fats and oils, BOD, COD and heavy metals from a wide variety of water and wastewater sources.

These units are pre-engineered, pre-assembled and factory tested minimising site installation and start-up time. Simple connections and easy to set up controls make these units ready for quick on-line service.

The DAF unit emits minute air bubbles which bind with the oils and fats, precipitated metals and suspended solids increasing their ascending ability. This results in a floating sludge layer that can easily be removed by a mechanical scraper.

APPLICATIONS

- Wash Bays for Cars and Trucks
- Mine Vehicles and Equipment Wash Downs
- Mechanical and Panel Beating Workshops
- Industrial Wash Processes
- Sea Water Desalination Pre-Treatment
- Storm and Ground Water Treatment
- Restaurants and Hotels
- Grease Trap Waste Treatment
- Food Industry Wastewater
- Activated Sludge Systems
- Sludge Thickening

FEATURES

- Coated Mild Steel or Stainless
- Containerised, Skid Mount or Standalone
- Single, Multiple or No Chemical Injection
- Low Wear Mechanical Scraper
- Level Control Weir
- Feed and Discharge Water Pumps
- Efficient Air Diffusion and Mixing Zone

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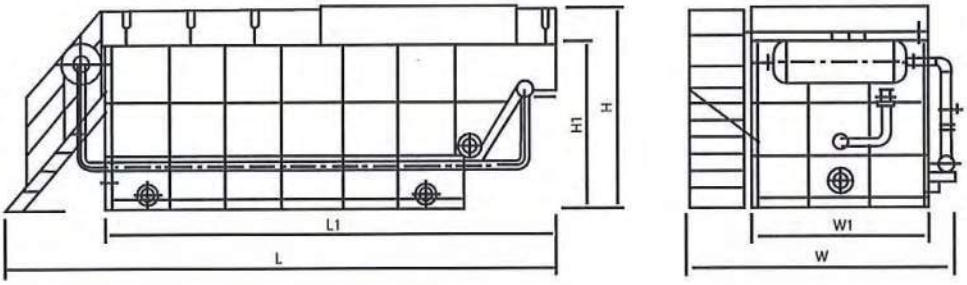
SPECIFICATION

Feed Water Source	Industrial wastewater, wash bay effluent, meat processing effluent, etc.
Flow Capacity	6 to 200 m^3/hr
Max. Suspended Solids	2,000 mg/L
Dry Weight	Approx. 1.5 to 5.5 Tonne
Power Requirements	1.1 to 2.2 kW (for the Water), 1.1 to 22.0 kW (for the pumps), 0.55 to 4.0 kW (for the air)
Dosing Chemicals	EnviroCoag, EnviroFloc, EnviroBase
Operating pH	6 to 10 pH
Operating Temperature	Below 40 deg C
Particle Size	Maximum Input of 1.0 mm
Suspended Solids Reduction	Up to 95% (with Coagulation/Flocculation)
BOD & COD Reduction	Up to 80% (with Coagulation/Flocculation)
Fats, Oils and Grease Reduction	Up to 95% (with Coagulation/Flocculation)



MODEL RANGE & TECHNICAL DATA

Model	Capacity	Power (kw)			Dimensions (m)			Pipe Connections (DN)		
	(m^3/h)	Pump	Air compressor	Skimming Motor	L/L_1	W/W_1	H	Inlet (a)	Outlet (b)	Sludge Out (c)
DAF006	~6	1.1	0.55	0.2	2.8/3.6	1.7/2.3	2.1	80	80	100
DAF010	~10	1.5	0.55	0.2	3.7/4.5	1.9/2.6	2.4	100	100	100
DAF020	~20	3	0.75	0.2	4.7/5.6	2.5/3.1	2.4	150	150	150
DAF030	~30	3	0.75	0.2	5.5/6.5	2.6/3.3	2.4	150	150	150
DAF040	~40	5.5	0.75	0.2	6.8/7.5	3/3.6	2.5	200	200	150
DAF050	~50	5.5	0.75	0.2	7.1/7.8	3/3.6	2.5	200	200	150
DAF070	~70	7.5	1.5	0.2	9.0/10.0	3.1/3.7	2.7	250	250	150
DAF100	~100	15	2.2	0.2	11.3/12.3	3.3/4.0	2.7	300	300	200
DAF150	~150	18.5	3	0.2x2	10.0/11.0	6.7	2.7	250x2	250x2	200x2
DAF200	~200	22	4	0.2x2	11.0/12.0	7.3	2.7	300x2	300x2	200x2

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Appendix C – Waste Water Assessment

Durham Holdings Pty Ltd

Durham Abattoir Waste Reuse Assessment

Wastewater and Paunch

July 2020

MACQUARIE FRANKLIN

Consultants for business, agriculture and environment

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An appropriate citation for this report is: Macquarie Franklin, 2020. *Durham Abattoir Waste Reuse Assessment (unpublished report)*, TAS

Document status: Version 3

Date	Status /Issue number	Reviewed by	Authorised by	Transmission method
26/3/20	Draft	SJ	RF	Internal
30/3/20	Draft	Client	RF	Email
18/05/20	Version 2	SJ	RF	Internal
01/06/20	Version 2	SJ	RF	Internal
08/07/20	Version 3	SJ	RF	Internal

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

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1. Introduction

Durham Holdings Pty Ltd. is proposing to construct a level 1 abattoir at 20 Den Road, Mole Creek (PID 2567705). It is proposed to reuse wastewater and paunch on the land surrounding the abattoir. Macquarie Franklin was engaged to assess whether the abattoir could establish a wastewater and paunch reuse scheme on the property. The maximum production nominated in the development approval application is 90 tonnes per annum. Although, it is anticipated that initial production will only be 50 tonnes per annum. A mix of cattle, sheep and pigs will be processed at the facility.

Wastewater will be coarse screened in the abattoir at the drainage points, with the solid waste transported to an off-site rendering plant. The remaining wastewater will be collected in a sump and transferred to the on-site treatment plant. The proposed treatment plant is an Enviro Concepts EL water recycling plant which is a containerised unit consisting of a solids filtration unit, flocculator, oil waste separator, DAF plant, polisher and dosing system.

It is proposed that treated water will be irrigated on pasture to the south and north of the abattoir. A storage tank will provide additional storage of treated effluent if conditions are not suitable for irrigation (e.g. saturated soils due to heavy or extended rain periods). Paunch from the abattoir and (pending quality analysis) sludge from the treatment plant, are also proposed to be spread on the property.

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2. Wastewater quantity and quality

The volume of wastewater to be produced by the proposed abattoir is unknown. A Meat and Livestock Australia (MLA) review of abattoir water usage found that most small domestic abattoirs used 3kL-5kL per tonne (MLA 2008). However, a study in 2003 found that the range was from 3.8kL to 17.9kL per tHSCW (tonnes hot standard carcase weight) produced (MLA 2007) across both small and large abattoirs. Based on the figures stated by MLA, it is estimated that 360kL (4kL/tHSCW) of wastewater will be generated annually by the abattoir and small goods production based on the MLA study into small domestic abattoirs. This is based on 4kL of wastewater generation per tHSCW and an annual production of 90 tHSCW/yr.

Whilst small goods production will not increase the volume of meat processed, an allowance for the forecast small goods production is included in this estimate. The small goods production is estimated to be less than 5% of the abattoirs production. The abattoir is not expected to be at (or approaching) licenced capacity in the short term and therefore the water and nutrient balances should be reassessed once actual wastewater and nutrient data is available from the operational abattoir.

The potential for reuse of wastewater from the abattoir will not limited by its volume. Water balance calculations indicate the annual irrigation requirement of pasture in the Mole Creek area is in excess of 3ML/ha. Therefore, less than 1ha is required to irrigate the approximate 360kL/annum of wastewater (Appendix B). The water balance calculation indicates that only 1500m^2 of pasture would be required annually to match the wastewater generated (360kL) with water demand of pasture in the local climate conditions. Over 100ha of pasture is owned by the proponent.

Irrigation should typically only occur when a moisture deficit exists within the soil. The water balance calculations, utilising local Bureau of Meteorology data (Dunorlan for rainfall and Deloraine for evaporation, Mole Creek has insufficient weather data available), indicate that this is usually between October and April in the Mole Creek area. For this to be achievable on-site, storage for approximately 120kL of wastewater during times when the soil is saturated (possibly May to September) would be required. However, due to the assumed low volume of wastewater generated, irrigation is likely possible during this period as the site is elevated and well drained. There is also sufficient land available for low rates of application over larger areas during this period. Therefore, a storage of be 40-60kL is likely sufficient, assuming a 4-6mm irrigation application can occur over 1ha at least once every 2-3 months.

A contingency strategy (in the event that tanks fill and conditions are unsuited to irrigation), would be tankering of wastewater offsite (by a licenced waste transport operator) to a TasWater sewage treatment plant. If lengthy storage times lead to odour risk, offsite transport remains the contingency.

The limiting factor of the reuse of wastewater from the abattoir is the mass of nutrients in the wastewater and management of soil nutrient levels. A nutrient balance has been undertaken using average wastewater quality from a study undertaken by Mittal (2004). This is to be used as a guide, with wastewater analysis and a nutrient balance undertaken when the abattoir is operational.

Average wastewater quality for abattoirs is summarised in

Table 2 (Mittal, 2003).

Table 2 shows the estimated mass of nutrients applied per annum through wastewater irrigation based on the abattoir average. In this case, where wastewater is to be treated by a Dissolved Air Flotation (DAF) process, it is expected that the wastewater nutrient content will be lower than that shown in

Table 2. Table 1 shows the approximate annual nutrient removal rates for best practice pasture management.

It is recommended to match the application of nutrients to the annual removal. On this basis, phosphorus is likely to be the limiting nutrient according to industry wastewater quality data and therefore the ~360kL of wastewater should be irrigated on 3ha annually. Theoretically, irrigation can continue year on year on the same 3ha, providing nutrients are removed through grazing or harvesting. However, annual soil monitoring

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is recommended to monitor nutrients and to ensure they do not accumulate. An alternate option is to spread the wastewater over a larger area as a fertiliser alternative.

The proposed nutrient application through wastewater irrigation at 360kL per 3ha, should result in the annual phosphorus applications matching the pasture removal rates. However, the potassium (30kg/ha of a 60kg/ha removal rate) and nitrogen (30kg/ha of a 150kg/ha removal rate) applications will be below the pasture removal rates. Application of fertiliser (nitrogen and potassium) may be required to maintain a productive pasture. Annual soil monitoring will help to advise the nutrient balance and to determine if a larger irrigation area is required or if fertiliser applications are required. The calculated low nutrient application rates through the wastewater irrigation indicates nutrient leaching or runoff from the proposed wastewater reuse should not occur providing the system is operated as described in this document.

A map of the property showing the wastewater irrigation buffers from the *Environmental Guidelines for the Use of Recycled Water in Tasmania, 2002,* is shown in Figure 1. The property has sufficient land available to move (and/or rotate) wastewater irrigation areas if annual soil monitoring indicates nutrient accumulation.

The wastewater irrigation should not be directed towards any sinkholes or karst outcrops, with no irrigation closer than 50 m from drainage lines of these contain karst features (Cullen 2018). It should be noted that this set back is based on performance criteria in the Karst management code (Meander Valley 2013). A 200m buffer from the boundary of any properties containing a residence is required by Meander Valley Council, this is included in Figure 1.

The 200m buffer to property ID 2567692 required by the Meander Valley Council Planning Scheme has not been applied to the wastewater irrigation, as the property is owned by the proponent. The wastewater irrigation buffers from the *Environmental Guidelines for the Use of Recycled Water in Tasmania* (2002) have been applied to the residence on the property (Property ID 2567692), as recommended by the *Wastewater Management Guidelines for Intensive Animal Husbandry Activities* (DPIWE 2001).

Table 1 Approximate annual nutrient removal rates for best practice pasture management

Nitrogen	Phosphorus	Potassium	Sulphur
150kg/ha	30 kg/ha	60 kg/ha	10 kg/ha

Table 2 Average wastewater composition from abattoirs (Mittal 2003)

		Abattoir wastewater*	Average mass per ML (kg)	Application per annum# (kg/ha)
pH		7.3		
SS	mg/L	2000		
TDS	mg/L	3500		
Nitrogen, Total	mg/L	100-150	125	15
Total Phosphorus	mg/L	100-400	250	30
K	mg/L	100-400	250	30
Na	mg/L	20-150	70	8.4
BOD	mg/L	1300-7500		

* Mittal 2004
# based on irrigating 360kL over 3ha

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2.1.Animal health controls

Recommended stock grazing withholding periods, in areas irrigated with wastewater, are dependant upon water quality.

Advice on livestock withholding has been sought from the Tasmanian Chief Veterinary Officer. Due to the risks associated with *Taenia sp*. (tapeworm), pigs and cattle should be excluded for 42 days from sites irrigated with wastewater (Chief Veterinary Officer 2020, Pers. Com. 26th May). Any fodder removed from wastewater irrigation areas should not be removed until the 42-day withholding period is complete. The risk of *Taenia sp*. in abattoir wastewater is low providing human waste is not included.

A minimum five-day withholding period for other grazing stock (sheep, horses etc.) is required.

2.2.Wastewater irrigation infrastructure

The existing K-line irrigation system used by Durham Holdings is ideal for irrigation of the small volume of wastewater likely to be generated by the abattoir. It is recommended to continue irrigating fresh water through the system to flush the sprinklers.

2.3. Soils

Three soil samples were collected by Roberts Rural Supplies on 20 November 2019 from the proposed location of the abattoir and reuse area (Appendix A). The results show that the soils of the area have a low pH, low electrical conductivity and a low cation exchange capacity (CEC). The low CEC results in low levels of nutrients in the soils. The soil analysis shows that the area would benefit greatly from application of the nutrient rich wastewater. Ongoing soil monitoring of the irrigation area is recommended to advise of potential nutrient accumulation or nutrient deficiencies.

Table 3 Soil analysis summary for the proposed reuse area.

Analyte	Range	Guideline	Interpretation
pH (1:5 CaCl2)	4.6 – 5.1	5.2 – 7.4	Slightly low
CEC	5.43 – 7.23	12 – 40	Low
EC (us/cm	0.02 - 0.05	0.9 – 3	Very low
Nitrate (ppm)	2 - 10	15 – 70	Very low to low
Phosphorus (ppm) (Olsen)	13 - 18	20 – 70	Low
Potassium (meq/100g)	0.26 - 0.44	0.5 – 1.2	Low
Calcium (meq/100g)	4.18 – 5.67	6 – 15	Slightly low
Magnesium (meq/100g)	0.5 – 0.93	1 – 4.5	Slightly low
Sulphur (ppm)	6 - 11	7 - 20	Low to normal
Sodium (meq/100g)	<0.1 - 0.1	0.3 - 3	Low
Chloride (ppm)	18 - 22	200 - 1100	Very low

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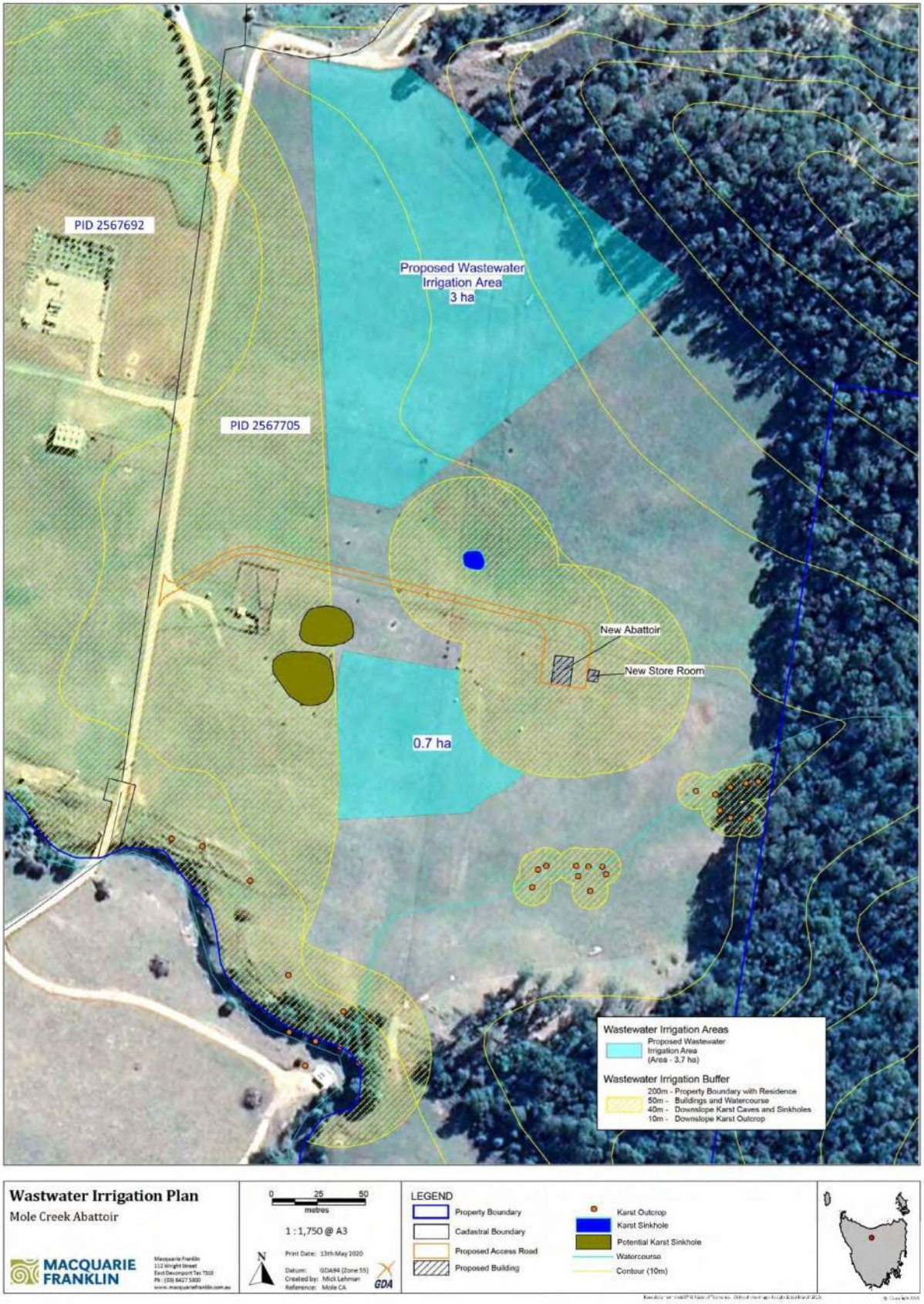

Figure 1 Wastewater irrigation buffer zones

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3. Paunch

It is proposed by Durham Abattoir to also spread paunch contents from the abattoir and sludge from the wastewater treatment on to land. Paunch contents is the undigested food contained in the stomach of ruminant animals. It consists mainly of undigested grass, hay, other feed products such as grain, and water as well as body fluids, including saliva. Paunch contents do not include the stomach (rumen) itself. Approximately 2m^3 of dewatered paunch contents is produced per 100 head of cattle slaughtered (EPA, 2017). Based on the proposed 90tHSCW/yr production, at 54% yield, approximately 165 head of cattle (or equivalent) will be slaughtered, resulting in approximately 3.3m^3 of dewatered paunch contents produced annually.

Land application of paunch by Level 2 abattoirs is regulated by the EPA Tasmania through imposition of conditions (via permits or Environment Protection Notices (EPNs)) issued under the *Environmental Management and Pollution Control Act 1994* (EMPCA). Level 1 abattoirs, regulated by local government, may also be subject to conditions imposed via permits and EPNs under EMPCA.

It is estimated that the abattoir will generates less than 4 dry/t of paunch contents per year, at full production, equating to approximately 30wet/t of paunch contents per year (EPA 2017). The paunch content guidelines (EPA 2017) recommend completing a nitrogen limiting application rate (NLAR) to establish the appropriate application rate. The NLAR calculations are shown in Table 4 and demonstrate that approximately 175 wet t/ha of paunch can be applied to match nitrogen removal rates. This results in less than 1000m^2 of land being required to spread approximately 30 wet t/ha/yr of paunch from the abattoir at full production.

It is recommended to spread paunch in areas away from watercourses, houses and wastewater reuse areas. The paunch reuse guidelines outline the required buffers for spreading paunch to land and are shown in Table 5, with all available paunch spreading areas shown in Figure 2. Paunch can be spread in wastewater reuse areas if they are not currently being irrigated. Paunch has a high percentage of carbon which can help improve the soil structure and soil nutrient composition.

A 42-day withholding period is required for paunch spreading before the pasture it is applied to can be grazed by stock (EPA 2017).

Table 4 Paunch content NLAR

NLAR		Unit	Assumption
Nitrogen utilisation rate	100	kg N/ha/yr	Pasture
Available N	0.525	kg available N/wet tonne	Paunch guidelines
NLAR (dry)	3.5	Dry t/ha	
NLAR (15% solids)	350	Wet t/ha	
50% NLAR	175	wet t/ha	

Table 5 Minimum buffer distances for paunch spreading (EPA 2017)

Feature	Buffer Zone (m)
Surface water bodies other than farm dams	100
Farm Dams	30
Drinking water bores	250
Other bores	50
Farm driveways, access roads and fence lines	10

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Native vegetation	10
Animal enclosures	50
Occupied dwelling	100

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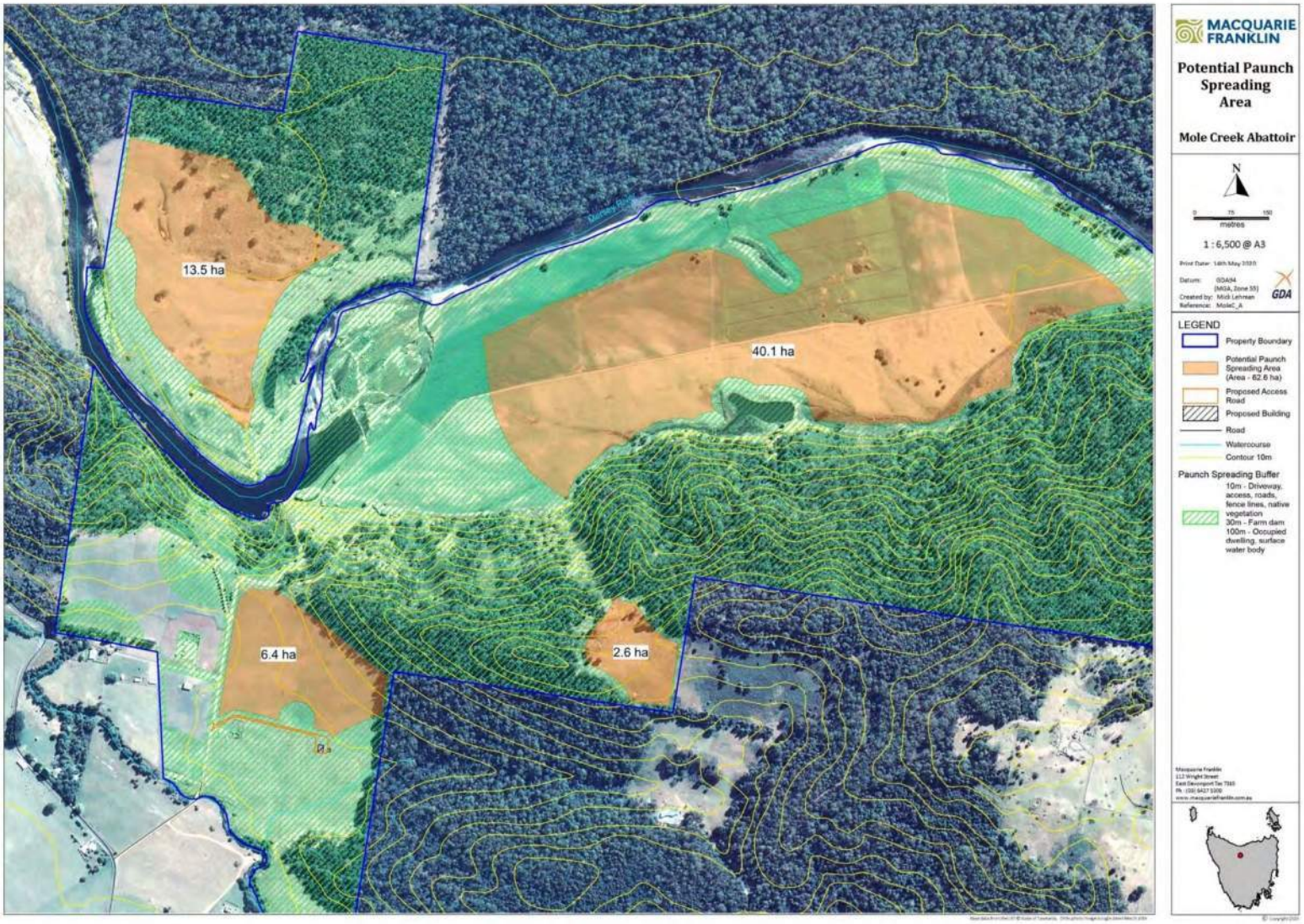

Figure 2 Areas available for paunch spreading

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4. Wastewater management practices

4.1. Permitted and non-permitted uses

4.1.1. Permitted uses

Wastewater from the Durham Abattoir is suitable for the following purposes:

- Irrigating pasture and fodder crops for consumption by livestock, in adherence to the withholding periods stated in section 4.2 .
- Irrigating industrial processing crops where the produce is industrially processed prior to consumption such as poppies or canola oil crops.
- Irrigating industrial non-edible crops such as trees.

4.1.2. Non permitted uses

Wastewater from the abattoir cannot be used for the following purposes:

- Human drinking water.
- Stock drinking water.
- Irrigating crops where the produce is consumed directly by humans.
- Irrigating pasture or fodder crops to be grazed poultry.

4.2. Withholding periods

The following withholding periods apply to the use of wastewater for irrigation:

- A minimum five-day withholding period for any grazing by livestock.
- The withholding period for pigs and cattle extends to a minimum of 42 days.
- 42-day withholding period between irrigation and harvesting of fodder crops.
- 4 hours or until dry between irrigation and harvest of industrial processing or non-edible crops.

4.3. Buffer zones

To manage the risk of runoff beyond the property boundaries and into sensitive areas, the following buffer distances are to be implemented:

- 50m buffer distance to property boundaries.
- 50 m buffer distance to buildings (houses, factory facilities, workshops etc.).
- 50m to Mole Creek.
- 40m upslope from sinkholes and caves <5°
- 50m upslope from sinkholes and caves 5°-10°
- 30m to waterways and dams.

These buffer zones are shown in Figure 1.

In addition, irrigation will not occur when wind conditions are such that there is a risk of spray drift leaving the property boundaries or entering a sensitive area (e.g. houses, factory facilities, workshops).

4.4. Signage

Signs will be installed to warn people that wastewater water is being used on the properties, with appropriate signs installed at the following locations:

- Entry gate to the property where wastewater is being applied.

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- External boundary fences.
- Around wastewater storage.
- Outlets and taps where wastewater can be accessed (these should also be painted purple to indicate recycled water).

Examples of warning signs are shown in Figure 3.

Tap signage

Agricultural fence signage

Public access area signage

Figure 3 Examples of wastewater warning signs

4.5.Fencing

The property only has an external boundary fence to prevent unauthorised access to the site. Stock fencing is well maintained on the property.

4.6.Preventing contact with wastewater

Contact with wastewater will be avoided by implementing the following practices:

- Access to irrigation areas is to be restricted when irrigation with wastewater is in operation.
- To prevent inhalation of wastewater particles, maintenance of irrigation infrastructure will not be conducted when the irrigation system is pressurised.
- Before conducting maintenance on irrigation infrastructure, the relevant equipment will be flushed with fresh water.
- Where there is risk of direct contact of wastewater, appropriate personal protective equipment will be worn (e.g. breathing mask and/or waterproof gloves).
- After handling irrigation equipment or wastewater infrastructure, hands should be washed with soapy water or antimicrobial solution.

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6. Monitoring

Monitoring of wastewater quality, paunch and soils within the reuse area is recommended.

6.1. Wastewater

Wastewater monitoring should be undertaken biannually (autumn and spring) to advise the nutrient budgeting, fertilizer requirements and to allow for the wastewater application rates to be adjusted annually. Wastewater analysis should include the analytes in Table 6.

Table 6 Recommended wastewater sampling analytes and frequency

Parameter	Unit	Frequency
Total Suspended Solids	mg/L	Biannual
Electrical Conductivity	µS/cm	Biannual
pH	pH units	Biannual
Biochemical Oxygen Demand	mg/L	Biannual
Calcium	mg/L	Biannual
Magnesium	mg/L	Biannual
Sodium	mg/L	Biannual
Potassium	mg/L	Biannual
Bicarbonate	mg/L	Biannual
Sulphate	mg/L	Biannual
Sodium Absorption Ratio	mg/L	Biannual
Ammonia Nitrogen	mg/L	Biannual
Nitrate Nitrogen	mg/L	Biannual
Nitrite Nitrogen	mg/L	Biannual
Total Nitrogen	mg/L	Biannual
Dissolved Reactive Phosphorus	mg/L	Biannual
Total Phosphorus	mg/L	Biannual
Thermotolerant Coliforms	cfu/100ml	Biannual

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6.2.Soil

Soil samples should be collected and analysed for a range of chemical parameters annually. A single sampling transect is sufficient for the proposed wastewater irrigation and paunch reuse areas, a 100m transect line is used for sample collection. Soil samples are to be collected at 10 points along the transect. Samples are collected from 0-10cm, with the samples collected bulked and mixed in a clean bucket. A 500g composite sample from each depth is taken for laboratory testing. The recommended analysis suite is shown in Table 7.

Table 7 Soil monitoring analytes

Parameter	Units
pH	
Electrical conductivity (ECse)	dS/cm
Exchangeable calcium (Ca)	meq/100g
Exchangeable magnesium (Mg)	meq/100g
Exchangeable potassium (K)	meq/100g
Exchangeable sodium (Na)	meq/100g
Cation exchange capacity (CEC)	meq/100g
Calcium/Magnesium Ratio	
Sulfur (KCl)	mg/kg
Chloride (Cl)	mg/kg
Exchangeable Aluminium (Al)	meq/100g
Aluminium	mg/kg
Copper (Cu)	mg/kg
Iron (Fe)	mg/kg
Boron (B)	mg/kg
Manganese (Mn)	mg/kg
Zinc (Zn)	mg/kg
Nitrate as N	mg/kg
Ammonium as N	mg/kg
Total kjeldahl nitrogen as N	mg/kg
Exchangeable Sodium Percentage	%

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7. Conclusion

The assessment of the potential for reuse of wastewater and paunch from the proposed level 1 abattoir at 20 Den Road, Mole Creek has determined that Durham Holdings has sufficient land available (outside of Karst areas) for reuse of wastewater and paunch. The area available and soils are ideally suited to wastewater reuse, however key management practices are required to prevent environmental harm. These are:

- Wastewater quality and quantity should be monitored once the abattoir is operational to recalculate the water and nutrient balances.
- Ongoing monitoring of wastewater volumes, and tank storage levels, be implemented. This would inform the need to transport wastewater offsite in the vent that tanks are approaching capacity in any period where irrigation cannot occur.
- Buffers and livestock withholding periods should be adhered to as per guidelines for use of recycled water (EPA, 2002) and paunch (EPA, 2017).
- Ongoing monitoring should be implemented to ensure nutrients within the soils are managed to avoid accumulation and to match pasture production.

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8. References

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9. Appendices

Appendix A - Soil analysis results

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Appendix B – Water Balance

Assumptions		Mean rainfall year													
Rainfall data obtained from		Dunorlan													
Evaporation data obtained from		Deloraine													
Average Wastewater flow of	0.36	ML/year	based on projected monthly and annual production levels and monthly wastewater flows by Tas Parks												
		unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Evaporation (Pan)	**A**	mm	173.6	137.2	108.5	63	40.3	27	34.1	46.5	63	96.1	120	145.7	1055
Effective Lagoon Evaporation	**B**	mm	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	844
Rainfall	**C**	mm	55.6	49.3	57.8	73.3	95.4	96.7	131	123.6	93.5	76.8	68.4	62.4	984
Effective Rainfall	**D**	mm	38.9	34.5	40.5	51.3	66.8	67.7	91.7	86.5	65.5	53.8	47.9	43.7	689
Direct Crop Coefficient	**E**		0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	
Evapotranspiration (A x E)	**F**	mm	121.5	96.0	76.0	44.1	28.2	18.9	23.9	32.6	44.1	67.3	84.0	102.0	
Irrigation Requirement (F - D)	**G**	mm	83	62	35	0	0	0	0	0	0	14	36	58	288
Net Lagoon Evaporation	**H**	kL	0	0	0	0	0	0	0	0	0	0	0	0	0
Wastewater Flow	**I**	kL	30.56	27.60	30.56	29.57	30.56	29.57	30.56	30.56	29.57	30.56	29.57	30.56	360
Net Lagoon Inflow (I + H)	**J**	kL	31	28	31	30	31	30	31	31	30	31	30	31	360
Water Used in Irrigation (G x Irrigation Area)	**K**	kL	103	77	44	0	0	0	0	0	0	17	45	73	360
Average Daily Irrigation Rate	**L**	kL/d	3	3	1	0	0	0	0	0	0	1	2	2	
Cumulative Storage (Storage in Previous Month + J - K)	**M**	kL	63	14	0	30	60	90	120	151	180	194	178	136	
Lagoon Depth	**N**	m	0.6	0.1	0.0	0.3	0.6	0.9	1.2	1.5	1.8	1.9	1.8	1.4	

Lagoon (reuse dam) Area	ha	0.01
Assume Effective Rainfall Factor		0.70
Irrigation Area Required	ha	**0.125**
Lagoon Volume Required	ML	**0.2**
Lagoon Depth	m	**1.9**

Notes:
Worksheet based on Water Budget Table "Guidelines for Wastewater Irrigation" Victorian EPA
Effective rainfall (ie that available for vegetation growth) is that which does not run off, or is intercepted by vegetation (leaves, branches etc) and is evaporated.
Direct crop coefficient is a factor relating crop water use to pan evaporation. Varies monthly and also depends on what crop is being irrigated - Pasture has been used in this scenario

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Assumptions			**90th percentile rainfall (wet year)**												
Rainfall data obtained from			Dunorlan												
Evaporation data obtained from			Deloraine												
Average Wastewater flow of	0.36	ML/year	based on projected monthly and annual production levels and monthly wastewater flows by Tas Parks												
		unit	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**TOTAL**
Evaporation (Pan)	**A**	mm	173.6	137.2	108.5	63	40.3	27	34.1	46.5	63	96.1	120	145.7	1055
Effective Lagoon Evaporation	**B**	mm	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	844
Rainfall	**C**	mm	60.27577	51.27532	72.41275	88.64085	123.0062	130.643	177.2817	167.7358	133.5067	100.9142	82.50417	74.45831	1263
Effective Rainfall	**D**	mm	42.2	35.9	50.7	62.0	86.1	91.5	124.1	117.4	93.5	70.6	57.8	52.1	884
Direct Crop Coefficient	**E**		0.70	0.70	0.70	0.60	0.50	0.45	0.40	0.45	0.55	0.65	0.70	0.70	
Evapotranspiration (A x E)	**F**	mm	121.5	96.0	76.0	37.8	20.2	12.2	13.6	20.9	34.7	62.5	84.0	102.0	
Irrigation Requirement (F - D)	**G**	mm	79	60	25	0	0	0	0	0	0	0	26	50	241
Net Lagoon Evaporation	**H**	kL	0	0	0	0	0	0	0	0	0	0	0	0	0
Wastewater Flow	**I**	kL	30.56	27.60	30.56	29.57	30.56	29.57	30.56	30.56	29.57	30.56	29.57	30.56	360
Net Lagoon Inflow (I + H)	**J**	kL	31	28	31	30	31	30	31	31	30	31	30	31	360
Water Used in Irrigation (G x Irrigation Area)	**K**	kL	118	90	38	0	0	0	0	0	0	0	39	74	360
Average Daily Irrigation Rate	**L**	kL/d	4	3	1	0	0	0	0	0	0	0	1	2	
Cumulative Storage (Storage in Previous Month + J - K)	**M**	kL	69	7	0	30	60	90	120	151	180	211	201	157	
Lagoon Depth	**N**	m	0.7	0.1	0.0	0.3	0.6	0.9	1.2	1.5	1.8	2.1	2.0	1.6	

Lagoon (reuse dam) Area	ha	0.01
Assume Effective Rainfall Factor		0.70
Irrigation Area Required	ha	**0.15**
Lagoon Volume Required	ML	**0.2**
Lagoon Depth	m	**2.1**

Notes:

Worksheet based on Water Budget Table "Guidelines for Wastewater Irrigation" Victorian EPA

Effective rainfall (ie that available for vegetation growth) is that which does not run off, or is intercepted by vegetation (leaves, branches etc) and is evaporated.

Direct crop coefficient is a factor relating crop water use to pan evaporation. Varies monthly and also depends on what crop is being irrigated - Pasture has been used in this scenario

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Analysis Results (SOIL)

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TAS
7304

Sample Ref 3 AROUND STOCKYARD

Date Received 20/11/2019 (Date Issued: 26/11/2019)

Sample No B113095A / SCH3581

Crop PASTURE

Analysis	Result	Guideline	Interpretation	Comments
pH [1:5 H2O]	6.1	5.8 - 8.0	Normal	Ideal range = 5.8 - 8. pH is in the normal range.
pH [1:5 CaCl2]	5.1	5.2 - 7.4	Slightly Low	Ideal range = 5.2 - 7.4. This pH is marginal. Low pH can limit the availability of potassium, calcium, magnesium and molybdenum. Consider appropriate lime applications to raise the pH to a more suitable level.
Organic Matter (%)	6.4	3.0 - 8.0	Normal	Ideal range = 3 - 8%. Organic matter level is in the normal range.
CEC (meq/100g)	7.23	12.00 - 40.00	Low	Ideal range = 12 - 40 meq/100g. Indicates a soil with poor nutrient holding capacity. Regular (annual) fertilizer applications will help reduce leaching. Addition of organic matter will help.
EC [1:5 H2O] (dS/m)	0.04	0.90 - 3.00	Very Low	Ideal range = 0.9 - 3.0. No problems of salinity expected with this soil.
NO3-N (ppm)	5.0	15.0 - 70.0	Low	Low level indicates possible leaching of nitrate-nitrogen. If soil sampled at around 15cm, consider deeper sampling to ascertain subsoil nitrogen level.
Phosphorus [Olsen] (ppm)	18	20 - 70	Slightly Low	Slightly low level of phosphorus is recorded.
Potassium[Am. Acet.] (meq/100g)	0.33	0.50 - 1.20	Slightly Low	Slightly low level of potassium is recorded.
Calcium[Am. Acet.] (meq/100g)	5.67	6.00 - 15.00	Slightly Low	Slightly low level of calcium is recorded. Calcium is essential for normal crop development and plays an important role in ensuring quality and storability of many crops.
Magnesium[Am. Acet.] (meq/100g)	0.93	1.00 - 4.50	Slightly Low	Slightly low level of magnesium is recorded. Magnesium is an essential part of chlorophyll and deficiency severely affects crop development and performance. Most common symptom is yellowing between veins starting on the older leaves.
Sulphur [MCP] (ppm)	11	7 - 20	Normal	Level of sulphur recorded is in the normal range.
Boron[CaCl2] (ppm)	0.2	1.0 - 5.0	Low	Low level of boron recorded. Boron is essential for normal crop development. Deficiency most often affects growing points causing stunting or mis-shapen plants. Flowering and pollination are commonly reduced.
Copper [DTPA] (ppm)	0.5	2.5 - 20.0	Low	Low level of copper recorded. Copper is essential for normal crop development. Deficiency affects photosynthesis and reduces yield and quality of production.
Iron [DTPA] (ppm)	186	5 - 120	High	Level recorded is high and may cause interference with the availability of phosphorus.

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Sample Ref 3 AROUND STOCKYARD

Date Received 20/11/2019 (Date Issued: 26/11/2019)

Sample No B113095A / SCH3581

Crop PASTURE

Analysis	Result	Guideline	Interpretation	Comments
Manganese [DTPA] (ppm)	25.6	5.0 - 60.0	Normal	Level of manganese recorded is in the normal range.
Zinc [DTPA] (ppm)	1.3	5.0 - 15.0	Very Low	Very low level of zinc recorded. Zinc is essential for normal crop development and often results in stunted crops with small leaves.
Sodium[Am. Acet.] (meq/100g)	0.1	0.3 - 3.0	Low	No problem.Low levels are desirable.
Aluminium[KCl] (meq/100g)	0.19	1.00 - 2.50	Low	No problem.Low levels are desirable.
Chloride (ppm)	22	200 - 1100	Very Low	No problem.Low levels are desirable.
Ca base saturation (%)	78.5	50.0 - 75.0	High	Calcium base saturation is high (desired range is 50-75%). Check base saturations for K, Mg & Na.
K base saturation (%)	4.5	2.0 - 5.0	Normal	Potassium base saturation is in desirable range (2-5%).
Mg base saturation (%)	12.9	5.0 - 15.0	Normal	Magnesium base saturation is in desirable range (5-15%).
Na base saturation (%)	1.5	1.0 - 2.0	Normal	Sodium base saturation is in desirable range (1-2%).
Al base saturation (%)	2.70			
Ca:Mg Ratio	6.1	2.5 - 3.0	High	Ca/Mg ratio provided for reference only. High level indicates no need for addition of gypsum.
Aluminium (ppm)	17.0			
Sodium (ppm)	24.0			
Calcium (ppm)	1134.0			
Magnesium (ppm)	112.0			
Potassium (ppm)	127.0			

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Sample Ref	3 AROUND STOCKYARD	**Date Received**	20/11/2019 (Date Issued: 26/11/2019)
Sample No	B113095A / SCH3581		
Crop	PASTURE		

Additional Comments

You should consult your localagronomist/consultant before deciding upon any course of action based on this report. Soil analyses performed and reported on samples dried at 40°C and sieved to <2mm; Plant tissue analyses performed and reported on samples dried at 70°C and ground (NB/ Fruit, Fruitlet & Tuber reported on fresh weight basis);Organic Matter(%) equals 1.72 x Organic Carbon(%);Calcium (Ca): 1 meq/100g equals 200ppm; Magnesium (Mg): 1 meq/100g equals 120ppm; Sodium (Na): 1 meq/100g equals 230 ppm; Potassium (K): 1 meq/100g equals 390 ppm; Aluminium (Al): 1 meq/100g equals 90 ppm;

This report has been generated by Yara's Megalab™ software.

This laboratory has been awarded a Certificate of Proficiency for specific soil and plant tissue analyses by the Australasian Soil and Plant Analysis Council (ASPAC). Tests for which proficiency has been demonstrated are highlighted in this report with an asterisk.

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TAS
7304

Sample Ref HILL TOP

Date Received 20/11/2019 (Date Issued: 26/11/2019)

Sample No B113095B / SCH3582

Crop PASTURE

Analysis	Result	Guideline	Interpretation	Comments
pH [1:5 H2O]	5.7	5.8 - 8.0	Slightly Low	Ideal range = 5.8 - 8. This pH is marginal. Low pH can limit the availability of potassium, calcium, magnesium and molybdenum. Consider appropriate lime applications to raise the pH to a more suitable level.
pH [1:5 CaCl2]	4.6	5.2 - 7.4	Slightly Low	Ideal range = 5.2 - 7.4. This pH is marginal. Low pH can limit the availability of potassium, calcium, magnesium and molybdenum. Consider appropriate lime applications to raise the pH to a more suitable level.
Organic Matter (%)	9.1	3.0 - 8.0	High	Ideal range = 3 - 8%. High levels of organic matter can reduce the availability of essential micronutrients. Check levels of manganese, copper and zinc.
CEC (meq/100g)	6.34	12.00 - 40.00	Low	Ideal range = 12 - 40 meq/100g. Indicates a soil with poor nutrient holding capacity. Regular (annual) fertilizer applications will help reduce leaching. Addition of organic matter will help.
EC [1:5 H2O] (dS/m)	0.02	0.90 - 3.00	Very Low	Ideal range = 0.9 - 3.0. No problems of salinity expected with this soil.
NO3-N (ppm)	2.0	15.0 - 70.0	Very Low	Very low level indicates possible leaching of nitrate-nitrogen. If soil sampled at around 15cm, consider deeper sampling to ascertain subsoil nitrogen level.
Phosphorus [Olsen] (ppm)	17	20 - 70	Slightly Low	Slightly low level of phosphorus is recorded.
Potassium[Am. Acet.] (meq/100g)	0.26	0.50 - 1.20	Low	Low level of potassium is recorded.
Calcium[Am. Acet.] (meq/100g)	4.99	6.00 - 15.00	Slightly Low	Slightly low level of calcium is recorded. Calcium is essential for normal crop development and plays an important role in ensuring quality and storability of many crops.
Magnesium[Am. Acet.] (meq/100g)	0.52	1.00 - 4.50	Slightly Low	Slightly low level of magnesium is recorded. Magnesium is an essential part of chlorophyll and deficiency severely affects crop development and performance. Most common symptom is yellowing between veins starting on the older leaves.
Sulphur [MCP] (ppm)	6	7 - 20	Slightly Low	Slightly low level of sulphur recorded. Sulphur is essential for normal crop development. Deficiency affects photosynthesis and reduces yield and quality of production.
Boron[CaCl2] (ppm)	0.2	1.0 - 5.0	Low	Low level of boron recorded. Boron is essential for normal crop development. Deficiency most often affects growing points causing stunting or mis-shapen plants. Flowering and pollination are commonly reduced.

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TAS
7304

Sample Ref HILL TOP

Date Received 20/11/2019 (Date Issued: 26/11/2019)

Sample No B113095B / SCH3582

Crop PASTURE

Analysis	Result	Guideline	Interpretation	Comments
Copper [DTPA] (ppm)	0.3	2.5 - 20.0	Very Low	Very low level of copper recorded. Copper is essential for normal crop development. Deficiency affects photosynthesis and reduces yield and quality of production.
Iron [DTPA] (ppm)	147	5 - 120	High	Level recorded is high and may cause interference with the availability of phosphorus.
Manganese [DTPA] (ppm)	23.3	5.0 - 60.0	Normal	Level of manganese recorded is in the normal range.
Zinc [DTPA] (ppm)	1.1	5.0 - 15.0	Very Low	Very low level of zinc recorded. Zinc is essential for normal crop development and often results in stunted crops with small leaves.
Sodium[Am. Acet.] (meq/100g)	< 0.1	0.3 - 3.0	Very Low	No problem.Low levels are desirable.
Aluminium[KCl] (meq/100g)	0.51	1.00 - 2.50	Slightly Low	No problem.Low levels are desirable.
Chloride (ppm)	19	200 - 1100	Very Low	No problem.Low levels are desirable.
Ca base saturation (%)	78.6	50.0 - 75.0	High	Calcium base saturation is high (desired range is 50-75%). Check base saturations for K, Mg & Na.
K base saturation (%)	4.0	2.0 - 5.0	Normal	Potassium base saturation is in desirable range (2-5%).
Mg base saturation (%)	8.2	5.0 - 15.0	Normal	Magnesium base saturation is in desirable range (5-15%).
Na base saturation (%)	1.2	1.0 - 2.0	Normal	Sodium base saturation is in desirable range (1-2%).
Al base saturation (%)	8.00			
Ca:Mg Ratio	9.6	2.5 - 3.0	High	Ca/Mg ratio provided for reference only. High level indicates no need for addition of gypsum.
Aluminium (ppm)	45.0			
Sodium (ppm)	< 18.4			
Calcium (ppm)	997.0			
Magnesium (ppm)	62.0			
Potassium (ppm)	100.0			

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Analysis Results (SOIL)

Customer	DURHAM	**Distributor**	ROBERTS LTD - DELORAINE
Sample Ref	HILL TOP	**Date Received**	20/11/2019 (Date Issued: 26/11/2019)
Sample No	B113095B / SCH3582		
Crop	PASTURE		

Additional Comments

You should consult your localagronomist/consultant before deciding upon any course of action based on this report. Soil analyses performed and reported on samples dried at 40°C and sieved to <2mm; Plant tissue analyses performed and reported on samples dried at 70°C and ground (NB/ Fruit, Fruitlet & Tuber reported on fresh weight basis);Organic Matter(%) equals 1.72 x Organic Carbon(%);Calcium (Ca): 1 meq/100g equals 200ppm; Magnesium (Mg): 1 meq/100g equals 120ppm; Sodium (Na): 1 meq/100g equals 230 ppm; Potassium (K): 1 meq/100g equals 390 ppm; Aluminium (Al): 1 meq/100g equals 90 ppm;

This report has been generated by Yara's Megalab™ software.

This laboratory has been awarded a Certificate of Proficiency for specific soil and plant tissue analyses by the Australasian Soil and Plant Analysis Council (ASPAC). Tests for which proficiency has been demonstrated are highlighted in this report with an asterisk.

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Analysis Results (SOIL)

Customer DURHAM
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7304

Sample Ref 1ST OVER BRIDGE PL

Date Received 20/11/2019 (Date Issued: 26/11/2019)

Sample No B113095C / SCH3583

Crop PASTURE

Analysis	Result	Guideline	Interpretation	Comments
pH [1:5 H2O]	5.9	5.8 - 8.0	Normal	Ideal range = 5.8 - 8. pH is in the normal range.
pH [1:5 CaCl2]	5.0	5.2 - 7.4	Slightly Low	Ideal range = 5.2 - 7.4. This pH is marginal. Low pH can limit the availability of potassium, calcium, magnesium and molybdenum. Consider appropriate lime applications to raise the pH to a more suitable level.
Organic Matter (%)	4.8	3.0 - 8.0	Normal	Ideal range = 3 - 8%. Organic matter level is in the normal range.
CEC (meq/100g)	5.43	12.00 - 40.00	Low	Ideal range = 12 - 40 meq/100g. Indicates a soil with poor nutrient holding capacity. Regular (annual) fertilizer applications will help reduce leaching. Addition of organic matter will help.
EC [1:5 H2O] (dS/m)	0.05	0.90 - 3.00	Very Low	Ideal range = 0.9 - 3.0. No problems of salinity expected with this soil.
NO3-N (ppm)	10.0	15.0 - 70.0	Slightly Low	Slightly low level indicates possible leaching of nitrate-nitrogen. If soil sampled at around 15cm, consider deeper sampling to ascertain subsoil nitrogen level.
Phosphorus [Olsen] (ppm)	13	20 - 70	Slightly Low	Slightly low level of phosphorus is recorded.
Potassium[Am. Acet.] (meq/100g)	0.44	0.50 - 1.20	Slightly Low	Slightly low level of potassium is recorded.
Calcium[Am. Acet.] (meq/100g)	4.18	6.00 - 15.00	Slightly Low	Slightly low level of calcium is recorded. Calcium is essential for normal crop development and plays an important role in ensuring quality and storability of many crops.
Magnesium[Am. Acet.] (meq/100g)	0.50	1.00 - 4.50	Slightly Low	Slightly low level of magnesium is recorded. Magnesium is an essential part of chlorophyll and deficiency severely affects crop development and performance. Most common symptom is yellowing between veins starting on the older leaves.
Sulphur [MCP] (ppm)	10	7 - 20	Normal	Level of sulphur recorded is in the normal range.
Boron[CaCl2] (ppm)	0.1	1.0 - 5.0	Very Low	Very low level of boron recorded. Boron is essential for normal crop development. Deficiency most often affects growing points causing stunting or mis-shapen plants. Flowering and pollination are commonly reduced.
Copper [DTPA] (ppm)	0.4	2.5 - 20.0	Low	Low level of copper recorded. Copper is essential for normal crop development. Deficiency affects photosynthesis and reduces yield and quality of production.
Iron [DTPA] (ppm)	170	5 - 120	High	Level recorded is high and may cause interference with the availability of phosphorus.

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Quality Checked: per Rob Cirocco (Lab Manager) – RC

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Date Printed : 26/11/2019

Analysis Results (SOIL)

Customer DURHAM
C/- ROBERTS DELORAINE

Distributor ROBERTS LTD - DELORAINE
71 EMU BAY RD
DELORAINE
TAS
7304

Sample Ref 1ST OVER BRIDGE PL

Date Received 20/11/2019 (Date Issued: 26/11/2019)

Sample No B113095C / SCH3583

Crop PASTURE

Analysis	Result	Guideline	Interpretation	Comments
Manganese [DTPA] (ppm)	34.2	5.0 - 60.0	Normal	Level of manganese recorded is in the normal range.
Zinc [DTPA] (ppm)	1.1	5.0 - 15.0	Very Low	Very low level of zinc recorded. Zinc is essential for normal crop development and often results in stunted crops with small leaves.
Sodium[Am. Acet.] (meq/100g)	0.1	0.3 - 3.0	Low	No problem.Low levels are desirable.
Aluminium[KCl] (meq/100g)	0.20	1.00 - 2.50	Low	No problem.Low levels are desirable.
Chloride (ppm)	18	200 - 1100	Very Low	No problem.Low levels are desirable.
Ca base saturation (%)	76.9	50.0 - 75.0	High	Calcium base saturation is high (desired range is 50-75%). Check base saturations for K, Mg & Na.
K base saturation (%)	8.2	2.0 - 5.0	High	Potassium base saturation is high (desired range is 2-5%). Check base saturations for Ca, Mg & Na.
Mg base saturation (%)	9.2	5.0 - 15.0	Normal	Magnesium base saturation is in desirable range (5-15%).
Na base saturation (%)	2.0	1.0 - 2.0	High	Sodium base saturation is high (desired range is 1-2%). Check base saturations for K, Mg & Ca.
Al base saturation (%)	3.70			
Ca:Mg Ratio	8.3	2.5 - 3.0	High	Ca/Mg ratio provided for reference only. High level indicates no need for addition of gypsum.
Aluminium (ppm)	18.0			
Sodium (ppm)	25.0			
Calcium (ppm)	836.0			
Magnesium (ppm)	60.0			
Potassium (ppm)	173.0			

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Date Printed : 26/11/2019

Analysis Results (SOIL)

Customer	DURHAM	**Distributor**	ROBERTS LTD - DELORAINE
Sample Ref	1ST OVER BRIDGE PL	**Date Received**	20/11/2019 (Date Issued: 26/11/2019)
Sample No	B113095C / SCH3583		
Crop	PASTURE		

Additional Comments

You should consult your localagronomist/consultant before deciding upon any course of action based on this report. Soil analyses performed and reported on samples dried at 40°C and sieved to <2mm; Plant tissue analyses performed and reported on samples dried at 70°C and ground (NB/ Fruit, Fruitlet & Tuber reported on fresh weight basis);Organic Matter(%) equals 1.72 x Organic Carbon(%);Calcium (Ca): 1 meq/100g equals 200ppm; Magnesium (Mg): 1 meq/100g equals 120ppm; Sodium (Na): 1 meq/100g equals 230 ppm; Potassium (K): 1 meq/100g equals 390 ppm; Aluminium (Al): 1 meq/100g equals 90 ppm;

This report has been generated by Yara's Megalab™ software.

This laboratory has been awarded a Certificate of Proficiency for specific soil and plant tissue analyses by the Australasian Soil and Plant Analysis Council (ASPAC). Tests for which proficiency has been demonstrated are highlighted in this report with an asterisk.

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Appendix D – Sensitive Uses on Developers Property

Neighboring properties not owned by the developer and which have an existing sensitive use (dwelling) are separated from the development by the minimum buffer distances specified in the Planning Scheme. i.e. 300m between the abattoir and adjoining property boundary and 200m between the waste water irrigation area and adjoining property boundary.

The developer's farm property is comprised of several separate titles owned by the developer and associated entities. Three of the titles adjoining the title on which the abattoir is situated have an existing dwelling classified as a sensitive use. The development is not set back from the boundary of these titles by the buffer distance specified in the Planning Scheme.

Given that the three land titles are effectively part of the property owned and controlled by the developer, assessment based on separation distances to the existing sensitive use (dwelling) rather than the boundary appropriate.

For each of the adjoining titles, the buffer distances to the existing dwellings are as follows.

Address	Distance to Abattoir	Distance to Waste water Irrigation
57 Den Road	430m	100m
150 Den Road	500m	200m
20 Den Road	550m	480m

The existing sensitive uses are greater than the Planning Scheme buffer distance from the abattoir.

The dwellings on 150 Den Road and 20 Den Road have a separation from the waste water irrigation areas greater than the Planning Scheme buffer distances. The dwellings on 150 Den Road are also separated by a significant ridge line. The closest dwelling is the owners residence at 57 Den Road with a separation of 100m from the irrigation area.

This separation distance complies with the State Government "Environmental Guideline for the use of recycled water in Tasmania" as recommended by the "Waste water Management Guidelines for Intensive Animal Husbandry Activities". Compliance with these guidelines has been specified and referenced in the waste water assessment prepared by Macquarie Franklin (Appendix C)

The buffer distances in the guidelines have been specified to control the impact of odour, spray drift and run off, whichever is the critical aspect (or aspects) for the type of activity. The applicable buffer distance to the nearest dwelling for high pressure spray irrigation is 100m. Note that the K-line irrigation system in use would not be considered "high pressure" and hence reduced buffer distances may even be acceptable.

Controls will be put in place not to irrigate during adverse wind conditions as per the guidelines and as recommended in the waste water assessment by Macquarie Franklin.

Based on the above, and recommendations by Macquarie Franklin in in their waste water assessment and compliance with accepted State Government Guidelines, it is considered that the separation distances to existing dwellings owned by the developer are suitable to attenuate any potential environmental harm or nuisance with respect to these sensitive uses.

Project Memorandum

To: Justin Simons – Meander Valley Council	From: Ryan Francis
Date:27/8/20	Pages: 3
Project Code: 21TCS_MOLE_CRK	Note Ref:
Re: Mole Creek Abattoir response to representations	CC: Jason Barnes, Leigh Bryan

Hi Justin,

Please find below some responses to sections of the representations in relation to wastewater and paunch management.

Contamination to Mole Creek, groundwater and neighbouring paddocks

- The wastewater irrigation is deficit irrigation, meaning very small volumes are applied which will not result in soil saturation, therefore there will be no leaching to groundwater or kasrst formations if managed correctly. The irrigation is actually spreading liquid fertiliser rather than irrigating to provide water to the pasture.
- Applying 7000L over 0.15ha a week is equivalent to a 4.6mm rain event. In the irrigation season (November to April) irrigation required for a perennial pasture are up to 6mm/day or 42mm/week. Therefore, in practice for the wastewater to be applied to keep the perennial pasture (grass and clover) actively growing and utilizing nutrients, the water should be applied at a weekly application rate of 25mm to an area of only 132m2 (12x12m).
- The K-line pod sprinklers proposed to irrigate the wastewater irrigate at a rate of approximately 940L/h over an area of 225m^2, equating to an application rate of 4.2mm/hr.
- At this application rate it would allow deficit irrigation practices to be applied with loam soils having a Readily Available Water (RAW) capacity of 90mm/m (Cotching). Under deficit irrigation management, water is only applied when the soil has the capacity to retain it and use it to support plants. Deficit irrigation manages leaching risk and standing or water pooling, as the soil is irrigated when there is a deficit of soil moisture (refill point, when the Readily Available Water has been depleted through plant water use and evaporation) to field capacity (when the soil is wet but not saturated). The pastures root system grows to a depth of 30-50cm, giving an effective water holding capacity of the soil of 27-45mm. The water infiltration rate of a loam

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soil is 20-45mm/hr. This prime agricultural land that this is under, is perennial pasture and would have an infiltration rate of over 35mm/hr. Therefore, applying a 4.2mm irrigation over an hour once a week would not meet the water holding capacity of the soil and would not result in pooling or infiltration past the topsoil.

- Wastewater risk of leaching is low using deficit irrigation practices due to the depth of the soil (100cm+), the amount of water being applied, low sodium levels in the soil test, optimal organic matter percentage in the soil (organic matter plays a significant role in soils absorbing nutrients and water and making them available for plants to use) and well-established perennial grass and clover pasture.

- The cation exchange capacity (CEC) is generally low, but when factoring in the soil type, the CEC is within the normal range for a loam soil (sands have a CEC of 0.5-3). The presence of Sodium increases the leaching risk of all soils as it forces more nutrients into the soil solution. The soil test results for this site all measure the Sodium as being low and not increasing the risk of leaching. The amount of nutrients being applied are less than the annual nutrient requirements of the perennial pasture and therefore will be utilized by the pasture.

- The nutrient applications through wastewater occur over the growing season, resulting in nutrients being used efficiently and quickly, further reducing the risk of leaching or run-off. In contrast to typical agricultural practices where fertiliser is applied in large, one-off applications. Nutrient levels (Nitrogen, phosphorus and potassium) are low in the soil test further reducing the risk that luxury nutrient levels (nutrient levels in excess of plant requirements) do not already exist in the soil.

- The wastewater is treated, no solids will be present to attract wildlife (Crows).

- BOD loading in soils can cause soil pores to become clogged and anaerobic conditions to occur. The NSW Gov Use of Effluent by Irrigation provides a calculation to determine is BOD will cause organic loading of soils. An average loading of 1500kg/ha/month is generally the maximum loading for soils. The calculation shows that the irrigation area can very easily handle the estimated BOD, even with conservatively high BOD levels, only 0.03ha is required to manage the monthly organic loading.

Minimum Irrigation area (A) ha = = CQ/1000 x Lc

2000	C = Concentration of BOD (mg/L)
25	Q = monthly flow (KL)
1500	Lc = critical loading rate of constituent
0.033333	(A) ha

Paunch

- The paunch is semi-digested grass from herbivores, crows will not be attracted to it. The very small volume of paunch ($3.3m^3$/yr of solids), equivalent to three ute loads per annum, is unlikely to result in any increased activity in insects or wildlife. It is equivalent to a wheelbarrow full or two per week.
- The small volume will not impact on the waterways of the properties, sufficient land is available to spread paunch in low risk areas (above the floodplain) during higher risk periods (winter). Where as, during summer when flooding is very low risk, the paunch can be spread on the flood plain. Only $1000m^2$ of area is required annually, equaling $20m^2$ per week.
- Paunch storage and transport on the property it is produced is exempt of requiring controlled waste handling approval.
- Paunch is to be spread as per the EPA's Paunch Contents Land Spreading Management Guidelines, these guidelines ensure there is no unnecessary risks imposed on local waterways. Stock withholding periods ensure disease and parasite risks are managed, as detailed within the guidelines.

Justin Simons

From: Lond-Caulk, Clare <Clare.Lond-Caulk@dpipwe.tas.gov.au>
Sent: Friday, 28 August 2020 12:55 PM
To: Justin Simons
Cc: Hamilton, Sheryl
Subject: CAS COMMENTS: PA for an abattoir at 105 Den Road, Mole Creek (CT142267/3)

Dear Justin

Thank you for your request for comment on the planning application for an abattoir at 105 Den Road, Mole Creek (CT142267/3). Conservation Assessments (CAS) has reviewed the information provided and can make the following comments.

Karst systems

Regarding the scope of the below advice, DPIPWE is unable to provide advice on matters of a specialised geotechnical or hydrogeological nature or to evaluate compliance with the Meander Valley Council Karst Code. DPIPWE has not undertaken investigations to verify the presence or otherwise of karst features at this location, other than reviewing the documents supplied by Meander Valley Council and publicly available resources such as LISTmap.

General comments:

- The DA pertains to Lot 3 (105) Den Road, a large parcel of land comprising the forested north-western slopes of Mersey Hill and cleared land proximal to Mole Creek and the Mersey River. The forested portion is subject to a nature conservation covenant.

- The abattoir proposal is located on the south-western portion of the property, which is cleared land presently used for agriculture.

- The entire property and the greater Mole Creek area falls within the Mole Creek Karst, a geosite listed on the Natural Values Atlas. The geosite encompasses the probable extent of karstified limestone. It includes well-developed karst features including extensive caves, as well as more subdued karst topography with no caves or sinkholes. Inclusion of Lot 3 within the Mole Creek Karst geosite is not indicative of its conservation value for karst, considered in isolation of the broader karst system of which it forms part.

Karst features:

- The forested portion of Lot 3 is known to contain significant karst features such as Den Cave (449900mE 5401570mN). Additionally, caves have been reported on other properties at Mersey Hill, including the land parcel directly east of the proposed abattoir (UPI 0654). It is not anticipated that the abattoir proposal will impinge on these features.

- The survey by Cullen (2018) provided by Meander Valley Council identified two active sinkholes, two potential sinkholes, small caves in the bed of Mole Creek and various karst outcrops in the general vicinity of the proposed abattoir. The fact that the land is cleared implies good visibility for detecting surface karst features. It is considered likely that all surface karst features in the area of interest were found by Cullen (2018).

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- It is noted that Cullen (2018) differentiates between 'active sinkholes' and 'potential sinkholes' but does not define these terms in his report. Active may imply that the sinkhole is actively subsiding (i.e. affected by slumping or other evidence of ongoing enlargement); alternatively, or additionally, it may mean that the sinkhole is active in the sense of providing a pathway for underground capture of surface runoff. Both conditions imply connectivity with the underlying karst aquifer.

- The 'potential sinkholes' identified by Cullen (2018) are described as shallow depressions where 'the underlying karst may have influenced the formation of these depressions and they may represent sinkhole features in the bedrock'. The implication is that these shallow depressions may cover buried karst features.

- Ground surfaces in karst terrain are often uneven and may tend towards a hummocky or dimpled aspect, making it difficult to know whether subtle depressions are actual sinkholes or just uneven terrain. From a land management perspective, an important consideration is whether a depression affects ground stability or provides a pathway for entry of contaminants into the groundwater system. It is noted that the Karst Management Code makes no distinction between active sinkholes, potential sinkholes and buried sinkholes.

- If the possible sinkholes are in fact buried karst features, then their degree of connectivity with the underlying karst aquifer will be conditioned by the depth and nature of the covering materials.

- Cullen (2018) explicitly states that his assessment does not consider the potential for additional karst features not visible at the surface (p.13), noting that 'a detailed geotechnical survey would be required to investigate the nature of any underlying karst and other features'. DPIPWE does not consider such an investigation necessary from a karst values conservation perspective; however, a further investigation might be considered desirable in a situation where buried karst features are perceived as a significant risk factor to a development or an environmental value such as water quality.

Effluent disposal:

- It is noted that effluent disposal in karst systems generally entails an increased risk of effect on groundwater quality, where solutional openings such as sinkholes and caves create pathways for transfer of contaminants, depending on the nature and depth of soil cover.

- A further consideration in managing risk to groundwater quality in karst systems is the fact that the groundwater can move rapidly in directions not necessary predicted by surface contours. That is, terrain features such as hills and ridges may not impede groundwater movement between apparently discrete surface catchments. There are many examples of this around Mole Creek.

- DPIPWE cannot advise on the adequacy of the proposed wastewater treatment method in this case. It is suggested that if Council has concerns in this regard, then it may be useful to engage a suitably qualified hydrogeologist to review the proposal, with attention to karst aspects. Such an investigation would provide increased confidence regarding the assessment of risk arising from subsurface karst and groundwater movement on and around the property.

Conservation Covenants

The DA does not explicitly mention the two (2) Conservation Covenants present in the area subject to this DA, nor does it consider the potential impacts of the proposed development on the natural and karst values protected by the covenants.

These Conservation Covenants were established in 2003 under Section 34 of the *Nature Conservation Act 2002*. Both covenants were established to protect in perpetuity the natural values, with the Den Plain

PLANNING AUTHORITY 1

Covenant also explicitly established for the protection of karst and geo-conservation values. Both covenant areas form part of the Tasmanian and National Reserve Systems.

- The proposed Development allows for the spreading of the paunch and sludge (from wastewater treatment) directly on areas of the covenant (map PDF page 87). See Appendix C – Durham Abattoir Waste Reuse Assessment – "Wastewater and Paunch" by Macquarie Franklin (PDF p 76). This proposed practice is contrary to the intent of the Conservation Covenant's and would represent a breach of the Terms of the Covenant's.
- Paunch spreading is proposed to meet minimum buffer distances established by the EPA (2017) specifically requiring 10m from native vegetation (Reference PDF page 85-86) but map (PDF p 87) shows that native grasslands and areas of FRG that may be dominated by native species were not considered. Irrespective of this, it is recommended that there are adequate buffers between the Covenanted areas and areas subject to paunch spreading with consideration given to obtaining hydrological advice to ensure there are no impacts to the sub surface karst system.
- The proposed northern wastewater dispersal area is immediately adjacent to a Conservation Covenant boundary. With this proximity there is a risk of both flow and spray into the covenant and the underlying karst system. To reiterate the suggestion above, specialist hydrological advice should be requested to inform on the appropriateness and extent of buffers required for this proposed practice.
- Given the underpinning karst and geo-conservation values of the Den Plain covenant, the level of survey provided is insufficient to properly assess potential impacts of this proposal. Noting, PDF p 47, Appendix A statement; "It should be noted that this report is based on a survey of surface features and existing geology maps. Apart from 2 shallow soil pits no sub-surface investigations were undertaken. A detailed geo-technical survey would be required to investigate the nature of underlying karst and geological features."

If you have any queries about the above comments, please contact Sheryl Hamilton (sheryl.hamilton@dpipwe.tas.gov.au, ph: 6165 4382).

Regards

Clare Lond-Caulk
Section Head - Conservation Assessment and Wildlife Management Section
Policy, Advice and Regulatory Services Branch, DPIPWE
Tel: (03) 616 54416, Email: Clare.Lond-Caulk@dpipwe.tas.gov.au

My current work hours are 8 to 4.30 Monday- Friday

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149467

Representation (amended) from M.W. & D.M. Channing, 'The Den', 120 Den Road, Mole Creek in relation to proposed private abattoir at Big Den Road , Mole Creek PA\20\0204

Introduction

We are Michael and Donna Channing and we permanently reside at 'The Den', 120 Den Road, Mole Creek, phone (03) 63631446 or 0408110516 and email foxelle@bigpond.com. We purchased and moved into this home on the 28th November 2008. We chose this property for lifestyle reasons as we love this unique property, the environment in which it is situated (including the beautiful creek and surrounding mountains). Further we wanted to be part of a rural community such as Mole Creek. Our hope is that this, our piece of "paradise", is preserved as it is and never to be degraded.

We intend and hope to live out our lives on this unique property and in this beautiful environment. Our son and his family have the intention of taking over our piece of paradise when we are no longer here.

We were recently advised by other members of the Mole Creek community that a rumoured private abattoir on Big Den Road was now being proposed to Meander Valley Council.

We would like to take this opportunity to express our concerns in relation to the proposed development of an abattoir on land bordering our property. We believe it will have adverse effects on our lifestyle, the environment and long term marketability of properties in this area.

Our concerns relate to the implications from waste dispersal practices as part of the proposed abattoir. We believe that there could be unacceptable risks of:

* pollution of the Mole Creek and surrounding Karst system,
* Odour pollution as a consequence of waste water dispersal, spreading of waste sludge and paunch (up to 15 wet tonnes per year) on paddocks,
* Possible risk of contaminants washing and/or leaching down to our grazing Paddock (which is downhill from the western edge of the proposed waste water dispersal area).

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Mole Creek and the surrounding Karst System

The Mole Creek is a clear running, all year flowing creek. It supports a population of fish, platypus and the **endangered** Tasmanian Fresh water Lobster. I Donna have personally sited a fresh water lobster in the Mole Creek on our property. Further, there is abundant wildlife living around the creek including Wombats, Wallaby, Ring Tail Possums.

The development proposal for the abattoir sets out a waste water dispersal area with a 50 metre buffer uphill from the Mole Creek. We are concerned that contaminants from nominated paddocks, where waste water and / or sludge are proposed to be spread, could leach or wash into the waterway. We believe, if that occurred, sensitive aquatic life in the creek **(including the endangered fresh water lobster)** would be adversely affected. We believe there could also be a risk, that wherever paunch is spread, as proposed, that in periods of rain it could wash and so cause similar concerns for waterways or surrounding properties.

Further, any possible contamination of the Mole Creek would also have implications for other properties downstream from the proposed abattoir. We believe there is a risk that stock drinking from the creek could carry possible contamination into the human food chain.

We are also concerned that there maybe a potential risk of the waste water affecting the Karst System. In the Karst report prepared by Mr. Phillip Cullen, he commented that no information was provided to him regarding the proposed volume of waste water to be dispersed over the nominated area. At the conclusion of his report Mr Cullen stated in bold type:

" It should be noted that this report is based on a survey of surface features and existing geology maps. Apart from 2 soil pits no sub-surface investigations were undertaken. A detailed geo-technical survey would be required to investigate the nature of any underlying Karst and other geological features".

We could find no mention of the recommended geo-techinical survey being conducted or any consequent results.

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Odour Pollution

We believe the air quality in this area is exceptional with fresh clean mountain air. We are concerned that the proposed practice of spreading waste water, sludge and paunch, that result from abattoir operations, could create unacceptable odour pollution. We can attest to the resultant impact, as we lived 1 kilometre away from an abattoir in Queensland where dispersal of waste caused significant odour pollution. Further, the dispersal of waste and resulting odour was accompanied by increased populations of pests (flies and what were locally known as midgees) and crows. ***An increase in Crow activity in this area could lead to a high mortality rate during lambing season.***

The proposal also advocates the option for the applicant to salt, dry and process animal hides. This practice can also produce significant odour pollution. We were subject to this terrible smell whilst visiting family members who lived quite a distance from a tanning shed in Toowoomba.

Concerns re impact to our property

We have established and operate a small Hampshire Down Sheep stud on our property.
We are registered under the Australian Stud Sheep Breeders Association Limited (ASSBA) and comply with Livestock Production Assurance (LPA) principles from Meat and Livestock Australia (MLA). As part of this, we adhere to bio security principles, insure our grazing paddocks are well maintained and free from contaminants. We are extremely concerned that contaminants resulting from the proposed dispersal of abattoir waste could leach or wash into our grazing paddocks. The western boundary of the proposed waste water dispersal area is noted to be uphill from our grazing paddock boundary. Further, in periods of extended rain, active springs appear in our grazing paddock and along the bank of the Mole Creek adjacent to our paddock. We worry that such springs may originate uphill from our land and could be an avenue by which contaminants from the waste water dispersal area could be carried to our paddock and the Mole Creek. The geo-technical survey recommended in Mr Cullen's report would be the only means to map underground features.

Conclusion

In conclusion we believe that this proposed development, in particular the waste dispersal process, poses an unacceptable risk to the environment, the aquatic life in the creek (ie platypus and the endangered fresh water lobster) and surrounding properties.

On a personal level, dealing with this proposal and the impacts this could have on our lives has created a great deal of unwarranted stress and anxiety to us and other members in our community. We also feel that the proposed abattoir and its associated operations would cause a negative impact to our lifestyle on our property and in this area.

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1499541

Jan Richardson

From: P & N Pendergast <gwtiers@bigpond.com>
Sent: Wednesday, 12 August 2020 4:44 PM
To: Planning @ Meander Valley Council
Subject: Presentation regarding Tasmanian Consulting Service - PA\20\0204

Dear Mr Jordan

Re: Tasmanian Consulting Service - PA\20\0204, 105 Den Road MOLE CREEK (lot 3, Den Road MOLE CREEK)

We wish to lodge our objections to the above notated applicant's proposed abattoir. There are many negative reasons against proceeding with this project to be considered. These negatives are:

1. A large portion of the applicant's property has Conservation Covenants in place. Refer: www.thelist.tas.gov.au, Reserves & Administrative Boundaries i.e; Lot 2 (North side of Mersey River), one (13.5 ha) of the proposed sites to utilize for spreading paunch.

2. Disposal of paunch. Refer: Applicant's Consultants; Macquarie Franklin Waste Reuse Assessment Fig 2, Page 12. Lot 2, 13.5 ha (North Side of Mersey River) and Den Plain, 40.1 ha (South Side of Mersey River). A total of 53.6 ha of the overall total of 62.6 ha designated for spreading paunch on property. These two flood prone areas, north and south of the river, relegate them to be unsuitable for paunch disposal.

3. Transporting paunch. Refer: Environment Protection Authority (2017), "Paunch Contents Land Spreading Management Guidelines"; Page 6, Transport, Risks. "In Tasmania, only businesses that are registered to handle Controlled Waste category K100 may transport paunch. Spill kits must be carried by these vehicles." Therefore, on-farm tractors would not be sanctioned to carry or spread paunch. That segment of abattoir operations would require specialized vehicles to move paunch to another location.

4. Substandard, unsafe causeway across Mersey River to use for transporting paunch to Lot 2. Note: There is a documented, serious tractor accident that happened on or about 18 July 2019. The tractor was either driven or swept off a makeshift causeway into the Mersey River. The driver's rescue involved a contingent of police and SES personnel. He was lucky to have survived. A registered Controlled Waste Handler would surely decline to transport paunch across the Mersey River.

5. Refer: Environment Protection Authority (2017), "Environmental risks potentially arising from paunch contents include soil, surface water and groundwater nutrient contamination, as well as odour generation. Paunch contents also contains micro-organisms, some of which may be disease-causing". The E.P.A.'s disease list includes, "Samonella ssp., Yersinia ssp., Campylobacter ssp., Leptospirosis spp., E. coli, Cryptosporidia, and agents causing Toxoplasmosis, Johnes Disease, and Transmissible Spongiform Encephalopathies (TSEs)" In view of this E.P.A. information, we wholeheartedly object to any paunch ever being spread on the applicant's property. It could ultimately pollute land and waterways. Waterways, possibly as far afield as Devonport, the terminus of the Mersey.

6. Presently, 4 abattoirs operate in our area; Tasmanian Quality Meats Abattoir (Cressy), Longford Processing Plant (Longford), Devonport Pork Abattoir (Quoiba), Greenham Abattoir (Smithton). In addition, we have mobile butchers who service this area. Our local farmers and community already use these facilities and know them to be humane, convenient, cost efficient, and adequate.

7. Noise and odours emanating from the applicant's abattoir will annoy neighbours and cause distress for their farm animals. The applicants are non-resident. They will not hear, see, nor smell any irritants from

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their factory. The neighbours will.

8. Employment opportunities for locals, will be marginal.

9. To the detriment of our entire community, property values will most certainly decline, if an abattoir is built at 105 Den Road, Mole Creek.

We ask that you please carefully consider our noted concerns and do not allow the applicant's submission to proceed. Thank you for your attention to this matter.

Yours faithfully

Peter M and Nanette S Pendergast
PH: 6363 1202
gwtiers@bigpond.com

150 14 13

Permit Application PA\20\0204

Abattoir
Biological Waste Disposal
Effluent Discharge Field
Wastewater Reuse

105 Den Road, Mole Creek

Representing
Wychwood Garden & Nursery
80 Den Rd
Mole Creek
enquiries@wychwoodtasmania.com

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High Sensitivity Karst Area

The proposal states that "The Natural Values Atlas" was searched for features that could be impacted by the proposal in the study area and within 5 km". It identifies that the site is located in the the High Sensitivity Karst Area of Very High Integrated Conservation Value with two listed areas of significance Mole Creek Karst (2685) and Mole Creek Gordon Stratigraphic Sections (2691).

Performing the same search reveals the items of conservation significance that the proponents have omitted from the proposal.

1) The site is located atop the Den Formation, a karst feature which contains a network of horizontal caves, springs, and streams both above and below ground.

2) The site is uphill from a sinking stream (279066) that is shown in the maps used in the proposal, but surprisingly is not mentioned in the text. The creek is listed with higher conservation value than Mole Creek itself, and completely crosses the property downhill from the abattoir and effluent discharge field.

Surveys of the area have found multiple crisscrossing flows of water at various depths, with some even crossing valleys due to the complex network of voids within the karst. The flow through the network changes as the voids fill with water, and do not align with the surface drainage basins (Kiernan, 1984).

Proposal Omits Growing Sinkhole System

The proposal identifies close karst features such as sinkholes within 5 meters of the the effluent discharge and about 60m west from the abattoir. The surface drainage is claimed to be away from these sinkholes due to ridge lines. Omitted is any discussion of the subsurface drainage that accompanies a sinkhole.

One sinkhole is surrounded by the effluent discharge field. As sinkholes drain into voids that can only be downhill from the entry point, it is likely that the effluent field rapidly percolates through the sandy soil into the voids below the sinkhole. The stream that crosses part way through the effluent field appears to sink below ground directly in between the sinkhole and mole creek (see interrupted stream route in orange).

Tasmanian Government LIDAR scans are used to identify whether sinkholes are actively developing. The proposal claims that the effluent discharge field contains only a passive sinkhole, located 60m from the abattoir. Looking at the LIDAR scans omitted from the proposal shows that the sinkhole is very small in 2013. By April 2017, the sinkhole is very large and reveals connection with a large drainage system. When the field survey was conducted in late 2019, the second sinkhole had collapsed and the the original sinkhole had doubled in size. Further extensive above and below ground drainage networks are revealed in the LIDAR imagery. Please get in contact if you need help accessing the LIDAR data.

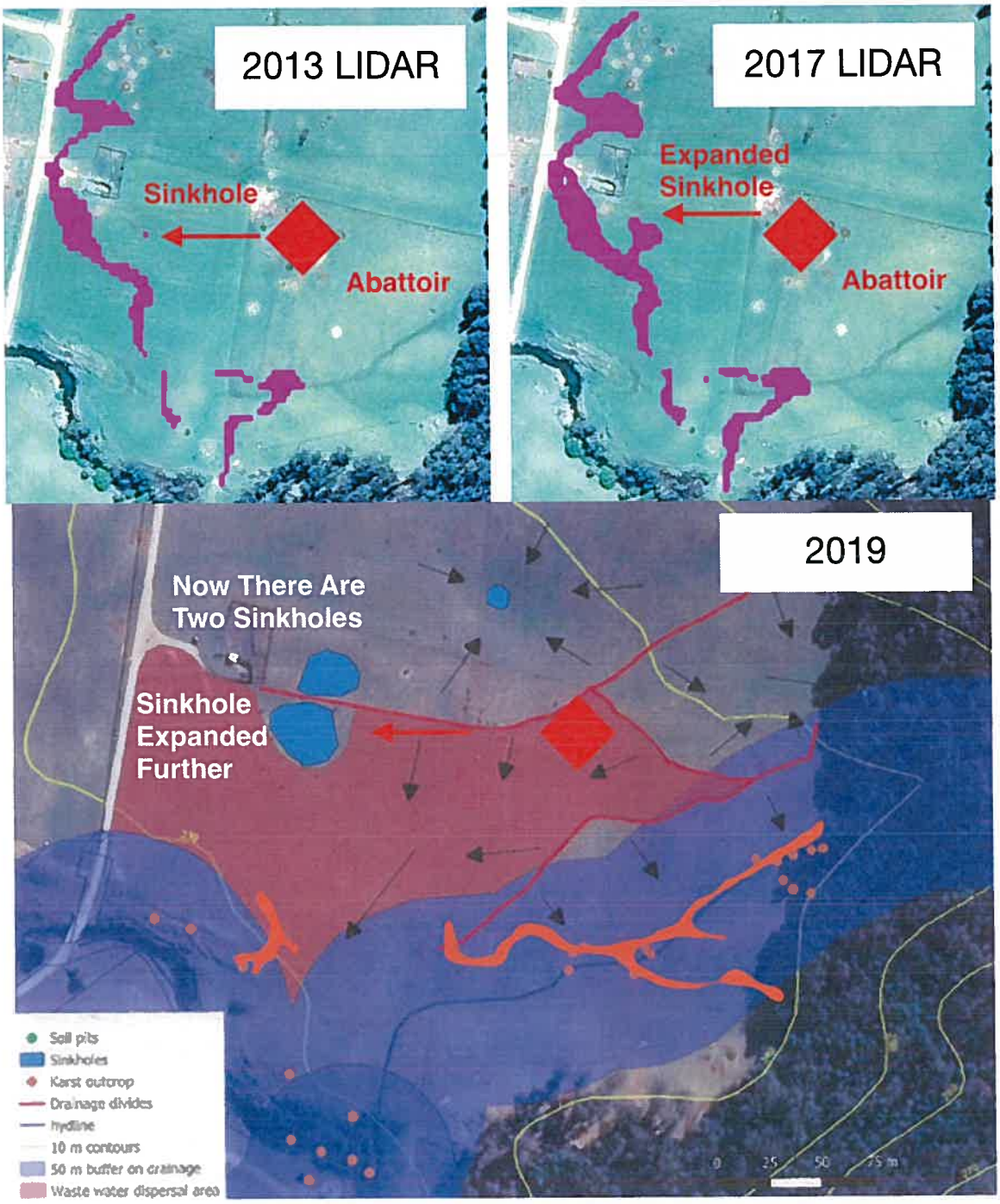

Figure 1 - LIDAR Image of Extensive Rapidly Growing Sinkhole System

Figure 2 - Valley Drains Into Sinking Stream Near Abattoir

Figure 1 presents LIDAR images that confirm that the effluent is discharged into a rapidly-growing sinkhole system that crosses the drainage field and is close to the abattoir.

The sinking stream that drains the valley behind the proposed site is extensive and follows a dynamic route downhill from the proposed abattoir site. This can be seen in the October 2016 aerial photography in Figure 2. Note that the surface drainage divide is breached underground into sinkhole system that the LIDAR images in Figure 1 shows draining into Mole Creek.

The path of the stream is even closer to the proposed site than the line representing it on the map shows. The actual stream route is superimposed in orange over the proposal diagram in Figure 3.

The drainage lines and divide from the proposal show that the abattoir drains downhill directly into a drainage divide that flows into the same sinkhole void that this stream drains into. This is confirmed by matching the LIDAR image of this sinkhole in Figure 1.

The diagram used in the proposal shows black arrows pointing in the direction of drainage. However, arrows are only drawn for half of the proposed site. The missing drainage arrows would have revealed the sinkhole system under the effluent field and the sinkhole where the stream and abattoir drainage divide meet.

Figure 3 - Missing Arrows Would Have Revealed Both Systems

Soil Chemistry Prohibits Effluent Re-use

The Sandy Soil Can Not Hold Nutrients

The karst field survey of the site in the proposal identifies the soil as free-draining soil derived from eroded sandstone further uphill. The soil analysis in the proposal identifies there is almost no capacity for the soil to retain nutrients without leaching into groundwater or runoff. The severity of the leaching is confirmed with low levels of soluble nutrients.

Further confirmation that the soil has been washed clean of all nutrients is shown in the electrical conductivity test result, which is 36 times lower than the *Very Low* threshold.

An analysis of water found in the closely located Den Cave and Den Spring was performed in 1984 (Kiernan, 1984). These locations recorded the highest nitrate levels in water in the region and the source was identified as inappropriate fertiliser use. This confirms that the area around the site is easily contaminated by surface activities.

Soil Chemistry Results Resemble Beach Dune Sand

Cation Exchange Capacity (CEC) measures the ability of the soil to bind to positively charged nutrients so they stay in the soil instead of leaching into groundwater (Department of Primary Industries, 2020). Clay has a high CEC capacity and can hold nutrients well. Sand has a low CEC as it cannot bind to charged ions, meaning nutrients are washed down into the groundwater and are unavailable for plants.

The proponents include a Soil Analysis report that reveals CEC values for the soil ranging from 5.4-6.3 in the sites of the abattoir and effluent discharge. Even testing to the top of Mersey Hill does not find a result higher 7.2. The analysis states that a range of 12-40 is considered normal and that this capacity is low.

Comparing results taken at the same depth, beach dune sand has only slightly lower nutrient holding capacity at 5.0 (Ahuja & Singh, 1997; Department of Primary Industries, 2020). This is expected as the location was located in the ocean in previous era.

The issue is even worse than the low CEC values suggest. As the soil has a low Cation Exchange Capacity and high sodium levels, the cations in the soil are in the water around the soil particles, and not actually held by the particles. These cations will be leached or drained away in the soil water (Department of Primary Industries, 2020).

The conductivity tests show that almost all of the nutrients and soluble minerals have leached into the groundwater. The results are truly remarkable: Mixing 1kg of soil from the site with five litres of distilled water would leave the water cleaner than most of Australia's town water supplies.

Proponents Unaware of Soil Leaching Issue

The proponents state that "The soil analysis shows that the area would benefit greatly from application of the nutrient rich wastewater." However, the soil type results in all of the nutrients instantly being lost. While application of the nutrient-rich wastewater might benefit plant growth on the days it is applied, the consequences to groundwater are catastrophic.

The rapid percolation of effluent through the course sandy soil into groundwater results in rapid groundwater contamination. However, the proponents expect the opposite problem— that levels of nutrients will accumulate in the soil excessively.

The proposal contains statements indicating that the proponents are are not aware of the decades of research published into the parameters of the soil of the area:

> "Ongoing monitoring should be implemented to ensure nutrients within the soils are managed to avoid accumulation "
>
> "The property has sufficient land available to move (and/or rotate) wastewater irrigation areas if annual soil monitoring indicates nutrient accumulation. "

These statements are a concerning misunderstanding of the studies, documents and maps that are mistakenly quoted as supporting the proposal. Reading the original documents reveals a series of omissions that would rule quickly rule out the site for the proposal.

Moreover, a large area that has none of these issues is available on the same block property. Why choose a hillside site above sinkholes and a creek over a large flat area without karst, groundwater or surface water issues?

Wastewater Reuse Requirements Not Met

It is the responsibility of Meander Valley Council to ensure "that the re-use scheme is operated in accordance with an agreed management plan or set of parameters to protect human health and the environment" and the reuse does "not cause public harm" (EPA Tasmania, 2002). The proposal refers to the requirements for wastewater reuse that are published in *Environmental Guidelines for the Use of Recycled Water in Tasmania 2002*.

Class B Uses Proposed for Recycled Water
The proponents list permitted uses in their Waste Reuse Assessment parts 4.1 and 4.2. These include irrigating pasture for consumption by livestock. These causes correspond with EPA Class B Recycled Water.

Fails Mandatory Effluent Quality Requirements
The Mandatory Effluent Quality for Class C recycled water is a BOD of 80 mg/L, which cannot be achieved using primary treatment methods alone (such as DAF) (EPA Tasmania, 2002).

However, irrigating pasture and fodder crops requires Class B Mandatory Effluent Quality, with a required BOD of less than 50 mg/L. After secondary treatment, a combination of UVC, ozone treatment and chlorination are used to reduce pathogen contamination.

The proposal estimates the BOD of the abattoir wastewater before treatment to be 1300-7500 mg/L based on the Mittel study. The stated goal of minimising water use would have the effect of increasing the concentration of pollutants above the values proposed.

The lower range proposed (1300mg/mL) for the abattoir wastewater pre-treatment is an unusually low figure. For comparison, the final treated effluent after DAF treatment is over 1800mg/mL at one Tasmanian abattoir (EPA Tasmania, 2017).

With a claimed 80% reduction in BOD values with the proposed treatment system, BOD of the treated effluent would be reduced to 260 - 1500 mg/L. This value is far in excess of the mandatory standard for any use of recycled water and well short of the 50 mg/L required for irrigating pasture. For comparison, the Mittel study used by the proponents uses 200 mg/L as the baseline BOD value for raw sewage.

With only chlorination for disinfection, durable pathogenic cysts such as *Ascaris* and *Cryptosporidium* will persist in the environment for years. To meet Class B requirements, UVC and ozone treatment are required.

There is no mechanism proposed to disinfect paunch waste and DAF sludge which are concentrated pathogen sources. UVC and ozone are not suitable for solid waste or liquids with turbidity. The use of chlorine alone does not kill durable pathogenic cysts such as *Ascaris* and *Cryptosporidium*.

Discharging Pollutants After Measurement
The submitted proposal uses a DAF treatment system to separate pollutants from the wastewater. After separating the concentrated sludge of pollutants from the wastewater, the proponents propose measuring the quality of the treated effluent released onto the field. Then **after recording a cleaner measurement, the separated sludge containing the concentrated extracted pollutants are to be discharged back onto the same effluent discharge field.**

For the measurement to be valid, the sludge that is discharged needs to be included in the measurements of effluent quality. This would count the pollutants discharged instead of hiding them temporarily from the results. This true measurement would show BOD, mineral and nutrient levels at least an order of magnitude higher again.

Irrigation Site

Under EPA guidelines for local government, the Local Area Assessment must ensure that the irrigation site is "located away from defined watercourses", "not in groundwater discharge or seepage area", and avoiding "rapid groundwater recharge areas" (EPA Tasmania, 2002). Discharging effluent into downhill field with active sinkholes could not be described as meeting these requirements.

Monitoring Frequency

The proposal states that "Wastewater monitoring should be undertaken biannually", however the EPA states that monthly monitoring is required for Class B Recycled Water schemes using less than 1ML/day (EPA Tasmania, 2002). In addition, at least three groundwater bores for monitoring are required. Waterway monitoring is also required after every major rainfall event. These are not included in the proposal.

We suggest an alternative site at the end of this document that is well downhill of the karst system and does not present these water quality and discharge site problems.

Pathogen Contamination

The proponents have identified that the discharge of effluent onto the paddock will render the land unsuitable for grazing due to pathogen contamination:

> 2.1 "Due to the risks associated with *Taenia sp*.(tapeworm) pigs and cattle are to be excluded from all sites irrigated with wastewater. Any fodder removed from wastewater irrigation areas will not be suitable for pigs or cattle. "

The proponents have used abattoir effluent water quality research from the Mittel (2004) study five times in their proposal. Despite this, the proponents have omitted the key result of the study despite it being repeated three times almost word-for word in the study abstract, discussion and conclusion. The conclusion of the study states:

> "Abattoir wastewater contains several million cfu/100 mL of total coliform, fecal coliform, and *Streptococcus* groups of bacteria. The presence of these nonpathogenic microbes indicates the possible presence of pathogens of enteric origin such as *Salmonella ssp*. and *Campylobacter jejuni* and of gastrointestinal parasites such as Ascaris *sp*., *Giardia lamblia*, and *Cryptosporidium parvum* and enteric viruses."
>
> "Pathogens might threaten public health by migrating into groundwater or through traveling off-site by surface water, wind, or vectors (i.e., animals, birds, etc.). European countries and the province of Quebec in Canada have already placed threshold values for pathogens in abattoir wastes for land spreading to avoid surface and ground water contamination. "

Inappropriate Treatment For Abattoir Waste

The wastewater treatment system referred to in the application consists only of primary treatment with no biological secondary treatment stage that is required to achieve the mandatory minimum water quality for discharge. Further, the disinfection system is unsuitable for abattoir use and does not kill commonly encountered pathogens. The manufacturer does not market the system as being appropriate for abattoir use, rather for applications such as car washes and the food industry.

As the system is not intended for treating abattoir waste, it uses chemical disinfection based on chlorine. Chlorine disinfection is considered inappropriate for modern wastewater treatment systems as it does not reduce major pathogens of concern to a safe level - even in combination with supplementary UVC treatment.

For example, *Ascaris* and *Cryptosporidium* cysts are resistant to chlorine disinfection of abattoir effluent and remain viable for many years (Krishnaswami, 1968). UVC treatment of water with *Ascaris* cysts has the counter-intuitive effect of increasing virulence and growth rate of *Ascaris (Aladawi, Albarodi, Hammoudeh, Shamma, & Sharabi, 2006)*.

Pathogens that reach groundwater or surface water may infect humans or animals through drinking water or ingestion of a crop or food. Pathogens present at low levels in this effluent, paunch waste or dumped sludge will multiply when they are exposed to favourable conditions (Gagliardi and

Karns, 2000). Pathogenic cysts remain viable for many years in the environment, inactive until they enter a new human or animal host. This is a major route of human illness in the developing world. Pathogens threaten health by migrating into groundwater or into surface water. Once the treated abattoir wastewater is applied to land, each successive irrigation or rainfall event drives pathogens further into groundwater and into the downhill creek.

Sludge disposal from the DAF system

In the proposal, pathogenic DAF sludge and other biological waste are to be discharged onto the same land as the effluent. The drainage field is atop an active karst environment with sinkholes. Even in the absence of sinkholes, the free-draining soil will quickly percolate pathogens into groundwater or into Mole Creek. Any rain that occurs after sludge and waste disposal will carry pathogens into the drainage lines the proponents have identified that run into the Mole Creek.

The wastewater is treated by extracting pollutants into the DAF sludge. Applying the pollutants onto the land defeats the purpose of extracting them from the effluent. Even if the proposed treatment system was upgraded to include chlorine, UVC and ozone disinfection, the DAF sludge and other wastes would remain untreated and inappropriate for discharge in this location.

Karst inappropriate for pathogenic waste disposal

The microbiological and chemical parameters mostly show little attenuation after flowing through the karst aquifer for distances of hundreds to thousands of metres, implying that the karst aquifer has a limited or negligible effect in reducing water pollution (Eberhard & Houshold, 2002).

Subsurface drainage in this area generally has far less capacity for remediation of water quality problems than do non-karst ground-water systems. Three decades of research into the very hill that this proposal is for demonstrates that the springs within this hill have not been purified through a long residence time underground (Eberhard & Houshold, 2002). Microbiological data indicates that Mole Creek groundwater have little to no capacity to reduce contamination introduced by the disposal of this effluent and concentrated animal waste.

Effluent Odour Intensity

The proposal notes that fugitive fragments, coagulated solids and lipid sludge that will be discharged have a "high potential for odorous decomposition" due to their high nitrogen to carbon ratio and biological instability. No further assessment of odour issues are included in the proposal.

An estimate of the odour from decomposing treated effluent is provided in the proponents wastewater composition study (Mittel, 2004). Measurement of Biological Oxygen Demand (BOD) directly corresponds to foul odour intensity. The proposal includes BOD results from the study but fails to include the baseline for odour used for comparison. The omitted text uses raw sewage for comparison at 200ppm. Effluent at 200ppm can generate nauseating odours for more than two kilometres (Gostelow & Parsons, 2000; Gostelow, Parsons, & Stuetz, 2001; Onkal-Engin, Demir, & Engin, 2005). Vastly higher odour is expected from the concentrated, untreated fugitive fragments, coagulated solids and lipid sludge proposed to be discharged.

Composting of abattoir waste has been unsuccessful in Tasmania (EPA Tasmania, 2017). The biologically unstable nature of abattoir waste and the high nitrogen to carbon ratios present technical difficulties that have not been resolved to attain an environmentally acceptable production method. A consequence is anoxic heaps of organic waste that form significant sources of odour. Composting abattoir waste in annual rainfall levels of 1000mm is considered almost unachievable in Tasmania (EPA Tasmania, 2017). Mole Creek's 1200mm rainfall will likely make composing impossible.

Atmospheric Dispersion Modelling

The application omits any reference to atmospheric dispersion modelling of emissions from the proposed effluent discharge, paunch waste disposal, DAF sludge, paunch waste storage, abattoir waste storage and other activities.

Figure 4 - Our property is in a severe frost pocket.

At 220m above sea level, our property is situated at the lowest elevations of the Mole Creek Valley. Consequently, the gravity-induced downwards flow of cold air each night is channeled via our property. In theory, the coldest air should follow the lowest elevation which is along Mole Creek then down into the Mersey Valley. However, air drainage downhill from our property is heavily obstructed resulting in air pooling instead of continuing.

The combination of these effects is so severe that our property measures frequent sub-zero temperatures overnight through each of the summer months and winter overnight temperatures of -12° C. Our production nursery business is dependant on this consistent nightly downwards cold air drainage, as we uniquely specialise in plants from cold climates such as Alaska, Siberia and Canada.

The topography of the hill behind the proposed abattoir, combined with our low elevation, results in an extraordinary problem. The only direction cool air can drain from the site is directly downhill towards our property, as all other directions are uphill.

Further compounding the problem, the hills enveloping the proposed site are more than 60m higher in elevation which can block airflow three times higher again (Longstroth,). This acts like a lens, further concentrating the air above the abattoir and effluent discharge and focusing the flow directly onto our property as illustrated in Figure 5.

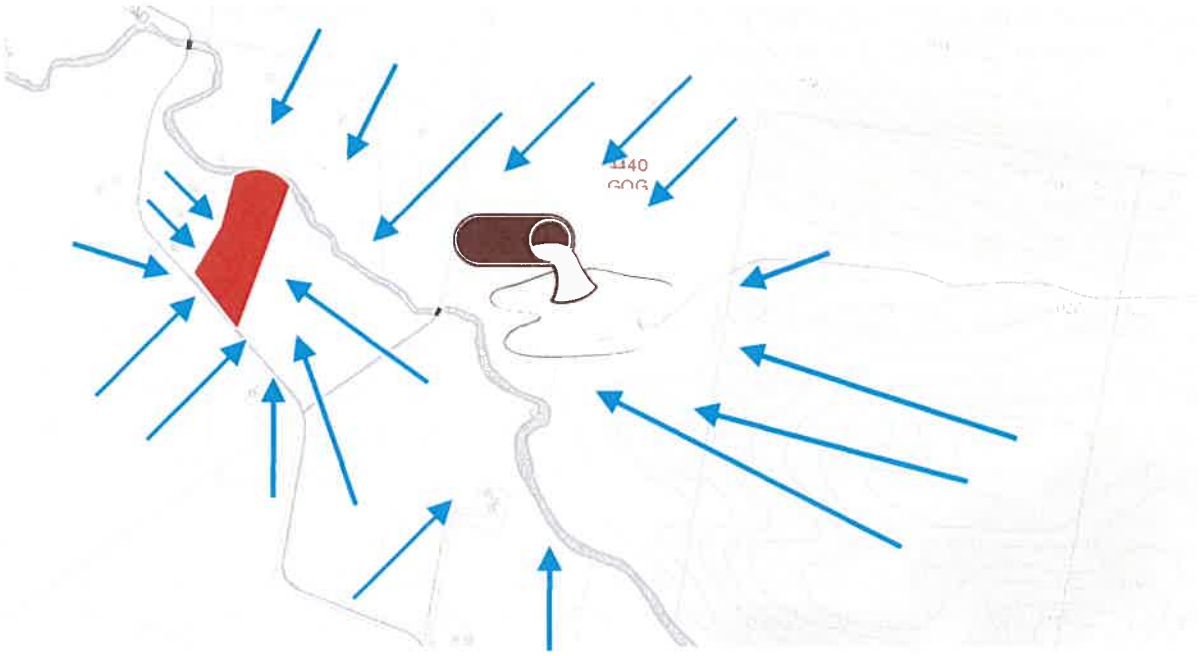

Figure 5
Cold Air from Proposed Site Pools at 80 Den Road Each Night

Business Impact on Wychwood

In addition to being to a specialist production nursery with customers across Australia, Wychwood Garden and Nursery is a high-profile tourist destination. Extensive media coverage within Australia and abroad has described Wychwood as "a work of art... the most beautiful garden in Tasmania", "mystical... utterly bewitching" and "one of the most exquisite (gardens) in Australia, much visited and admired." Each season the unique garden is enjoyed by thousands of mainland visitors and hundreds of organised tour groups. Thousands of Tasmanians visit the gardens to see the 1000 cold climate plant varieties featured in the garden and can purchase the plants they see from us directly.

Scent is a key aspect of the tourist experience of the garden, and a key selling point of the plants we sell. More than half of the 500 plant varieties we sell have scent as a characteristic driving customer sales.

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Tourists from warm climates enjoy touching the creek water to experience the unexpected ice cold water even in the peak of summer. Customers bring children that consistently touch the water against their parents advice.

Any sensation of nauseating odours would reduce average customer dwell time and consequential total spend. Customers that psychologically link Wychwood with the odour will reduce the likelihood of future visits to Wychwood, and could cause some customers to never return.

The proponents accept that the pathogens they will release render their own land unsafe for their animals. Pathogens ultimately end up downhill and downstream passing thorough our property. Platypus, eels and trout are abundant in our section of the creek. Any imbalance that results in the waters becoming less desirable will see them swim elsewhere. Worse, wildlife could become ill with the pathogens deemed unsafe for human and livestock contact. The proposal does not discuss the impacts of these pathogens on the several endangered and vulnerable species recorded in government databases within 200 meters of the site. It is inconsistent protecting the proponents animals from these pathogens, but not giving attention to the animals downstream.

Alternative Site on Same Property

There is a more appropriate location (Figure 6) on flat land within the same property which avoids all of the issues highlighted in this representation. Further, the alternative location is supported by both the local community as well as professionals that are concerned about the proposal.

At this alternative site, there are no groundwater issues, no sinkholes and the Mersey River is 250 to 500m away on flat ground. Water from the Mersey River does not enter the karst, but rather the river serves as a base level for water draining from the karst unit above (Hydro Tasmania, 2011).

There is an existing driveway from the current proposed site to the alternative location, where the abattoir can be sited near existing farm buildings or up to 1600m further away.

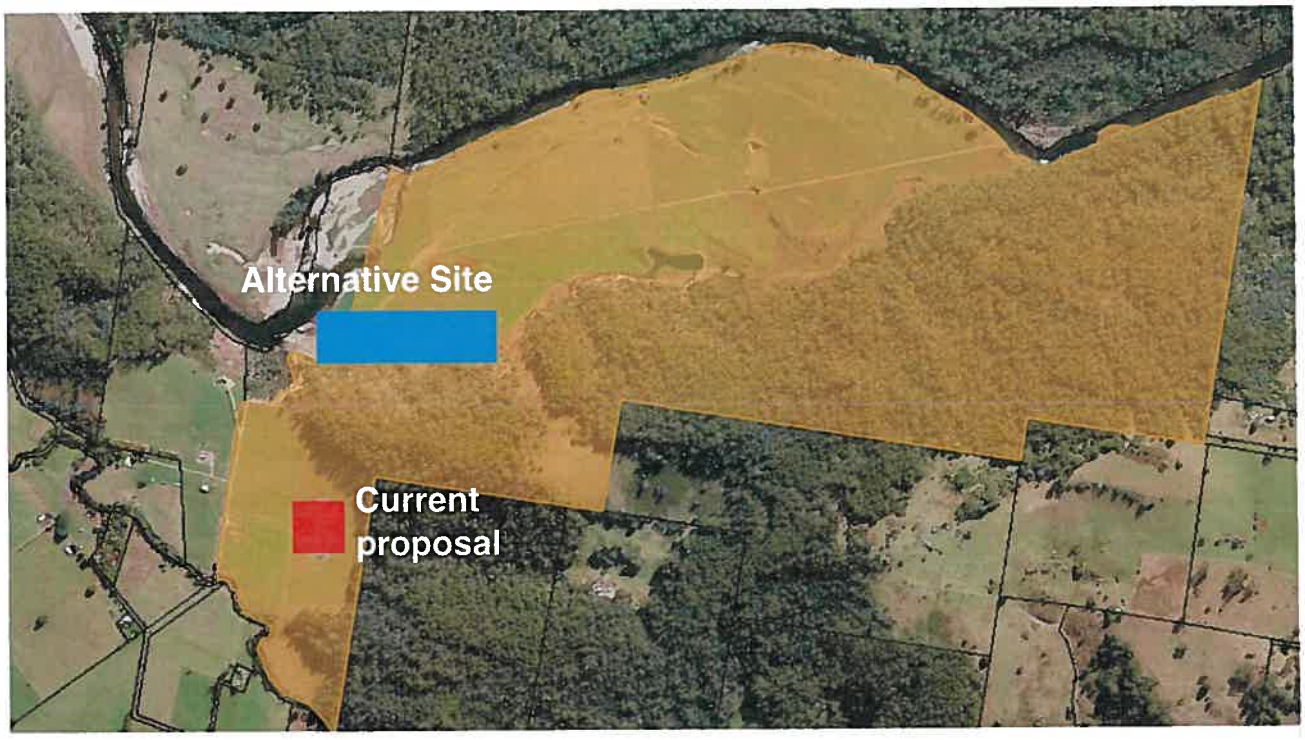

Figure 6 - Title extends to flat ground without the problems of the proposed site.

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The alternative site could cater for future expansion to a higher volume of processing, boosting value adding and employment opportunities. Further, no properties neighbour the alternative site meaning visual impact, noise, operating hours and odour do not need to be considered.

More options for wastewater disposal and a far larger quantity of land for suitable of effluent discharge, irrigation, sludge and paunch waste.

Instead of discharging into the High Sensitivity Mole Creek environment, the Mersey River has a much larger volume of water and flow rate. This makes it less sensitive to nutrients, reduced oxygen levels and microbial contamination.

Figure 7 - The alternative site has existing buildings and driveway from the proposed location.

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Justin Simons

From: Wychwood Gardens & Nursery <enquiries@wychwoodtasmania.com>
Sent: Friday, 21 August 2020 3:15 PM
To: Justin Simons
Subject: RE: Representation for 105 Den Road Mole Creek

Yes, I wrote the document.

I have a BSc (Applied Science) from RMIT University and a BSc Hons (Microbiology) from Monash University.

I worked at RMIT University developing systems for 13 years then worked as a scientist in molecular biology for 2 years at the Doherty Institute. The Doherty Institute is Australia's only level 4 human pathogen laboratory.

Kind regards,

David Doukidis

On 21 Aug 2020, 2:28 PM +1000, Justin Simons <Justin.Simons@mvc.tas.gov.au>, wrote:

Hi David,

Thank you for your representation. Are you able to identify who has authored the representation document that you have submitted and any qualifications that they may have?

Kind regards

<mvc_logo.png>

Justin Simons, Town Planner
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From: Wychwood Gardens & Nursery [mailto:enquiries@wychwoodtasmania.com]
Sent: Monday, 17 August 2020 4:53 PM
To: Planning @ Meander Valley Council
Subject: Representation for 105 Den Road Mole Creek

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1501181

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17th August 2020

Re-advertised Planning Notice: application for a permit on behalf of Durham, concerning an abattoir on Lot 3 Den Road Mole Creek on High Sensitivity Karst land.

I refer to my report of 30 April 2020 (via Carol Douglas) in response to the previous application. The development proposal is for a new high intensity industry sited on karst landscape classified *High Sensitivity* by MVC. Significantly, there is no firm quantification of an upper limit for the scale of the operation in future, bringing into question the capacity to prevent environmental, amenity and scenic degradation by the development.

I stand by my previous representation.

In the present context, I have considered the present version of the application for amendments since the first version, in particular: *Conclusion* (p 17) and new waste disposal mapping (*Figure 2. The location of a second waste water disposal area in relation to an active sinkhole and a 50 m buffer around this karst feature* [and] *Figure 2, Paunch spreading*, p 12). I stand by my April 2020 report.

The *Conclusion* (p 17) states (in part):

"*.....that Durham Holdings has sufficient land available (outside of Karst areas) for reuse of wastewater and paunch....*"

However, I bring to Council's attention that the mapping referred to above shows waste disposal areas are located almost entirely on High Sensitivity classified karst. Only a minor component area to the north of the Mersey River is outside mapped High Sensitivity karst, and may well have karst hydrological features. Has this area been assessed?

In my previous report, I provided expert background to assist Council to appreciate karst as a landscape, achieve a basic understanding of karst hydrological processes and their uncertainties and the potential environmental and amenity implications of such a development. I concluded (p 8):

> *The author's view is that on examination of the proposal and consideration of the risks to the environmental values of the karst, the abattoir and associated infrastructure should not be allowed to proceed at this site. An abattoir represents a substantial increase in intensity of industry on the pastoral karst land from its existing use. The risks to karst environmental*

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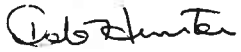
values, land stability, amenity and water quality are significant. It is this author's view that such developments should be sited off the karst landscape.

My findings were based upon qualified specialised knowledge, enhanced by longstanding local experience. My fundamental challenges to the proposal stand. Notwithstanding other expertise and experience Durham's consultant may possess in their professional capacity, in my view inadequate knowledge of karst by the consultant appears evident. Non-specialist (mis-)use of karst terms confound meanings and is potentially misleading. This makes Council's job of assessing the proposal with other ratepayers' and local residents' interests in mind difficult at best.

The consultant's report is relied upon by the proponent, yet takes a piecemeal approach based on a series of individual karst features such as subsidence and collapse dolines (*sinkholes* [sic]) and limestone outcrops, as if they are *unrelated*, which is not so. The consultant has mapped and showed proposed buffers around a number of discrete features; dolines and where aerial exposure(s) of bedrock occur(s) as mapped and labeled in the consultant's report. However *karst* is a *landscape*.

The lack of specialist hydrological and geomorphological site investigation in my view should preclude support for the siting of an abattoir anywhere on High Sensitivity karst. The suggestion that broadacre disposal of abattoir waste should proceed despite the detailed investigations I have previously recommended is a dangerous proposition threatening existing uses, water supplies and amenity.

I would welcome an opportunity to answer questions and explain karst processes and my findings to Council staff and Councilors.
Yours Sincerely



Deborah Hunter BEnvSc (Hons), MSc

PLANNING AUTHORITY 1

Jan Richardson

From: Roger Lane <rlane@sbsc.tas.edu.au>
Sent: Sunday, 16 August 2020 11:44 PM
To: Meander Valley Council Email
Subject: REPRESENTATION - DURHAM ABATTOIR- PA\20\0204
Attachments: Lane Rep for Durham PA20 0204.pdf

Mr John Jordan
General Manager
Meander Valley Council
26 Lyall Street
Westbury Tas 7303

Dear Mr Jordan,

Please find attached our Representation (as 2 attachments) regarding:

Development Application: **PA\20\0204** (Re-advertised)

Development Proposal: Abattoir (Resource Processing)- attenuated use, within Karst Management Area

Date for submission: Monday, 17th August, 2020

Thank you.

Kind regards
(Mr and Mrs) Roger and Amanda Lane
PO Box 167
Mole Creek Tas 7304

Lane Rep for Durham PA 20 0204 Appendices.pdf

--

Roger Lane

Teaching and Learning Leader - Technology

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1500 754

REPRESENTATION REGARDING THE PROPOSED CONSTRUCTION AND SUBSEQUENT OPERATION OF A PRIVATE ABATTOIR

PLANNING APPLICATION:	**PA\20\0204 (Re-advertised)**
APPLICANT:	Tasmanian Consulting Service
PROPERTY OWNERS:	Denis R Durham Holdings P/L Charles R Durham Holdings P/L Rowdy Room P/L 103 Curtis Road, Mulgrave, NSW 2756
ADDRESS OF PROPOSED DEVELOPMENT:	105 Den Road, Mole Creek, Tas 7304 (Lot 3 Den Road, Mole Creek) accessed via Big Den Road (CT: 142267/3)
PROPOSED DEVELOPMENT:	Abattoir (Resource Processing) –attenuated use, within Karst Management Area
AUTHORITY:	Meander Valley Council
DATE FOR SUBMISSION:	Monday, 17 August, 2020

PLANNING AUTHORITY 1

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RW and AM Lane
"Lachlan Mhor"
PO Box 167
Mole Creek Tas 7304
P: 0428-615-303
E: roger.lane@bigpond.com

Mr John Jordan
General Manager
Meander Valley Council
26 Lyall Street
Westbury Tas 7303

Dear Mr Jordan,

SUBJECT: Representation on Planning Application: PA\20\0204 (Re-advertised)
We write concerning the application to the Meander Valley Council regarding the proposed development of a new abattoir. This Application for Development was re-submitted by the Tasmanian Consulting Service on behalf of the owners of 105 (Lot 3) Den Road, Mole Creek, Tas 7304 (Mr Denis Durham and others) and was re-advertised on 1/07/2020.

We are **opposed to the development of a (private) abattoir** at this location for the reasons set out herein.

(A) ERRORS WITHIN THE FULL APPLICATION:

(1) Address Issues:

a) Whilst we acknowledge that the issue of the "address confusion" regarding the address for the site of the proposed development has been somewhat rectified, the address confusion is still, nonetheless, indicative of other issues within the Application for Development for the proposed abattoir. Meander Valley Council has indicated only Lot 3 (105) Den road as the 'Subject Property" in their Planning Notice. Therefore, the address '20 Den Road' should not be indicated under the satellite image-Location Plan- shown on page 3 of the Development Application- Supporting Information, as this title is not part of the Development Application.

b) It is also noted that the address issue has not yet been rectified within Appendix C-Waste Water Reuse Assessment. The address indicated in this part of the Development Application is still 20 Den Road – refer page 5 Introduction (first sentence) and page 17 Conclusion (first sentence). This address is not part of the Development Application for the proposed abattoir and does not match where the surveys were undertaken by Macquarie Franklin.

(2) Flood Prone- **Code E5**:
The error regarding the classification/zoning of part of Lot 3 Den Road as NOT Flood Prone has NOT been rectified. Part of 'Den Plain', at the northern side of Lot 3, is quite clearly indicated as being a **'major flood level'** (Refer: Fig 1, p2.) This would indicate that Den Plain on Lot 3 is Flood Prone. Even though this Flood Prone area does not impact upon the site for the proposed abattoir, it is remiss of the Applicant to indicate that Lot 3 has no Flood Prone area within it (Refer: p23 Development Application-Supporting Information E5.2 Application of this Code) considering it covers about one third of the land area of Lot 3! With the utmost respect, we contend that **the map shown (Refer: Fig 1 (A), p2), obtained from The List, does quite clearly indicate a large proportion of Lot 3 as Flood Prone**. **This is indeed relevant as the proponent has indicated an intention to spread paunch over this same area** (Refer: Fig 6, p24)! This is also quite clearly shown on the TPS overlay maps which apparently are not to be used as a reference.

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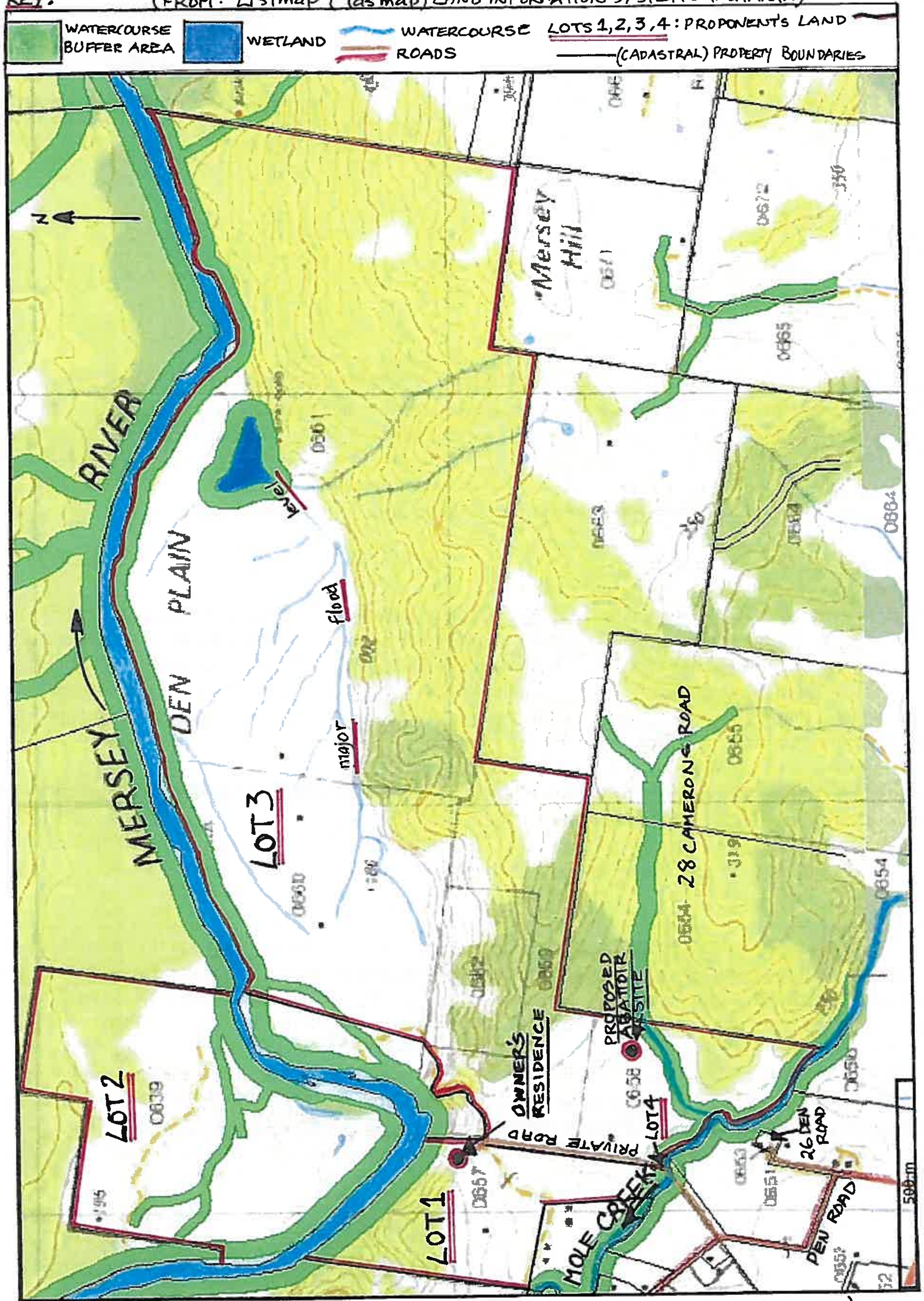
FIGURE 1(A): WATERWAY AND COASTAL PROTECTION AREAS; ALSO SHOWING 'MAJOR FLOOD LEVEL' FOR DEN PLAIN

KEY: (FROM: LISTmap (Tasmap) LAND INFORMATION SYSTEMS TASMANIA)

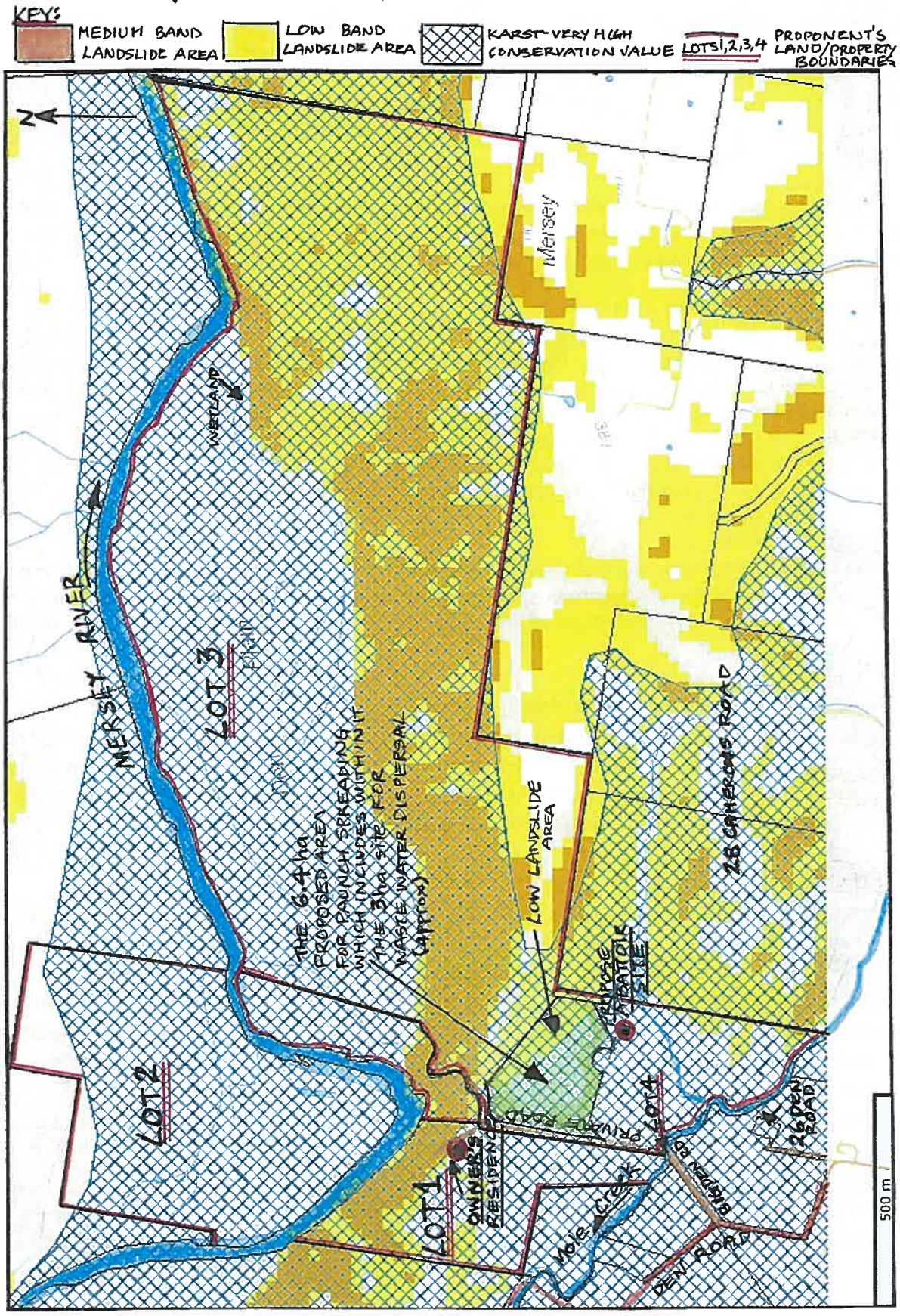


(NOTE: "major flood level" was over-printed due to the very pale original printing)

PLANNING AUTHORITY 1

FIGURE 1(B): LANDSLIDE AREAS AND KARST CONSERVATION VALUE

(FROM: THE LIST map – LAND INFORMATION SYSTEMS TASMANIA)



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(A) ERRORS WITHIN THE FULL APPLICATION: (cont)

(3) Landslip- **Code E3**:

The proponent cites (Refer: Development Application-Supporting Information p20), with reference to landslips: "Not applicable- development not in a landslip area". We contend that this is incorrect. It is clearly evident that a large proportion of Lot 3, Den Road (and other areas of the proponent's titles) are classified as medium-low landslip bands (Refer: Fig 1 (B), p3). This is especially important as the proponent for this proposed abattoir has now indicated that the new 3ha waste water dispersal area (Refer: Fig3, p7) and the 6.5ha paunch spreading area (Refer: Fig 5, p10 and Fig 6 Site B, p24) are partially located on the low band landslip area.

(4)**Some inaccurate calculations** within the Development Application concerning **Product, HSCW and Head of Cattle** which then have repercussions on the water used and generated, amount of paunch and area needed for paunch spreading, and area needed for waste water dispersal: Please refer to **APPENDIX F, pages 40-46**.

(B) INCONSISTENCIES WITHIN THE FULL APPLICATION:

(a)The shape, size and part location of the Waste Water Reuse Dispersal/Irrigation Area is still not indicated as being uniform throughout the Development Application. The Development Application-Supporting Information: Abattoir Site Plan 8982-021 shows, in pink, 2 distinct areas set aside for the waste water dispersal area: 3ha and 0.7ha. The Waste Water Reuse Assessment Report-Appendix C shows the same 2 areas but in blue: 3ha and 0.7ha. However, the Karst Report-Appendix A shows, in brown, two areas one matching the other not: 3ha and approx. 2ha! It appears that the lower/southern area (2ha) is the same shape and size as in the original Karst Report submitted to Meander Valley Council! Hence, the areas within this Development Application for waste water dispersal do not conform again. We ask: which version is to be interpreted as being correct?

(b)**Signage-Code E14 (E14.2 and E14.3)**:

The Proponent cites on page 33 of the Development Application-Supporting Information that this Code is "not applicable- no signage proposed". We suggest that the **required signs** indicated on pages 13-14 of Appendix C-Waste Water reuse and Assessment Report are indeed signs which would be attached to structures, for example: gates, fences, tanks, taps.

(C) ENVIRONMENTAL IMPACTS:

(a) Water Use:

The Applicant cannot assume that there will be no wind drift that will impact, as a result of the waste water dispersal, upon the indicated Karst features, as well as the un-named watercourse, Mole Creek, the riparian areas, the nearby landholders and their livestock. Wind drift effects can occur even after the waste water has been sprayed on the land but before it has dried. This will have an impact upon the native fauna. There is no indication by the proponent regarding the installation of an weather station to aid in determining the direction and speed of wind.

(b) Biodiversity- **Code E8**: Ecology/Habitat:

Whilst the Waste Water Reuse Dispersal/Irrigation and Paunch/Sludge (no area indicated for sludge) spreading is planned to occur in the certain areas within Lot 3 Den Road and other parcels of land owned by the proponent, it is still an unacceptable risk to the environment and to the ecology of Mole Creek that the effects of rainfall and accidental spillages have not been considered by the Applicant. The habitat/ecology in and around Mole Creek, where Lot 3 adjoins Mole Creek especially, needs only ONE rain event and/or ONE accidental spillage of waste for the ill-effects to eventuate and hence damage this part of the Karst environment. It will be too late to 'repair' the damage incurred, if indeed that can be done at all!

Further, the proponent has **two Conservation Covenants** over the properties: one on Lot 3(105), Den Road and one on Lot 2 (Refer: Appendix C, p34 and Development Application-Supporting Information, p9 Schedule 2- C413192 and C413193). These Conservation Covenants can quite clearly be seen over nearly all of Lot2 and more than 50% of Lot 3. These details become relevant due to the proponent indicating paunch spreading is proposed within these demarcated areas! It is our contention that none of these areas of the proponent's properties should be used for

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(C)ENVIRONMENTAL IMPACTS: (cont)

(b) Biodiversity-**Code E8**: Ecology/Habitat: (cont)

any activities associated with this proposed abattoir! The Conservation Covenant does not impact the actual proposed abattoir site, but vegetation just to the south of this site is part of the Conservation Covenant. The whole of the proponent's 4 titles, collectively forming the property, is classified as: "Threatened Native Communities Conservation Significance" (Refer: Appendix B, p 33). Again, it is shown in the TPS map overlays, in the Regional Ecosystem Model, that much of Lots 2 and 3 of the proponent's land is also classified as Threatened Fauna Habitat, Threatened Native Vegetation and Threatened Fauna, however, it appears that this important information is not relevant now but may be when the TPS is fully adopted! Why important soon but not now we ask? The same species are present now but may not be in the near future as a consequence of this proposal! To spread paunch over lot 2 would require it to be transported over the Mersey River using a non-approved 'causeway '(one accident just recently!) or via Liena and Union Bridge Roads through a possible easement on someone else's property. Not ideal!

(c) Rainfall/Water Quality:

Rainfall, of course, will still occur in Mole Creek. Whilst the Bureau of Meteorology does its best to inform the public of imminent heavy rainfall, it still occurs more suddenly and in greater amounts than they often predict, especially in Mole Creek. The Applicant cannot predict this type of situation. It is too late once the paunch, sludge and/or waste water have been spread! The Applicant has shown no indication at all of how it is intended to avoid such a catastrophe!

Refer: *"Water Quality **Code E9** - E9.1 Purpose of the Code ; E9.1.1 The purpose of this provision is to:*

a) Consider the impacts of development to limit adverse effects on the following:

i) wetland and watercourse ecosystems; and

ii) flow regimes, water levels, biological activity and physical characteristics; and

iii) the variety of flora and fauna; and

iv) the role of wetlands and watercourses for water supply, flood mitigation, environmental protection, as resources for recreational activities and as attractive features in the landscape."

This code does apply. We, as landholders in Mole Creek, do not know of any other landholders/farmers in this High Sensitivity Karst Area who would deliberately pollute/harm the environment or conduct activities on their properties that could pose a threat to the environment. The action of Waste Water Reuse Dispersal and paunch/sludge spreading, we suggest, poses too great a risk to the Mole Creek environment in this vicinity of Lot 3 and to future use on the Applicant's own property in the Waste Water Dispersal areas. As for the sludge waste, it is yet to be indicated in this Development Application as to where this is to be spread, any treatment of it and the quantity of the sludge.

As indicated within the Development Application : Appendix C- Waste Water Reuse Assessment Report, p13, there are several withholding periods and non-permitted uses for various activities to take place on Lot 3. Aside from these imposed limitations, it is the effect(s) of rainfall and significant rainfall events that are of greatest concern regarding the 'safety' of Mole Creek and its riparian environment at Lot 3's boundary with Mole Creek and downstream from Lot 3. The buffer areas already in place (Refer: Fig 1, p2) to protect Mole Creek would not suffice if the events such as those in January 2011 (230mm/30hrs) and July 2016 (295mm/30hrs) were to occur before the paunch had disappeared or composted into the ground and the waste water irrigating had time to dry or be absorbed.

We would respectfully suggest that the buffer of 50m adjacent to Mole Creek and 40m buffer adjacent to the un-named watercourse are those imposed by Meander Valley Council Interim Planning Scheme, 2013 and The List (Refer: Fig 1(A), p2). These buffers protect Mole Creek itself. A buffer needed for attenuation reasons would then be

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FIGURE 2: TABLE E11.1 ATTENUATION DISTANCES

(FROM: MEANDER VALLEY INTERIM PLANNING SCHEME, 2013)

POINTS OF INTEREST DENOTED WITH *

Table E11.1 Attenuation Distances

The attenuation distances in Table E11.1 and Table E11.2 must be measured between the outer edge of the area used by the listed activity and the property boundary of the sensitive use or development, except for extractive industry the attenuation distance must be measured from the boundary of any applicable mining or quarry lease.

ACTIVITY	DIST (M)
Abattoirs (primary) *	
- Large animals, greater than 100 tonnes/ year production (odours, noise)	500
- Large animals, less than 100 tonnes/year production (odours, noise).	300
- Small animals (e.g. poultry) (odours, noise)	300
Abattoirs (secondary)	
- rendering etc (odours)	1000
Pre-mix bitumen plants (e.g. batching)	
- mobile and static (odours)	500
Brickworks	
- (dust, noise)	200
Composting (vegetation only)	
- with or without turning (odours)	500
Composting (animal wastes)	
- incorporating human and animal wastes without turning (odours)	500
Composting (animal wastes)	
- incorporating human and animal wastes, with turning. (odours)	1000
Concrete batching plants	
- (noise, dust)	100
Concrete or stone articles	
- (not pipe extrusion) (noise, dust)	100

ACTIVITY	DIST (m)
Disposal sites *	
spray irrigation of liquid wastes of animal or vegetative origin (odours, disease vectors)	
• primary treated	500
• secondary treated	200
Feedlot and holding yard	
- cattle and sheep (odours)	3000
Fibreglass manufacturing	
(odours)	200
Fish processing (primary)	
- fish filleting etc.	
(odours, noise, lights)	100
Fish processing (secondary)	
- fish meal production etc.	1000
Flour Mills	
- (particulates, noise).	300
Foundry	
- (odours, particulates, noise)	1000
Liquid waste treatment *	
- e.g. treatment lagoons for wash down, processing effluent etc. (odours).	200
Metal fabrication	
- (noise, odours).	500
Organic waste treatment	
- e.g. cattle and pig slurry (odours)	500

ACTIVITY	DIST (M)
Crematoria	
- (odours, particulates)	300
Dairy Products	
- (odours)	100
Disposal Site	
- (odours, dust, disease, vectors, visual)	500
- transfer station (except very large stations) (odours, disease, vectors, noise, visual).	150
- non putrescible wastes (odours, noise)	50
Quarry/pit etc.	
- no blasting, crushing or vibratory screening (noise, dust)	300
- blasting (noise, vibration, dust)	
• hard rock.	1000
• material other than hard rock.	300
- crushing (noise, dust)	750
- vibratory screening (noise, dust)	500
Saleyard	
- stock (odours, noise).	500

ACTIVITY	DIST (m)
Piggery	
- intensive husbandry (odours)	500
Sawmill	
- including wood waste burnt in approved incinerator, wood chipper or use of internal combustion powered chainsaw. (noise, particulates)	300
Poultry	
- intensive husbandry (odours).	500
Smallgoods manufacture *	100
Storage *	
- petroleum products and cruce oil (odours, noise)	
• with fixed roofs	300
• with floating roofs	100
- wet salted or unprocessed hides (odours)	300
Wood preservation	
(odours, noise)	100
Wood chipper	
(noise)	300

Environmental Impacts and Attenuation Code Page E11-4

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FIGURE 3: **LOCATION OF WASTE WATER DISPERSAL AREAS WITHIN LOT 3 and OTHER PROPERTIES**

(FROM: Base Map from The List Tasmania)

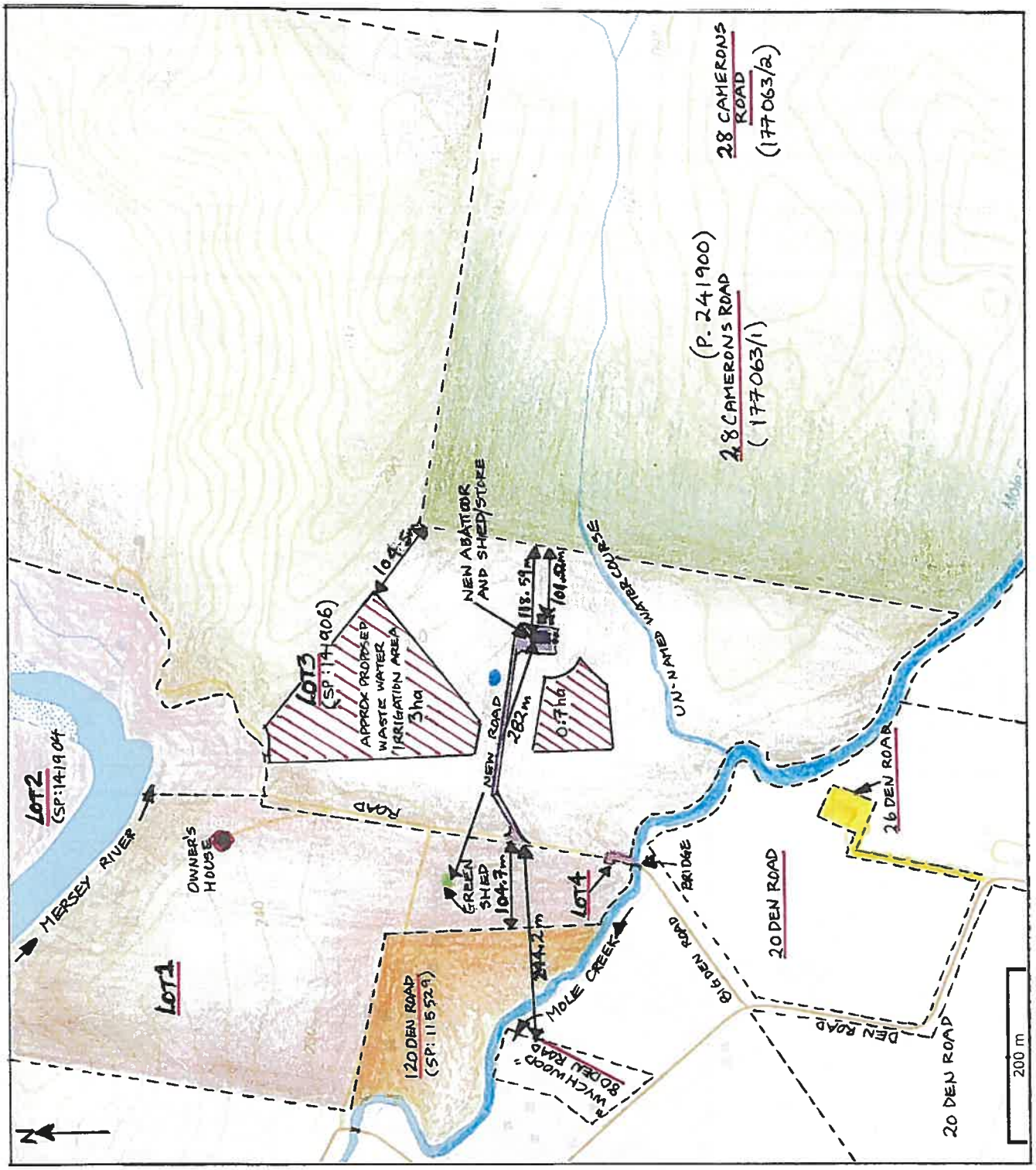

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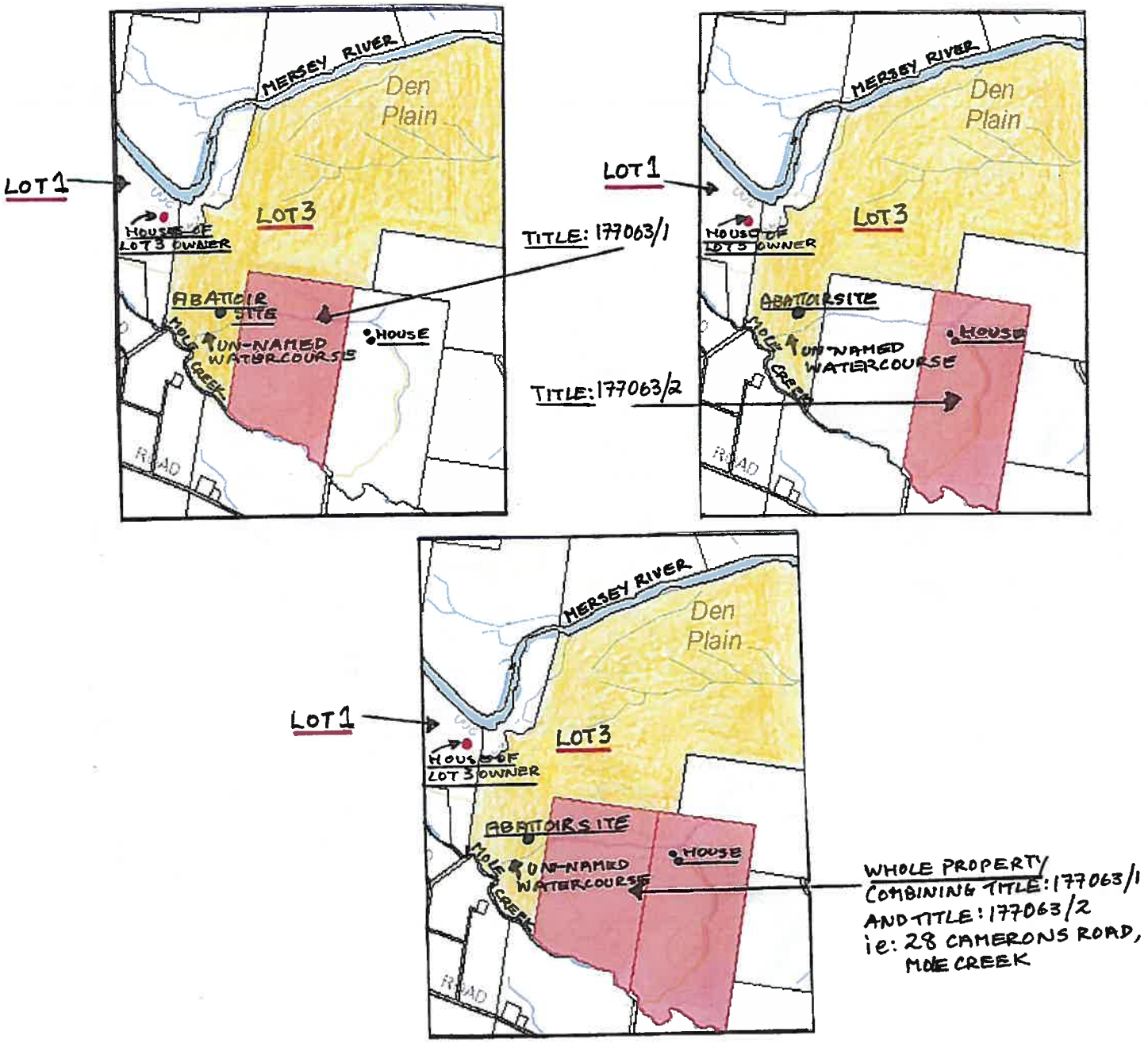
FIGURE 4: **Justification for the use of the Property situated at 28 Camerons Road, Mole Creek, regarding Attenuation Distances to the proposed abattoir.**
(FROM : THE LISTMAP TASMANIA)

"The List" indicates that 'Titles' are parts of an owner's property. Therefore, Title: 177063/1 plus Title: 177063/2 combined becomes the property owned by the residents of 28 Camerons Road, Mole Creek. As this property, which has a sensitive use located within its boundaries (ie: house and other buildings on Title: 177063/2), adjoins Lot 3 Den Road, it therefore has a boundary to which attenuation distances can be calculated regarding the proposed abattoir.
"Table E11.1 Attenuation Distances" (Refer Fig 2, p6) specifically indicates "must be measured from the outer edge of the area used by the listed activity and the property boundary of the sensitive use".

Hence, it is appropriate that this property (Property number 6269780) situated at 28 Camerons Road, Mole Creek can be used for attenuation purposes as it contains a sensitive use within its boundaries..



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(C)ENVIRONMENTAL IMPACTS: (cont)

(c) Rainfall/Water Quality: (cont)

needed to further protect the riparian fringes of Mole Creek and that of the un-named watercourse in the south- east of Lot 3.

Any buffer(s) required for attenuation purposes should really be to the outer edge of the buffers already in place. Hence, the attenuated buffer for the waste water dispersal should be from that already in place as shown on Figure 1(A), page 2, and therefore 100m from the actual watercourses not 50m as shown on the Irrigation Plan Figure 1 page 9 of the Waste Water Reuse Assessment Report- Appendix C. We note also that no buffer is in place at all on this same plan for the depicted un-named watercourse in the south-east corner of this Plan (except for around the denoted karst features).

We raise these points due to the impacts of rainfall: amount, intensity and the sudden nature of the rainfall. The further the waste water dispersal area is from Mole Creek the less possibility there is of impacts by pollution. We suggest that the 0.7ha dispersal area attenuation may comply for Mole Creek but not the un-named watercourse- only 50m (without the 40m already in place by the Planning Scheme. The size of this 0.7ha area should be smaller to take this extra attenuation into account due to the requirements by the Meander valley Interim Planning Scheme, 2013.

Mole Creek is a water supply for several landholders downstream from Lot 3 and therefore it is considered by these same people that the proposed abattoir and associated activities poses a possible adverse effect on Mole Creek and the un-named creek and their riparian areas/habitats.

Further to the above, the proponent is proposing to spread paunch over a wetland designated area of Den Plain (Lot 3) (Refer: Fig 1 (A) and(B), pp 2-3) and Fig 6, Site D, p24 and also shown in the Development Application- Appendix C, p12). This paunch spreading is also proposed to occur on Lot 2 which has protected watercourses but without evident buffers in place within the Development Application (Refer: Fig 1(A), p2 and Fig 6, Site A, p24). Paunch spreading is also proposed over a very large proportion of Lot 3 (Den Plain) 40.1ha which is also flood prone but is well covered with watercourses which again have no evident buffers in place (Refer: Fig 1(A)and (B), p2-3 and Fig 6, Site D, p24).

(d) Noise- Environmental Impacts and Attenuation- **Code E11** (P2):

There is no escaping this issue. The Applicant has not indicated any manner in which noise abatement might be achieved. Days of operation, bellowing livestock, extra livestock movements, extra vehicle movements, odours, paunch/sludge spreading and waste water dispersal/irrigation pump, all of which are associated with the operation of this proposed abattoir, will still occur and affect nearby livestock and landholders.

Unfortunately, due to the location of surrounding hills in relation to the proposed site for this abattoir, **the whole area is particularly prone to echoing**. Unless a person has lived in the area of the proposed abattoir, this "echoing" would not be known to them. (Our property was once known as 'Echo Hills' for this reason!) Hence, noise has a greater far reaching effect than would otherwise be the case. This particular area nearby to Lot 3 already has enough noise due to trucks to and from Graymont Quarry. Any extra noise on a permanent basis would be unacceptable! Considering the owners of Lots 1, 2, 3 and 4 do not permanently reside on their land, the effects of this potential noise would not be known to them. As well, the noise would heavily impact upon the **amenity** of the local landholders, especially as the abattoir is proposed to be operating between 6am and 6pm (days are unknown).

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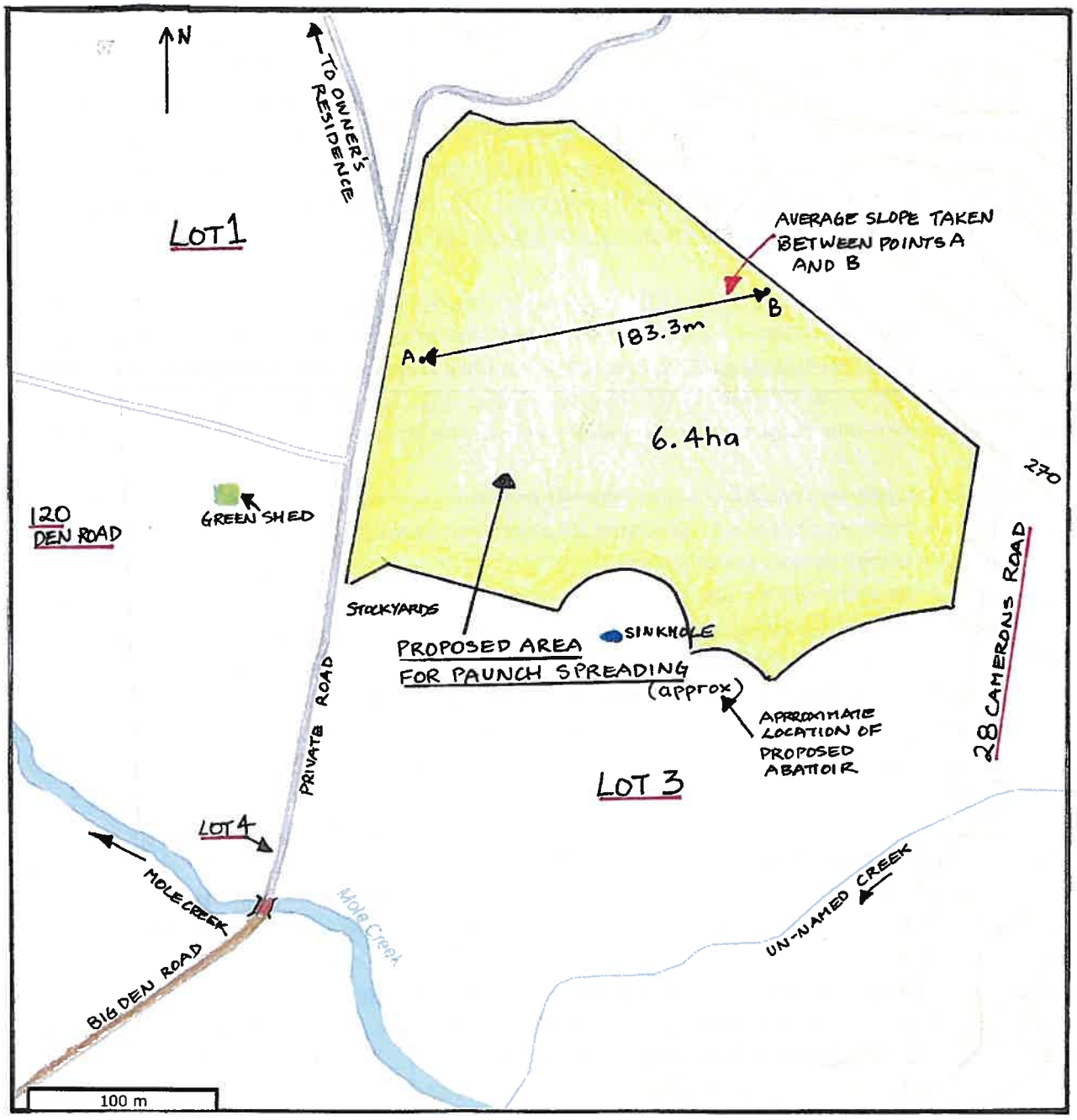
FIGURE 5: **SITE OF PAUNCH SPREADING AREA IN LOT 3 (SOUTHERN FACE) INDICATING LOCATION OF AVERAGE SLOPE MEASUREMENTS** (Base Map- FROM: THE LISTmap TASMANIA)



PLANNING AUTHORITY 1

(C)ENVIRONMENTAL IMPACTS: (cont)

(e) 'Hard' Waste:

It could be assumed that, logically, paunch and sludge would be considered 'hard waste' that is a by-product of this proposed abattoir. With reference to *"E15.5: Use Standards A6 and P6* where *'hard waste must not be disposed of on-site'* and *'disposal of waste is to be in a manner that ensures protection of environmental values of the Karst system from pollutants and foreign materials'* ", we suggest that this standard is not met by the Applicant in this Development Proposal for a new abattoir. Both forms of waste would have remnant chemicals embedded within the substance and hence would pose a threat to the environment and to the owner's own property.

The Applicant is yet to indicate where the sludge is to be spread. However, it is known (Waste Water Reuse Report-Appendix C) that paunch and sludge is best not to be put on the waste water dispersal/irrigation area. Where then does it go? Who checks that protocols are followed? Indications regarding areas for paunch dispersal have been included (discussed elsewhere in this representation) but not sludge.

Refer: *"E11.5: Required Application Information- Description- h) details of any solid waste created and details of how this is proposed to be dealt with."*

In terms of pollution of subterranean waterways and caves, the study for this has not been done to determine if pollution may happen. Also, as previously stated, the Applicant has no control over the incidence of rainfall, or its intensity, with respect to pollution.

(D) VISUAL AMENITY (SCENIC VALUES) AND SOCIAL IMPACT:

The only way to retain the current scenic amenity, values and social wellbeing is to not have the proposed abattoir constructed at all. Whilst being difficult to express/quantify due to the subjective nature of 'how people feel', this aspect/impact must be considered due to the effects incurred on the days of operation of this proposed abattoir. The Applicant and owners do not permanently reside on any part of their whole property (Lots 1, 2, 3, 4 Den Road and 20 Den Road, Mole Creek). The owners will, in the main, not be affected by this proposed abattoir and its operational activities, unlike neighbouring residents and landholders, which includes us.

The Application for Development indicates the site for the proposed abattoir being well away from their own residence which is situated on Lot 1 (Refer Figs 1(A), 1(B) and 4, pp 2, 3 and 8). The impacts of this development would hence have little-no impact upon their lifestyle and/or work as the owners are not permanently residing at this address! Other nearby landholders do permanently live on their landholdings where they are: working, working on their farms or retired.

(E) FINANCIAL/PROPERTY VALUES:

This aspect has still not been addressed by the Applicant and we feel that it would be impossible to do so unless the Application for this Development is withdrawn. The Applicant(s), simply by the nature of the development and the associated retail outlet/café, cannot possibly suggest that an abattoir (private) would provide anything positive to increase property values, except possibly that of their own! The proposed development will not be an asset to nearby landholders, nor to Mole Creek.

(F) VIABILITY:

The <100 tonne (ie: say 99.9 tonnes allowed for Level 1 abattoirs) saleable product throughput may still be enough to supply the Applicant's associated retail outlet/café (application PA\20\0203 lodged at Meander Valley Council) and any excess product sold elsewhere, but there are simply not enough people in Mole Creek to service both this proposed new facility and that of the existing shop. Mole Creek, being a tourist and agricultural village, does not need nor want an empty shop on its main street! Many landholders already have arrangements with a mobile butcher to provide their own 'paddock to plate' meat supplies from their own properties!

PLANNING AUTHORITY 1

(G) **OMISSIONS**:

(a) **Attenuation: Code E11**:

Refer: *"Table E11.1 Attenuation Distances (part of Environmental Impact and Attenuation Code) : must be measured between the outer edge of the area used by the listed activity and the **property** boundary of the sensitive use..."* for abattoirs using *"large animals less than 100 tonnes/year production"* the attenuation is 300m. (Refer Fig 2, p6)

What determines the *"outer edge of the area **used** by the listed activity"*?

Is it: the building itself, the associated new road, the waste water dispersal area(s), the paunch spreading areas, the parking area, the storage shed, the private road already in existence, the current stockyards, all of which are required for use to enable this development proposal to function?

- 28 Camerons Road (Titles: 177063/1 and 177063/2; P 241900):

It is indicated within the Development Application (Refer: p 4 of the Development Application-Supporting Information) that the property to the east of Lot 3 boundary has "no residential dwelling on this property" (Refer also: Fig 3, 4 and 6, pp7, 8 and 24) and in the Development Application-Supporting Information Overall Plan 8982-001). The term "property" is used in the above quoted Code, not title. This neighbouring property, consisting of 2 titles, has a sensitive use (home and other buildings) located on its eastern most title, but both titles are owned by the same people. The attenuation from the proposed abattoir to this property boundary is only **118.59m**. Hence, the attenuation requirement of **300m** is not met. The storage shed, listed as required for this activity, is only **101.52m** from this boundary.

Again, referring to: *"Table E11.1 Attenuation Distances (and the abovementioned Code): Liquid Waste Treatment-processing effluent"* (Refer: Fig 2, p6). The attenuation is cited as being **200m**. The distance of the 20' water treatment container (Refer Fig 3, p7) to the boundary of this property is only **101.52m**. The attenuation requirement of 200m is, again, not met.

- Lot 1 (SP 141905- 57 Den Road- 15.76ha,part of the property which includes Lot 3): (Refer Fig 3,p7)

Further, the Applicant also owns other titles making up his "property"- 5 in all in Den Road. On Lot 1, west of Lot 3 and its private road and 191.8m north of Mole Creek, is located a green colorbond shed. This shed, we believe by conferring with a few witnesses, is currently inhabited by two people (at the time of writing this representation). This habitation, we believe, has occurred for many, many months up to and including the time of writing this representation. The attenuation from this shed to that of the proposed abattoir building is **282m**, not the required 300m. It is also unclear whether this shed has met Council requirements/planning approval for habitation.

However, it would appear that this shed was intended for habitation as a dwelling at least from 2018, as indicated within the Karst Report-Appendix A, last page in References. Attenuation distance from this shed to the 3ha waste water dispersal site is **134.3m** and **194m** from the smaller 0.7ha dispersal site- not the indicated 200m required from a habitable dwelling. It seems that this is not mentioned within Appendix D of the Development Application.

With reference to *"Table E11.1 Attenuation Distances: ....the outer edge of the area used by the listed activity"* it is vague in its meaning. We would consider that the waste water dispersal/areas, the paunch and sludge spreading/areas, the proposed new road linking with the existing road, the tanks, the 20'container, the storage shed, the parking area, the abattoir building itself and, it seems, the existing stockyards are all integral parts of the 'listed activity'. If all of these aspects of the proposal were taken into

PLANNING AUTHORITY 1

(G)OMISSIONS: (cont)
(a)Attenuation: (cont)
account the attenuation of 300m to the *"property boundary of the sensitive use"* would not be to Meander Valley Council's satisfaction at all. 'The List' clearly differentiates between 'title' and 'property' as being separate in meaning (Refer: Fig4, p8).

- Waste Water Dispersal Attenuation:

(Refer: Fig 3, p7) The Waste Water Dispersal Area of 3ha, shown also on the Abattoir Site Plan 8982-021 of the Development Application-Supporting Information, indicates that a distance of only **104.5m** is between the dispersal area and that of the property boundary of 28 Camerons Road (east of Lot 3). If an attenuation distance of 200m between the dispersal area and that of a property boundary with a sensitive use is required by Meander Valley Council then it is suggested that this requirement is not met.

The size of this dispersal area, currently 3ha, would need to be reduced away from this eastern boundary, especially as this property (28 Camerons Road) also has Conservation Covenant over both of its titles, is listed as having a Priority Vegetation Area, Threatened Native Vegetation Communities and Threatened Fauna Habitat. This attenuation distance is especially important regarding the effect of wind during waste water irrigation/dispersal, as the prevailing winds in this area are predominantly from the north-west and hence this would impact upon this property. (The proponent has yet to include any details about wind in this region, other than to indicate that irrigation would not occur on windy days.)

- New Access Road and Attenuation Distances:

(Refer: Fig 3, p7 and from the Development Application-Supporting Information: Enlarged Site Plan: 8982-022, Abattoir Site Plan: 8982-021 and Overall Plan: 8982-001)
For the proposed new abattoir to function, it seems that parking spaces need to be constructed at this proposed facility for the new employees. As a result, a new 'access road' linking this parking area with that of the existing road on Lot 3 is required to be constructed as a part of this Development Application. Hence, it is our contention that this new 'access road' is therefore a part of this listed activity and as such may be used to calculate attenuation distances between the proposed abattoir and the boundaries of neighbouring properties with a sensitive use.
The attenuation as set out in *Table E11.1* (Refer: Fig 2, p6) is 300m for *"abattoirs (primary)"* regarding *"large animals, less than 100 tonnes/year production (odours, noise)"*.
We therefore suggest that the required 300m attenuation regarding the property situated at **120 Den Road**, Mole Creek which has a sensitive use (residence), is NOT met. The distance/attenuation is only **104.7m** between the eastern boundary of this property and the start of the new 'access road' on Lot 3.
Also, the attenuation/distance of 300m regarding **"Wychwood", 80 Den Road** (which has a sensitive use-residence) and the new 'access road' is NOT met. The distance/attenuation between the eastern boundary of this property and the start of the new 'access road' is **244.2m**.

This new 'access road' also serves as the only access to the abattoir buildings/carpark for the waste removal trucks, the abattoir inspectors regarding compliance, the regular farm workers and the new employees of this proposed abattoir.
This new 'access road' also seems to be used for the livestock to be moved from the existing stockyards, located at the start of this new 'access road', east towards the abattoir buildings (we assume this as there are no indicated livestock holding yards at the proposed abattoir buildings!). As livestock is an integral part of the operation of an abattoir, so too must be this new 'access road'!

PLANNING AUTHORITY 1

(G)OMISSIONS: (cont)
(a)Attenuation: (cont)

- Wet Salted or Unprocessed Hides/Skins:

The proponent for this new abattoir at Lot 3 Den Road, Mole Creek has indicated (Refer: p15, Development Application-Supporting Information) that " skins may be salted and dried" at this new abattoir. The purpose of salting the skins/hides is to aid in the drying process of the skins/hides. Hence, the skins/hides are in fact wet in the first place. The attenuation for this activity is **300m** (Refer: Fig 2, p6) *"between the outer edge of the area used by the listed activity and the property boundary of the sensitive use"*.

The position where these wet skins would be placed is either in the abattoir itself and/or the storage shed (Refer: Fig3, p6 and Plans: 8982-022, 8982-023 and 8982-024 of the Development Application- Supporting Information). It can easily be seen that the 300m attenuation between the location of the wet skins and the property boundary of **28 Camerons Road** to the east of Lot 3 is not met, as the distances are **118.59m** (abattoir) and **101.52m** (storage shed). It is irrelevant where the sensitive use is on a property (not title) as the attenuation distance is only to the boundary of the property which has the sensitive use! Also, 28 Camerons Road also operates a B & B/AirBNB type arrangement and as such it would be highly undesirable for these types of odours to occur so close to this property (guests may do some bushwalking/views of the Great Western Tiers from parts of this property).

(b) Accidental Spills: Code E11- Environmental Impacts and Attenuation:

This requirement, (Refer: *"E11.5 Required Application Information; i) the plans or measures to deal with any accidental spills"*) regarding any accidental spillages, has not been met by the Applicant in this Development Application. We would consider that, due to the site being located within the High Sensitivity Karst Area, that this safety aspect for the environment, the livestock and the proposed abattoir operators would/ should have been a priority!

(c) Watercourses - Plans and Attenuation:

The un-named watercourse that traverses the south-east corner of Lot 3 has now been indicated on all plans/drawings. However, as previously mentioned, this un-named watercourse still does not have the required buffer indicated on the Waste Water Irrigation Plan Fig 1, page 9 of Appendix C of the Development Application. Further, The Meander Valley Council Interim Planning Scheme/Tasmanian Planning Scheme (Refer: Fig 1, p2) has an indicated buffer already for this un-named watercourse. Thus, any further buffer required as a result of this development proposal for a new abattoir, it is suggested, should be imposed from the outer edge of that already in place so to protect the riparian area of the watercourse. The buffer area already in place only protects the water way itself not the riparian area as well.

Thus, as mentioned previously, the attenuation between the watercourse and the 0.7ha waste water irrigation/dispersal area would need to be increased to satisfy this omission, that is, the 0.7ha waste water dispersal site further reduced in size.

PLANNING AUTHORITY 1

(G)OMISSIONS: (cont)

(d) Contingency Plans:

According to the "Environmental Guidelines for the Use of Recycled Water in Tasmania" (p101):

"Contingency plans should be developed for waste water reuse systems in the possible occurrence of a non-compliant event. The contingency plans should include, but are not limited to-

Treatment plant failures;

Disinfection system failures;

Treated effluent non-compliance;

Irrigation failures;

Failure of backflow prevention devices and

Spills or overflows."

There is no inclusion in this Development Application that addresses the above listed possibilities. The location of Lot 3 within the High Sensitivity Karst Area should surely require that the above ought to be addressed as a priority and be available for the public through the Development Application, especially for nearby landholders, to see that all due care is being taken.

(e)Community Consultation:

It is stated in the "Environmental Guidelines for the Use of Recycled Water in Tasmania" p 101, that: *"it is important that community information and communication programs reflect the local circumstances of an operator's activities. In some cases, it is advisable to take pro-active measures to inform neighbours (for example about environmental and health safeguards to be implemented)."* Whilst we acknowledge that the proposed abattoir is a smaller, Level 1 operation, there has been none or minimal community/neighbour/landholder consultation or involvement regarding this development proposal. A Public Notice in the "Examiner" newspaper and on the Meander Valley Council website is not really adequate. Only short chats with +/-2 other landholders (one with a boundary with Lot 3 and the other further afield) have taken place.

(f)Waste Water Treatment and Distribution (Omissions):

(All quotes are from: "Environmental Guidelines for the Use of Recycled Water in Tasmania", DPIPWE, 2002)

(i) Soil Survey:

"Soil assessment is a key part of the site selection process" (for this proposed abattoir) *"and must be adequately addressed in any proposal. The assessment must determine the long-term sustainability of waste water irrigation in the area by analysing characteristics both of the soils and the treated waste water to be utilized."* (p62)

We accept that the Roberts Soil Testing (Appendix A of the Waste Water Reuse Assessment Report-Appendix C) and the Karst Report (Appendix A) were conducted and completed by suitably qualified persons. However, there are some aspects to the research/sample studies undertaken on Lot 3 that appear to be lacking within these reports.

"Soil profile descriptions to a depth of at least 2 meters (or until bedrock) of locations representative for the irrigation area are to be provided" (p62). The Karst Report (Appendix A) indicates that 2 soil pits were dug at 2 sites. Pit 1 was dug to a depth of 100cm (1m) with no bedrock or weathered bedrock evident in the pit. Pit 2 was dug to a depth of 150cm (1.5m) with no bedrock or weathered rock evident in the pit. This would suggest that the required depth of "2 meters or until bedrock" was not met by this soil investigation.

PLANNING AUTHORITY 1

(G) OMISSIONS: (cont)

(f) Waste Water Treatment and Distribution (omissions): (cont)

(i) Soil Survey: (cont)

The Soil Analysis Results (Roberts and Phosyn Analytical- Appendix A of the Waste Water Reuse Assessment Report- Appendix C), whilst being quite detailed in nature and informative, do not indicate at all the depths to which the 3 Test Pits were dug, nor is it indicated on a plan/map where these 3 pits were located.

The Waste Water Reuse Assessment Report- Appendix C page 8 indicates that "3 soil samples were collected from the proposed location of the abattoir and reuse area (Appendix A)". There appears to be NO APPENDIX A included within this report (the cover page is evident but not the analysis details). Only a summary is provided within the report itself (page8). Neither of the 2 soil studies undertaken dug the pits to a depth of 2 meters (or, if so, have not stated that information in their reports).

The proponent has submitted a revised Development Application concerning this proposed abattoir at Lot 3 Den Road, Mole Creek, within which a new additional site of 3ha is now the main area for waste water dispersal (Refer: Fig 3, p7 and Appendix C-Waste Water Reuse Assessment Report p9). This site is also designated for some of the proposed spreading of paunch (Refer: Fig 6, Site B, p22). It appears that there was no requirement by the proponent for a further Karst study/survey of this new area to be undertaken, except regarding the adequacy of the 50m buffer around the active sinkhole. It also seems that (Refer: Appendix A-Karst Report, additional 2020 material), due to the absence of a detailed study having been conducted on the new 3ha site, there is no definitive indication as to the suitability of this area for waste water dispersal. Further, this Karst Report cites that *"it is recommended that irrigation of treated waste water be restricted to the area outlined in Figure 1"* (Refer: pp1 and 2 of additional material in Appendix A-Karst Report), that is, the original dispersal area. Further to this, due to Meander Valley Council requiring a 200m buffer/attenuation from the edges of the waste water dispersal areas to sensitive uses/property boundaries, this original area has been reduced from approximately 2ha to 0.7ha. We now question whether this reduced area of 0.7ha is adequate for the volume of waste water generated by this proposed abattoir (Refer: Appendix F, p41)

(ii) Climate/Weather:

Whilst rainfall and evaporation details have been provided (Refer: Appendix C-Waste Water Reuse Assessment Report: Appendix B) there is no indication of the required "prevailing winds (direction and strength; seasonal patterns)" evident in the report (ie: tabulation and/or wind roses should be included). Surely this data is necessary for the proponent to determine at which times of the year/season might be appropriate to irrigate with the waste water! There is no indication in this proposal that there is any intention of including a small weather station to assist with times suitable to irrigate.

(iii) Drainage:

"A map of the reuse area showing stormwater flow map and discharge points" is needed (p105).

The Site Plan in the Application for Development of this proposed abattoir shows 2 fresh water/rainwater storage tanks but there is no indication of the guttering/downpipes needed for the water to flow into these tanks nor is there any indication of drainage into the tanks from the hard surfaces (eg: parking areas and the like) into these tanks or to other storages. Not shown within these plans is an indication of where the overflow from these tanks is to be directed.

PLANNING AUTHORITY 1

(G) OMISSIONS: (cont)

(f) Waste Water Treatment and Distribution (Omissions): (cont)

(iv)Groundwater Assessment:

This investigation has not been undertaken at all. The "Environmental Guidelines for the Use of Recycled Water in Tasmania: Treatment and Distribution" (all quotes from this source, pp105-106) requires that *"groundwater samples must be taken prior to the commencement of irrigation"*. Given that this Development proposal for a new abattoir on Lot 3 (105) Den Road, Mole Creek, is within the Karst Management Area: High Sensitivity Area, we strongly urge that this assessment ought to be completed prior to any possible approval being granted by the Meander Valley Council. It is also suggested (p 106) that sampling of groundwater be done quarterly.

It is also required that: *"groundwater should be at least 3 meters below the surface for the area to be irrigated"* (p.65). This cannot be determined due to the lack of a geo-technical survey being done and bores put in to test the water and its depth. The bores are needed to do the quarterly groundwater testing. Surely these aspects should be completed and the outcomes known before any possible approval is made regarding this Development Application for this proposed abattoir.

To enable the assessment of groundwater below the waste water reuse dispersal/irrigation area(s) "monitoring bores should be installed (3 as a minimum) at suitable depths and locations within this area. Groundwater data should be recorded:

- up-gradient of the irrigation;
- beneath the irrigation area and
- down-gradient of the irrigation area". (Refer: Appendix D, pp 33 and 34 for a bore example)

There is no indication in this Development Application that there is any intention to conduct this installation. *"Natural variations in groundwater quality and Standing Water levels (SWL) pre-dating irrigation should be documented"* and *"a sampling regime of every 3 months for one year prior to the irrigation"*, and *"the measurement of the SWL in boreholes should be carried out prior to the start of the treated effluent irrigation to obtain current oscillation patterns of groundwater levels."*

It is our contention that, due to the sensitive nature of the area in which Lot 3 is located (including the site for the proposed abattoir), that is, Karst Management Area: High Sensitivity Area, it should be mandatory that these measures are undertaken and be completed.

(v) Surface Water Monitoring:

"Surface waters, particularly those used for drinking and recreational purposes, must be protected from the adverse effects resulting from the irrigation of waste water." (p105) This suggests that Mole Creek and the un-named watercourse are the 2 main areas of concern as Mole Creek is used for recreation (fishing) and as a freshwater supply, especially for livestock. Of course, Mole Creek watercourse and its riparian areas are classified as a Karst feature and also a protected area (Refer: Fig 1, p2).

"Routine sampling (grab samples) is required from waterways within, or adjacent, to waste water reuse sites at 6 monthly intervals, and after heavy rainfall events which immediately follow an irrigation event. Suitable sampling locations need to be identified as a component of the environmental assessment of the proposal." (p105)

PLANNING AUTHORITY 1

(G)OMISSIONS: (cont)

(f) Waste Water Treatment and Distribution: (cont)

(v)Surface Water Monitoring: (cont)

It would appear in this Development Application for a proposed new abattoir that there is no indication of:
any fresh water samples/testing/assessment that has been done;
a site plan/map where these samples were or will be taken;
the results of any testing/samples (if indeed they have been conducted).

We strongly urge that these measures are undertaken so to ascertain base samples for comparison and monitoring. As this is a highly contentious proposed development, surely determining the condition of nearby waterways is essential in order that they can be monitored effectively, if the abattoir is operational in all its facets, to ensure that no spillages, leaks, runoff, wind drift effects, and the like enters these watercourses. If such an event were to occur then the proponent can determine the steps needed to avoid occurrences, such as those mentioned, happening again. Evidence that this sampling has been done should be provided. It also would indicate consideration for the special environment in which this property is situated.

(vi)Significant Natural and Cultural Features: Biodiversity- **Code E8**:
"A description of significant natural and cultural features is to be provided-sensitive flora and fauna" (DPIWE Resource Management Division, pp105 and 66). This is a requirement also from the "Environmental Guidelines for the Use of Recycled Water in Tasmania (DPIWE, 2002)", and this aspect appears not to have been included in this Development Application for this proposed abattoir. Since paunch is proposed to be spread within the Conservation Covenant areas of Lots 3 (Site C /2.6ha of the land for paunch) and 2 (Site A /13.5ha of the land for paunch), it is suggested that this description is required (Refer: Fig6, p24 for paunch spreading areas).

"Threatening processes are defined in the 'Threatened Species Act, 1995' as any action which poses a threat to the natural survival of any native taxon of flora or fauna". Unless it can be demonstrated that the whole of the southern face of Lot 3- between the private road, Mole Creek, the eastern boundary (neighbour) and the top ridge to the north- is fenced with at least feral proof fencing, eg: wallaby wire, the safety of certain native animal species would be quite compromised simply by the action of irrigating with waste water and the spreading of paunch and/or sludge! Again, there is no indication of where the sludge is to be spread.

Spotted quolls, eastern barred bandicoots, pademelons, Bennett's wallabies, wombats (wombats are anecdotally indicated by the owners/ farm workers that they are present on Lot 3), as well as birds, would all use this waste water dispersal area as a 'conduit' to traverse and then access Mole Creek for fresh water. These animals would also 'graze' on this pasture. These animals would reside on Lot 3 as well as the property to the east of Lot 3 (28 Camerons Road, which also has a Conservation Covenant). The risk is contamination due to pathogens transferred to the land (Refer p16) being transmitted to the animals and then into the watercourse(s). In fact, all of the 4 paunch spreading areas should be fenced to keep native fauna out of these areas of paunch spreading. How animals such as birds and quolls are to be kept out is for the proponent to determine!

PLANNING AUTHORITY 1

(G)OMISSIONS: (cont)

(f)Waste Water Treatment and Distribution (Omissions): (cont)

(vi)Significant Natural and Cultural Features: Biodiversity-**Code E8**: (cont)

Lot 3 has more than 50% of its land set aside as Conservation Covenant and Lot 2 has nearly 100% of its land set aside as Conservation Covenant (Refer: Appendix C, p32 and Development Application-Supporting Information: Schedule 2, p 9).

"Cavenants are legally binding under the 'Nature Conservatian Act 2002' and are registered an the title" (Refer: Development Application-Supporting Information, p9). *"A pratected area is a clearly defined geagraphical space, recognised, dedicated and managed thraugh legal means ta achieve long-term conservation of nature with associated ecasystem services and cultural values."* (DPIPWE) The Biodiversity (Code E8) was discussed earlier (Refer: p3 and Appendix B, p 33). Comments regarding the spread of paunch in these and other areas will be discussed within (H) Paunch/Biosolids and Risks of this Representation.

This suggests that any activity associated with the proposed abattoir should not occur on these designated areas (Refer: Appendix C, p34 and Fig 6, p22). It seems quite odd that this land is considered such that a Conservation Covenant is placed on this property but then to put secondary treated waste water onto pasture in the very nearby vicinity of this important area as well as put paunch within and adjacent to such a designated area, we suggest, is contradictory regarding the purpose of having such a Covenant on the land (Lot 3 and Lot 2, part of the proponent's property). Lot 2 is also almost wholly designated Conservation Covenant and the proponent has indicated that a third to half of this land is proposed to have paunch spread upon it. Unacceptable!

(vii) Treatment of Waste Water:
It would seem that, in this Development Application for a proposed abattoir on Lot 3 (105)Den Road, Mole Creek, the level of treatment of waste water is to be to the Secondary standard only, especially evident as Meander Valley Council Interim Planning Scheme 2013 requires an attenuation of 200m regarding *"spray irrigation af liquid wastes of animal or vegetative arigin (odours, disease vectors)"* (Refer: Fig 2, p6) which indicates secondary level of treatment of the waste water at this proposed abattoir.

"A chemical residual, such as chlarine", (sodium oxychloride), *"may be required with the UV disinfectian ta limit bacterial regrawth ar growth of slimes...in pipework"* (p 55). This chemical has been indicated within Appendix B-Waste Water System Details-EL Water Recycling Plant: Features, pp 1 and 4 (un-numbered) as being required eg: "*chlarine* or *UV Disinfectian System*". However, the quantity of the chlorine chemical is not listed among the other chemicals on page one (which do have quantities) of this same document nor where it would be stored at the proposed abattoir site. It is unclear within Appendix B as to whether UV Disinfection will be used.

PLANNING AUTHORITY 1

(G)OMISSIONS: (cont)

(f) Waste Water Management:

(All quotes from: "Waste Water Guidelines for Meatworks and Pet Food Works", DPIPWE, June, 2001)

(i)Regulation:

According to DPIWE: *"local councils are responsible, through the 'Resource Management and Planning System', for the prevention or control of pollution in surface water and groundwater by activities within their jurisdiction" (p1).* Hence, the Meander Valley Council would be responsible to monitor this proposed abattoir on Lot 3 and enforce *"compliance with Australian Standards for: construction of premises processing meat for human consumption; hygienic production of meat for human consumption and construction of premises for processing animals"* (p2).

We contend that it is highly possible that the Meander Valley Council has enough to do without this extra burden and possible cost. These inspections would also be too late if pollution had already occurred and the damage done! We respectfully suggest that any inspections, of this proposed abattoir, carried out by Meander Valley Council (or by suitably qualified people on their behalf) should be at the cost of the proponent not the ratepayers who reside within this Municipality.

(ii)Volume of Water:

The size of the 2 'rainwater' tanks appears to be not large enough as *"hygiene requirements can require meat premises to use large volumes of water for cleaning equipment, plant, and products, and for wash-down and processing operations"* (p2).

During the warmer months (December– March, usually), the proposed abattoir would need to supplement this tank water with water from another source. This water must be potable, ie: clean. There is no indication within this Application for Development as to where this water would be sourced or the manner in which the water would get to the abattoir for use. Please see Appendix F pages 40-46 for further information regarding amounts of water needed and generated.

(iii)Chemicals: **Code E11**-Environmental Impacts and Attenuation

> *"All chemical storage areas and chemical-based odour control equipment should be located on impermeable concrete floors with bunding capable of containing 110% of any spillage."* (p3) and "**Code E11**/*E11.5 Required Application Information: (f) types and quantities of any hazardous or flammable materials".*

There is no indication of any chemical storage provision, nor the appropriate construction of it to satisfy this requirement and not all chemicals have quantities indicated.

Included in the specifications/estimate (Refer: Appendix B-Waste Water System Details: Enviro-concepts International P/L, p 1) is the indication for the need for chemicals to enable water treatment to occur within the water treatment unit facility (provided in a 20' container).

These chemicals are listed below:

(1) CON 100 Ph Control Acid 20L (Sulphuric Acid 30%) x 2
(2) CON101 Ph Control Base 20L (Sodium Hydroxide 50%) x 2
(3) CON 106 Coagulant Hyperfloc 2300 20L (poly aluminium chlorohydrate 25%) x 2
(4) CON 175 Floculant (dimenthyl amino ethylacrylate 30%) x 2
(5) Chlorine: no amounts/quantities supplied.

PLANNING AUTHORITY 1

(G)OMISSIONS: (cont)
(g)Waste Water Management: (cont)
(iii) Chemicals: **Code E11**-Environmental Impacts and Attenuation (cont)

All chemicals permitted for use in Australia have Safety Data Sheets that are currently relevant in Australia. The Safety Data Sheets for chemicals (1) and (2) shown above indicate that they are especially incompatible and should be stored away from each other (Australian Standards AS 3780-2008). No provision seems to have been made in this Development Proposal to comply with this requirement. The proposed new storage to the east of the indicated abattoir building cites that it is intended for "temporary solid waste in bins awaiting transport" (Refer: Application Development-Supporting Information: Waste Treatment and Store Floor Plan 8982-024). There is no indication of the storage shed being intended for any other use nor would it be appropriate for chemical storage without a dividing wall within it. A dividing wall is not indicated in the floor plan of this storage shed in this proposal.

It is suggested that sulphuric acid should be stored separately/away from all other chemicals because it is a strong oxidising agent, that is, very reactive. As there is **no separate chemical shed indicated within this proposal**, the separation of the acid is impossible if there is no chemical shed, let alone possibly 2, in the first place! There is also the requirement the **"HAZCHEM" signage** should be on such a shed. These are quite important points regarding the safety of the intended employees and other people (for example: farm workers, transport people) due to spillages/accidents.

(iv)Wash-down Shower Facility:
There is no clear indication within any of the proposed abattoir site plans for the provision of a wash-down shower facility. There is only an indication of a hand basin in the toilet and entry/washroom (Refer: Development Application-Supporting Information: Abattoir Floor Plan 8982-023). Both drawings/symbols indicate basins, neither is indicative of a shower facility (or if so in the entry, an extremely small one and in a most unsuitable location in the abattoir building!).

The Australian Standards (AS 4775-2007) suggests that wherever hazardous chemicals are used there should be provision for an Eye Wash Station and Wash-down Shower.

(v)New Sites:
"Careful consideration needs to be given to the effects of the new premises on the existing environment. Changes in land use arising from the need to have significant areas for holding paddocks...and effluent disposal by irrigation have potential to adversely affect the local community and the natural environment" (p4).

We have carefully considered the information within the Applicant's proposal for this new abattoir and it is our belief that not all aspects involved with this venture have appropriately been taken into account or addressed. For example: *"cattle holding areas are best located on gently sloping land to avoid ponding and provide a well- defined drainage pattern"*. **There is no provision for a cattle (livestock) holding yard shown at all in this Development Application that is adjacent to the abattoir building!**
There is **no evidence showing the location and model of the Envirocycle that will manage human waste** eg: toilet effluent, wash basin water, in this Development Application.

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(G)OMISSIONS: (cont)

(g) Waste Water Management: (cont)

(vi)**Electricity and Potable Water Supply Plans**:

Required plans (DPIPWE, 2001) showing the electricity and potable water supplies to the proposed abattoir site appear to be absent from this Development Application.

(vii)Effluent Sump: **Code E11**-Environmental Impacts and Attenuation/E11.5 Required Application Information (c)

There is no indication within the Development Application regarding the size and type/model of the sump to be used or the depth to which it will be set into the ground.

(viii) Waste Water Dispersal Pump: **Code E11**-Environmental Impacts and Attenuation/Required Application Information (Refer: Appendix G, p47)

(H) PAUNCH/BIOSOLIDS AND RISKS:

(All quotes from: "Environment Protection Authority 2017: Paunch Contents Land Spreading Management Guideline")

"Environmental risks potentially arising from paunch contents include soil, surface water and groundwater nutrient contamination, as well as odour generation. Paunch contents also contains micro-organisms, some of which may be disease-causing. The main pathogens which could be carried in paunch contents and impact upon human or animal health include:

Salmonella spp	Campylobactor spp
Yersinia spp	Leptospirosis spp
Cryptosporidia	E coli

and agents causing:

Toxoplasmosis	Johne's Disease

Transmissable Spongiform Encephalopathies (TSE's)". (p4)

Please refer to Appendix A, p31-32 of this representation for a description of the above- listed diseases/conditions. The risks to the environment and especially livestock regarding the above list, for us as landholders, are too great. No survey has been conducted regarding the groundwater/aquifers in relation to pollution potential. Too much regarding this proposal relies upon the correct handling of: equipment, chemicals and the paunch material itself. Farm hands currently employed on Lot 3 (and elsewhere on the owner's property) appear not to speak or understand English. They, and the farm manager (who does understand English) of this property, rely on an interpreter via technology. The concern is the full understanding by these farm hands as to what is required if they themselves are to spread the paunch or how they would instruct someone else from off-property to do that task.

"The Australian Government bans the feeding of Restricted Animal Material (RAM) to ruminant animals for disease prevention purposes, given effect in Tasmania under the Tasmanian Health Act 1995 in which paunch contents are classified as RAM. Therefore, composting operations and land application must be managed for adequate stock exclusion". (p4) It is also stated that not only are poultry excluded but also pigs (Refer: Appendix E, p37).

Much of the safety factors rely heavily on correct management practices, for example: *"provided relevant environmental and animal health protection conditions are met"* (p5) and *"grazing of pasture should not occur before at least a minimum of 42 days and until spread paunch contents have been absorbed into the soil and are no longer visible on the surface area"* (p5). We question whether correct practices would be followed.

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(H)PAUNCH/BIOSOLIDS AND RISKS: (cont)

"For optimal results, paunch contents should be applied to fallow land" (bare soil) "as close as possible to the time of sowing pasture or crops. Spreading in winter should be avoided, as nutrient demand is lower, and increased rainfall and soil saturation increases the risk of nutrient leaching and runoff" (p7).

An area (6.4ha) of the southern face of Lot 3 has a relatively steep part, some of which is indicated as low landslide band, indicated for paunch spreading. This area encompasses the 3ha waste water dispersal area as well (Refer: Figs 3, 5 and 6, pp7, 10 and 24.) The spread of paunch is preferably not to be undertaken on the waste water dispersal areas. Elsewhere on Lot 3 the landscape is that of landslip/escarpment or a flood prone area -"Den Plain"- (Refer: Fig1(A), p2) as well as over 50% of Lot 3 being under a Conservation Covenant and nearly all of Lot 2 is under Conservation Covenant (Refer: Appendix C, p34). The Proponent has not applied, in this Development Application, to utilize any other titles of property that is owned by the Applicant/Owners for this proposed abattoir and affiliated constructions, eg: new access road. The Council Planning Notice specifically indicated only Lot 3 (105) Den Road as the "Subject Property". Hence, only the land comprising Lot 3 (105) Den Road should be considered.

This then limits where the paunch should be spread. We would assume that, logically, land will not be ploughed up each time there is the availability of paunch. The inference is that it will be stored in the proposed store shed (Refer: Development Application-Supporting Information: Waste treatment and Store Plan 8982-024) until enough is available to warrant the ploughing of a paddock. This, then, poses a risk of odours and accidental spillage occurring. The amount of paunch to be stored during May-September would range between 1.37 and 3.96 wet tonnes per week (Refer: Appendix F, (3) Paunch Calculations, p45).

To protect animal health "hydrated lime" should be added or the paunch is composted (neither indicated in this Development Application), plus the spreaders tanks/trailer are *"flushed after spreading (wash water contained)"* and *"spread material is no longer visible on the ground"* and *"a 42-day post application non-grazing period is observed"* (p8). The risk with regard to management practices adhering to these requirements at all times is also a risk to the livestock, native animals and the environment that these procedures are conducted correctly. It is also a risk to those employed to complete these task with regard to Workplace Health and Safety aspects (which also appears to have not been mentioned in this Development Application).

The areas set aside for the paunch spreading are indicated in Figure 6, page24 of this Representation (and also Appendix C-Waste Water Reuse Assessment p 12). We have indicated on our drawing/plan, Figure 6 on page 24, each of these paunch spreading areas as A, B, C and D. Each of these sites that have been selected by the proponent for the paunch spreading has issues:

- Site A (13.5ha): Is wholly within a Conservation Covenant designated area (Refer: Appendix C, p34 and the Development Application-Supporting Information Schedule 2, p9) as well as a Threatened Native Communities-Conservation Significance (Refer: Appendix B, p33) and, as shown in Figure 1, page 2, this area also has protected surface watercourses against which should be applied buffers. There appear to be no buffers indicated for these watercourses within the Development Application.
- Site C (2.6ha): Is wholly located within a Conservation Covenant for Lot 3 (Refer: Appendix C, p 34) and is designated an area of: Threatened Native Communities-Conservation Significance (Refer: Appendix B, p33).
- Site D (40.1ha): Is wholly located within the Flood Prone area known as 'Den Plain' (Refer: Fig 1, p2) but, also, this same area has surface watercourses traversing this chosen paunch spreading area (Refer: Fig 1,

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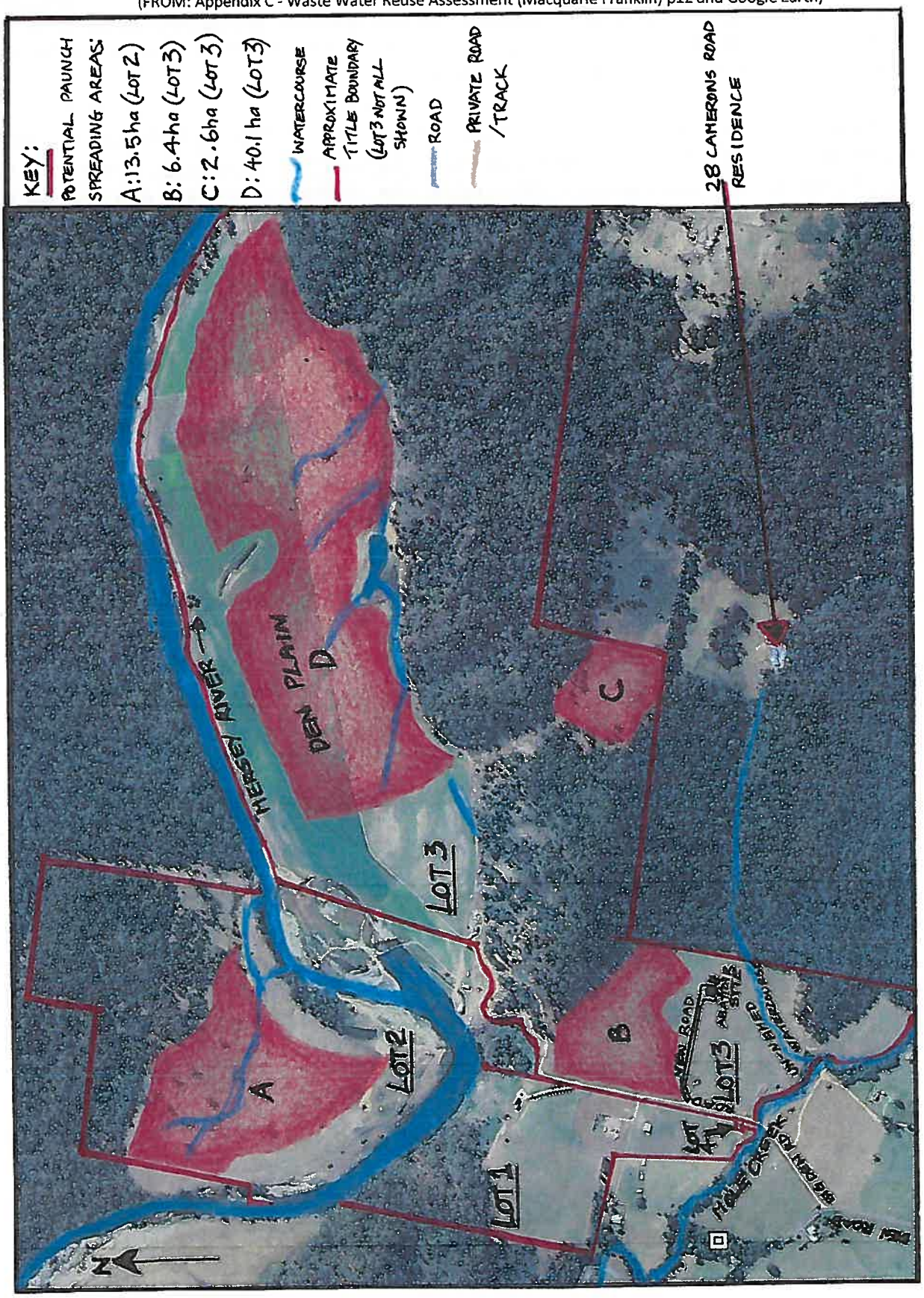
FIGURE 6: **LOCATION OF PROPOSED PAUNCH SPREADING AREAS** (approximate)

(FROM: Appendix C - Waste Water Reuse Assessment (Macquarie Franklin) p12 and Google Earth)



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(H)PAUNCH/BIOSOLIDS AND RISKS: (cont)

p2 and Appendix C, p34) and these watercourses appear to have no buffers in place within this Development Application. Also, the paunch spreading area is indicated to take place over a wetland area at the eastern end of Site D and this area too should be protected with buffers (as shown in Fig 1(A), p2) which, again, is not evident.

- Site B (6.4ha): Is located in a south-facing section of Lot 3 north of the proposed abattoir site. This chosen site for the spreading of paunch, whilst not in a Flood Prone area and is not within a Conservation Covenant, it IS within part of the mapped Low Landslide area (Refer: Fig 1(B), p3). This same 6.4ha site also has an average percentage slope of approximately 15.6% (outlined below) which, according to Tables 1 and 2 below, is not suitable for paunch spreading. It also includes the main waste water dispersal area (Refer: Fig 3, p7) which suggests the real possibility of excessive nutrient and pathogen build-up and further limitations on livestock use in this area (withholding periods).

According to "Tasmanian Biosolid Reuse Guidelines, 1999: Glossary of Terms", pp 63-66:
*" **'Biosolids'**- primarily organic solid product produced by waste water processing"* and
*'**Wastewater Solids'**- the primarily treated solid organic product produced by waste water processing. These solids cease to be defined as 'wastewater solids' when they are in a suitable form for beneficial use, at which time they become known as biosolids."* This is also known as 'sludge'. Hence, the two terms used these days mean essentially the same.

Please refer to Appendix E, pp 37- 39, for information on the Grading/Classification of biosolids (paunch).

This material, which is made up of substances that the Development Application terms 'paunch', which is a type of Biosolid, is to be produced as a 'by-product/waste' of the processing activities at this proposed new abattoir.

The land on the southern face of Lot 3 that is set aside for 'paunch' spreading, and for waste water dispersal, has an average elevation ranging from 230m-240m (at minimum) to 260m-270m (at maximum). The details in Tables 1 and 2 below suggest that, ideally, slopes should be equal to or less than 6% but not be more than 12%-15% (or >15%). Hence, slopes greater than 15%, or even 12%, would be deemed unsuitable for paunch spreading. The contour lines present on Figure 2, page 12 of Appendix C-Waste Water Reuse Assessment Report indicates in the key that the contour interval is 10m, however, there are no heights indicated on the drawing/plan so to determine any of the elevations. We fail to see why they are drawn as they serve no purpose! Appendix A-Karst Report does depict the contour heights in several instances: pp3, 5, 6, 12, 13 and on pp2 and 3 of its additional material and these indications of contour heights as well as information from The List Tasmania were used to determine the average percentage slope of the land for the paunch spreading (Refer: Map, Fig 5, p10) where between **Point A - Point B = 16-17% average slope.** Hence, the 6.4ha area for paunch spreading that is indicated on Lot 3 is not suitable for paunch spreading due to its average slope being over the indicated guidelines and part of the site being in a low landslide area.

TABLE 1: (from- "Tasmanian Biosolid Reuse Guidelines, 1999)

TABLE 2.2 FAVOURABLE CHARACTERISTICS FOR BIOSOLIDS APPLICATION SITES	
The best sites	**The next best sites**
• * slope less than 6% • moderately permeable soil • seasonal water table depth of greater than 90 cm • no restrictive layer in the top 90 cm of the soil • pH over 6	• * slope 6 - 12% • slowly permeable or highly permeable soils • seasonal water table depth 60 - 90 cm • no restrictive layer in the top 60 - 90 cm of the soil • pH over 5.5

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(H)PAUNCH/BIOSOLIDS AND RISKS: (cont)

TABLE 2: (from-"Tasmanian Biosolid Reuse Guidelines, 1999)

TABLE 6.1 SITE RESTRICTIONS FOR APPLICATION OF CLASS 2 BIOSOLIDS PRODUCTS.

Site Characteristics	Restriction
Slope [1]	- >15 %
Areas with undesirable drainage characteristics	- waterlogged soils - very slowly permeable or extremely permeable soils (see Appendix A, Table A3)
Depth to bedrock	- land where depth to bedrock is less than 45 cm
Surface rock outcrop [2]	- land with >10% surface rock outcrop
Vegetation	- native forests and significant native vegetation
pH	- <4.5 (see Appendix A)

Notes:

[1] It may be possible to use slopes up to 25% in forestry and land rehabilitation applications (see additional notes in Appendix A, Table A2).

[2] Not applicable to forestry and land rehabilitation applications.

(I)ADDITIONAL COMMENTS:

(a) Rural Resource Zone:

Lot 3 Den Road is situated within the "26 Rural Resource Zone" (Refer: Development Application-Supporting Information, p12). The main activity on Lot 3 is agriculture in nature, particularly livestock grazing. The Applicant/Owners wish to 'value-add', through resource processing, livestock from Lot 3 through the use of the new proposed development of a Level 1 Abattoir (private).

Refer: *"26 Rural Resource Zone- 26.1.2 Local Area Objectives:*

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

We contend that the non-permitted use of land (by poultry) irrigated by the Waste Water Reuse does compromise the current and future use of this resource/agricultural land of the Applicant/Owners. The resource is Lot 3. Whilst the total land area of Lot 3 is 203.4ha, it can be seen (Refer: Fig 1(A), p2) that nearly one-third of this property/title is designated as Flood Prone and that the remainder, except a small area on the southern side of Lot 3, is classified as Low-Medium Landslip Hazard (Refer: Fig 1(B), p3), part of which is almost an escarpment bordering 'Den Plain'. Lot 3 also has remnant vegetation on some of these landslip areas, a Conservation Covenant as well as Threatened Native Vegetation Communities (Refer: Appendix B and C, pp 33 and 34). These remnant vegetation areas are essential for the eastern barred bandicoot, spotted quoll, wombats and other native species and provide corridors to Mole Creek. Hence, spreading Waste Water over the smaller portion on the southern side of Lot 3, which borders the private road and Mole Creek, compromises the long-term use of this property and future owners who may wish to run poultry/eggs as their agricultural enterprise. The fact that the 200m buffer to Lot 1, regarding waste water dispersal, is omitted also compromises future use of Lot 1.

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(I)ADDITIONAL COMMENTS: (cont)

(b) Benefit to the Region?

Refer: *"26 Rural Resource Zone: 26.3 Use Standards-26.3.1 Uses if not a Single Dwelling- Objectives:*

b) to protect the long term productive capacity of agricultural land by minimising conversion of land to non-agricultural uses or uses not dependant on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated".

We strongly suggest that this proposed abattoir on Lot 3 is not *"an overriding benefit to the region"*, that is, to Mole Creek, the residents and landholders, and to the village of Mole Creek. We accept that, to an extent, the resource processing (private abattoir) is linked to agriculture, however, the full range of activities associated with the operation of this proposed abattoir do not *"protect the long term productive capacity of agricultural land"*. As previously outlined, the effects on native animal species, restrictions regarding the use of parts of Lot 3, real risks of contamination and pollution to the High Sensitivity Karst Area, and the noise that will be created for those who permanently live in the nearby area are all too great.

And further, Refer: *"26.3 Use Standards :P2.2 uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of agricultural land to that use"* (proposed abattoir) *"will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits"*.

Aside from: the possible risk of pollution of Mole Creek, the un-named watercourse, other Karst features; an area of Lot 3 which can never have poultry 'graze' on it due to the Waste Water Reuse Dispersal and paunch spreading; the 42 day withholding period restrictions; the extra noise produced during hours of operation (cited in the Application for Development as 6am-6pm and does not specify which days, hence activity may be on weekends) plus the noise of more livestock movement and from livestock in holding yards, it is difficult to see that this proposed development in any way could be a benefit to this region!

The product from the proposed abattoir (private) is eventually to be sold in a proposed retail outlet/café (Development Application PA\20\0203) which is proposed to be set up directly next door to an existing shop that already provides meat products to Mole Creek customers, but due to the low population of Mole Creek (514 people at the 2016 Census), this shop finds it difficult to regularly sell their products prior to the 'use by date'. This shop also sells takeaway food and coffee to the public.

This cannot be a significant benefit to Mole Creek, rather, it would see the demise of one of these shops!

- There are NO environmental benefits that will occur due to the construction and ongoing operation of this proposed abattoir and associated activities.
- There are NO benefits to the social fabric of Mole Creek, nor to the nearby residents and landholders.
- The ONLY economic benefit is to the Applicant/Owners who propose this development of an abattoir.
- The COSTS are : to the social well-being of the nearby landholders/residents;
  to the other food outlets (if the retail outlet/café Development Application PA\20\0203 is approved by Meander Valley Council);
  even more, to the environment and future use of this land (Lot 3).

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(I)ADDITIONAL COMMENTS: (cont)
(b)Benefits to the Region? (cont)

Referring to: *"26 RURAL Resource Zone: 26.3 Use Standards P4- It must be demonstrated that:*

a) emissions are not likely to cause an environmental nuisance" and

b) "primary industry uses" (abattoir resource processing) *"will not be unreasonably confined or restrained from conducting normal operations".*

We suggest that noise and odours emitted from this proposed abattoir will unreasonably effect residents, landholders and nearby livestock, particularly in the warmer/hotter months of the year. This would be due to the Waste Water Reuse Dispersal, the Paunch/Sludge spreading and noise from both the livestock and the operation of the abattoir itself and transport of waste and meat from the site. Hence, these emissions would become an "environmental nuisance"!

The grazing of livestock on Lot 3 has been confined to a more limited area due to the floods of 2016 especially where all of 'Den Plain' (Refer Fig 1, p2) was either effected by the inundation or almost destroyed. The Mersey River markedly changed course as a result of those torrential rains (we do appreciate the fact that the owners have made reasonable attempts to return the land to an acceptable/useable state). Hence, the owners mainly use that area of Lot 3 in recent years for cropping (hay and the like). The owners rely more heavily now on other parcels of land (forming their property), that they own. To further limit the use of Lot 3, in our view, is irresponsible and unacceptable, especially for the future owners of Lot 3, whoever they may be!

(c)What could go wrong?

(i) Offal Pits:
It has come to our attention that an offal pit possibly may be dug 'somewhere' on Lot 3 (or other parcels of land owned by the proponent) into which offal, sawdust and lime (reduce odours) will be placed. We suspect that the reason is to save costs on trucking so much waste off-site.
The suggestion of an offal pit being used has been mentioned to several landholders in the local area over a period of about 16 months. This intention is not indicated within this Development Application. The effects of such an action, regarding vermin, Mole Creek, the Karst environment (surface and subterranean) and upon native animals, is totally unacceptable.
We are concerned that this type of behaviour/action on such a large and private property would go undetected. Inspections carried out would usually be only in the vicinity of the proposed abattoir itself on the "Subject Property", that is, Lot 3.

(ii)Cradoc Abattoir- An Example:
Recently in Tasmania an abattoir at Cradoc in the Huon Valley had come under new ownership. This abattoir is the "Huon Valley Meat Company"/Cradoc abattoir. Bec Lynd , chief executive and investor in this abattoir said "her first job was to get rid of a 'horrendous' 15m high pile of rotting gut and bone waste stacked behind the Cradoc abattoir." (AgJournal, May, 2020, p12)
This abattoir would have (and still would be) under the jurisdiction of the Environmental Protection Authority, Tasmania to monitor, as the product throughput would be greater than 100tonnes/year. We ask: how could such a huge pile of waste go undetected for so long? Where were the inspections?

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(I)ADDITIONAL COMMENTS: (cont)

(d) What could go wrong? (cont)

(ii)Cradoc Abattoir-An example: (cont)

We do realise that the proposed abattoir for operation on Lot 3 Den Road, Mole Creek is to be a Level 1 abattoir and, as such, the product throughput would be less (<100tonnes).However, it still remains the real possibility that a similar situation may occur at this proposed abattoir in this Development Application. Unless regularly monitored by Meander Valley Council, or its authorised persons, it would not be known if this similar situation may occur. There are to be no private kills for the public at this proposed abattoir and therefore no-one from outside this property would/could be aware of such a health, safety, environmental, disease and vermin disaster that would affect the High Sensitivity Karst Area of Mole Creek.

We see no benefit to this region for an irregularly/or not at all monitored abattoir- highly possible given the above example! We urge that **Reference 21** (p30) should be read to enable Council further information as to what may go wrong regarding abattoirs and their operation. This reference, albeit long and detailed, certainly opened our eyes on the issues!

CONCLUSION/SUMMATION:

This proposed abattoir would **NOT provide reasonable amenity** to landholders/neighbours :

"amenity-in relation to a locality, place or building, any quality , condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable"(Meander Valley Interim Planning Scheme2013).

No **details are provided** regarding:

-sludge (amount, storage, dispersal)
-chemicals (storage, quantity of some)
-pre-operational water surveys
-drying of skins
-livestock handling facility (yards)
-preventions for accidental spillages
-sump and waste water pump details
-electricity and potable water (supplies)
-subterranean/groundwater (details, assessment)
-plans for surface/groundwater monitoring)
-contingency plans
-details of irrigation controls
-workplace health and safety measures

Inaccurate details including:

-HSCW v's Product v's Head of Cattle
-Low v's high pressure irrigation
-attenuation
-address and signage
-inappropriate paunch spreading areas
-oversights regarding biodiversity (eg: Conservation Covenant)
-non-conformity of waste water dispersal areas
-oversights regarding flood prone. Landslip and surface water buffers

Our greatest concern is the safety of the High Sensitivity Karst given the above inaccuracies and missing details.

We respectfully request and urge Meander Valley Council that this Development Application PA\20\0204 Private Abattoir (Resource Processing) **NOT** be approved.

We thank and greatly appreciate Meander Valley Council taking the time to read and consider our representation on this matter.

Kind regards
(Mr and Mrs) Roger and Amanda Lane

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REFERENCES/SOURCES:

1. Meander Valley Council Interim planning Scheme,2013 (www.meander.tas.gov.au)

2. The List (land Information Systems Tasmania (www.thelist/tas.gov.au)

3. Application for Development for a Private Abattoir PA\20\0204
   (Including: Karst Report-Appendix A; Waste Water Reuse Assessment Report-Appendix C)
4. Bureau of Meteorology (www.bom.gov.au)

5. Australian Bureau of Statistics:2016 Census (www.abs.gov.au)

6. Environment Protection Authority (2017) 'Paunch Contents Land Spreading Management Guidelines, EPA, Hobart, Tasmania.
7. Environmental Guidelines for the Use of Recycled Water in Tasmania (DPIWE, 2002)

8. Waste Water Management Guidelines for Meat Premises and Pet Food Works (DPIWE, June, 2001)

9. www.flockandherd.net.au

10. NSW Department of Primary Industry

11. www.animalhealthaustralia.com.au

12. www.agric.wa.gov.au

13. Meat and livestock Australia (www.mla.com.au)

14. Tasmanian Biosolids Reuse Guidelines, 1999 (www.epa.tas.gov.au)

15. AgJournal: Australia's Agribusiness Magazine, The Weekly Times, May,2020, p12 (www.theweeklytimes.com.au)
16. Department of Primary Industries, Parks, Water and Environment: Conservation: Conservation Covenant (www.dpipwe.tas.gov.au)
17. Minimum Construction Requirements for Water Bores in Australia (Australian Government National Water Commission, Feb, 2012, 3rd Edition)
18. NSW DPI Primefacts Number 622 October 2019 (www.nsw.gov.au/animals-and-livestock/beef-cattle/appraisal
19. Meat and Livestock Australia: Market Information Services: Cattle Assessment Manual, Jan 2017, p16.

20. Tanks: www.globalpolytanks.com.au ; www.pinecrestwatertanks.com.au ; www.orionproducts.com.au

21. Industry Sector: Livestock Processing Industries (Animal Slaughter and Rendering) September 2003-Compliance Performance Report-NSW EPA (www.epe.nsw.gov.au)
22. Handbook of Australian Beef Processing-The Aus-meat Language 2020 (www.ausmeat.com.au)

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Jan Richardson

From: Carol Douglas <carolintassie585@bigpond.com>
Sent: Friday, 14 August 2020 10:17 AM
To: Planning @ Meander Valley Council
Subject: Planning Application - PA\20\0204
Attachments: Mole Creek Abattoir.pdf; Hunter Report 30 April 2020 (1).pdf

Meander Valley Council
Attention: John Jordan
via email.

Dear Sir,

Please find attached my representation objecting to the proposed Private Abattoir at 105 Den Road (lot 3).

Also attached is a Karst Report completed for me by Deb Hunter.

Regards,

Carol Douglas.
0428302996.

Virus-free. www.avast.com

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1500165

Mrs. Carol Douglas (nee Lee)

E: carolintassie585@bigpond.com

P: 0428302996.

14th August, 2020.

Meander Valley Council.

Attention: Mr John Jordan.

Subject: Representation on Planning Application 20\0204 Den Road, Mole Creek.

Dear Sir,

I am writing to object to the proposed development of a private abattoir situate Den Road Mole Creek as detailed within Planning Application 20\0204, advertised on the 1st August, 2020.

Introduction.

I am the owner of 26 Den Road which is less than 500m from the proposed building site and less than 300m from the proposed waste water dispersal area. This property was my childhood home on land once belonging to my Grandfather and my Father before me. I purchased the 1900's cottage in September, 2018 with the view to enjoy the peace, clean air and unspoilt rural surrounds.

I cannot support the application for the building of a private abattoir on a site I believe has been proven to be so obviously environmentally inappropriate, being so close to my home and which also raises many questions regarding the operation, sustainability and possible future expansion of this facility.

Environmental Damage

The high risk of situating an abattoir on land zoned High Sensitivity Karst, is illustrated numerous times within a report commissioned by me and written by Deborah Hunter, BEnvSc (Hons), MSc (Chem Sci).

I submit this report as supporting evidence that this site at 105 Den Road, MOLE CREEK (lot 3), is manifestly unsuitable for such a development. The author of the report addresses the following areas relating directly to the requirements of the MVC Planning Scheme.

.Site and Surrounds	-	page 4
. Proposed Development	-	page 6
. Applicants' consultant Report	-	pages 6 – 8

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She concludes that the development should be sited off the Karst Landscape. "An abattoir represents a substantial increase in intensity of industry on pastoral karst land from its' existing use. The risks to karst environmental values, land stability and water quality are significant."

The Karst report contained within PA 20\0204 by Mr Cullen states not once, but twice in bold print as to emphasise the point that:

"It should be noted that this report is based on a survey of the surface features and existing geology maps. Apart from 2 shallow soil pits no sub-surface investigations were undertaken. **A geo-technical survey would be required to investigate the nature of underlying Karst and geological features**"

An inspection of the limestone banks of Mole Creek in an area just below one of the proposed waste water areas shows clearly holes worn away in the limestone at water level where rain water with soil traces from the paddocks have travelled underground during heavy falls. There is too much risk involved in operating an abattoir on Karst land and why take that risk when there is more than one operating abattoir within less than an hour's drive away?

As well as the above is the environmental risk posed by storage of chemicals for use in the process, plus the storage waste water if it cannot be irrigated onto the pasture due to heavy rainfall. If there were to be an accidental spill or leakage, or overflow due to an extreme weather event ie. Lightning strike, high winds, torrential rain the resulting pollution could have long lasting and perhaps irreversible effects on pasture, the Karst system and Mole Creek itself.

I ask who will be responsible for monitoring the reuse of waste water and paunch from the abattoir to ensure that environmental harm is prevented as the Environmental Protection Society cannot be involved with the current tonnage? Does the MVC have an officer to police such important work or is it left to the operator?

I am horrified to see that paunch will be spread on the Den flats. The streams that flow from caves at the base of the hill have no buffer zones around them and the flats are prone to regular flooding. How can this be ok? Such a disregard for the appropriate use and sustainable management of this historic and unique property is hard to comprehend.

E11.2 **Environmental Nuisance.**

Noise and odour pollution for myself and my neighbours would be significant. The stench of waste water, sludge and paunch spreading, covering an area a mere 300m from my home would make being outdoors on certain days unbearable and at best unpleasant. Along with the associated disease carrying flies and the distressed bellows, bleating and squealing of livestock going to slaughter would be too

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distressing not to affect our mental health. These distressing sounds would echo through the valley and on days when the wind blows from the north, which it mostly does, the stench from the abattoir would certainly reach Liena Road, a main tourist route for people visiting the Mole Creek Caves and Cradle Mountain. Mole Creek would become less known for our wonderful caves, honey, Trowunna Devil Park and beautiful scenery and more as the site of a smelly abattoir - an abattoir village.

Increased Production.

The DA states that this will be a boutique abattoir operating only one to two days per week and employing only one butcher and one assistant. Again I ask who will actually manage the site? If Mr Durham enjoys success with selling the paddock to plate product in his butchers shop and to local restaurants, it can be expected that inevitably the annual tonnage will increase. In fact Mr Durham has made sure that there is provision for expansion. The success of the Landfall butchery in Launceston demonstrates the popularity of this concept. If the annual tonnage rises above 100t, then the Environmental Protection Authority whose goals are clean air, clean water, clean land, acceptable noise levels and sustainable use of resources, may then be able to make an assessment of the suitability of this operation on this site. BUT ONLY AFTER THE FACT. It would be shutting the gate after the horse has bolted, because once this abattoir is built it will be there for ever more. An increase in production would mean more staff, more traffic and more movement of stock through the property, all of which would surely be better happening in an industrial area and thereby protection prime grazing land. 26.3 – 16.B.1 (B)

No stock to be brought in from other farms.

At the present time I would question that Mr Durham has enough breeding stock of cattle, pigs or sheep on his Den property to sustain the required numbers to produce the stated annual tonnage quite apart from if this business grows. Therefore it is inevitable that stock will indeed have to be brought in from other farms. It is surely a loophole if Mr Durham can claim that the stock is his, from his property, if he simply buys it from elsewhere and grazes it for a period of time. As stock numbers increase does the Den have the capacity to graze the animals when vast areas will be used for waste water and paunch spreading. Will there then be a requirement for a feed lot to manage the increased numbers? This proposed abattoir has high potential for turning from a boutique operation into a commercial scale business. A more suitable site to allow for growth and expansion should be sought from the get go and the prime agricultural land left as it is, clean and productive. Surely the quality of pasture, water and air where the stock is grown is a far better marketing tool than being able to say that it was killed in the paddock where it once peacefully grazed.

Summary.

If Mr Durham, the current owner and custodian of this historic property The Den is sincere in his wish to “have the smallest impact on the environment, neighbours and

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his farm" (Examiner article) then he could demonstrate this by rethinking the proposed site and finding a more suitable location for his abattoir.

Keeping The Den abattoir free would enhance the marketability of his product as coming from the most pristine environment possible. It would preserve the prime agricultural land for the purpose it serves so well and in so doing would remove any kind of threat to the Karst land and waterways. It would allow for the continuation of a peaceful life for the people whose prime residence neighbours The Den and indeed residents within earshot in this echoing valley.

Athough not Heritage listed as is Lees' Paddocks, The Den is of equally deep significance to my Family's past, present and future generations. I ask most earnestly that my family and I, particularly my Grandsons, can continue to experience the beauty and tranquillity of this place, all be it from across the creek, where our ancestors once worked so hard and lived full and productive lives in a sustainable way, with respect and regard for the property.

I hope that our future family gatherings can be enjoyed in the clean, quiet environment that currently exists.

There is so much to lose for the people of Mole Creek for little or no gain.

Your consideration of this representation in the assessment of Planning Application 20\0204 would be greatly appreciated.

Yours sincerely,

Mrs. Carol Douglas.

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150016S

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29th April 2020

Report requested on the proposal for an abattoir in the High Sensitivity karst area, Mole Creek: Meander Valley Council PA.20.0204

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1. Introduction

Representations within the development application including the consultant's report attached to it were examined for accuracy and for adequacy in addressing the Meander Valley Council's (MVC's) Interim Planning Scheme, particularly with reference to *E15 Karst Management Code*.

The author, Deborah Hunter, resides in the Mole Creek karst landscape and has been involved in cave and karst research since 1982. Quartermaster, Conservation Officer and founding member of the Mole Creek Caving Club (Incorporated), Deborah recently retired from 10 years' service on the management committee of the Australian Speleological Federation (Inc.). Deborah is a cave and karst educator and also works with the Parks and Wildlife Service as a registered volunteer speleologist. Deborah's formal qualifications include Bachelor of Environmental Science with research Honours in the hydrogeochemistry of the Mole Creek karst (2008) and a Master of Science by research in landscape evolution and the effects of Quaternary and post-colonisation land uses in the Tamar Basin (completed 2017).

Natural values potentially threatened by the proposed abattoir have been documented. Geological, hydrological and conservation values mapping has been reviewed and evaluated. Department of Primary Industry, Parks, Water and Environment (DPIPWE) databases have been consulted to provide the most up to date data.
The author is grateful to Dr Karen Richards for assistance on karst invertebrates and threatened species data.

2. Natural values

2.1 Karst hydrology and significance

The site is within Meander Valley Council's *High Sensitivity Karst* zone. Its Conservation of Freshwater Ecosystem Values (CFEV) *Integrated Conservation Value* status is shown as *very high* by the Department of Primary Industry, Parks, Water and Environment (DPIPWE) Natural Values Atlas.

The densely cavernous Mole Creek karst landscape developed in Gordon limestone that outcrops to the surface across an area approximately 10 km (N-S) by 26 km (E-W) (Kiernan, 1995). Underground drainage is well-developed, and the Mersey River may be regarded as the only permanent surface stream of any substantial linear extent (Kiernan, 1989). All other streams are either ephemeral (e.g. only seasonal flow) or follow underground courses for much of their path. Karst drainage typically follows the strike and dip of limestone beds, and flow direction and destination can be difficult to predict from apparent surface drainage divides that are better related to past glacial processes. Much detail of karst drainage in the Mole Creek district remains obscure for want of detailed hydrogeological research.

Karst soils are vulnerable to erosion and collapse, causing siltation of underground conduits and altering hydrology (Kiernan, 1984; 1989). This can not only affect biological values, threatening karst fauna, giant freshwater crayfish and platypus, but also local amenity and rural water supplies sourced from karst waters.

The karst is of national geographical significance, and is one of three or four most extensively developed karst systems in Tasmania (Eberhard, 1992). The caves are

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recognised both nationally and internationally for underground scenery and also for their geomorphological and biological values (DIPIPWE: Natural Values Atlas).

2.2 Protected and threatened species; conservation status

2.2.1 Vertebrates

The platypus (*Ornithorhynchus anatinus*) is an egg-laying, semi-aquatic mammal that lives in Tasmania and along the eastern coast of mainland Australia. It lives in the Mole Creek and other nearby streams and the Mersey River. It is known to travel overland and frequent the dark zone of caves to forage. It is totally protected and vulnerable to degradation of suitable water bodies and burrowing habitat.

2.2.2 Threatened species

Threatened species include vertebrates such as the critically endangered swift parrot (*Lathamus discolor*) and invertebrates. The giant freshwater crayfish (*Astacopsis gouldi*) is known in the river and streams of the area. Known distribution is included with cave invertebrates in Figure 1. For further threatened species distribution details see Appendix 1 (Natural Values Atlas Report by Dr Karen Richards).

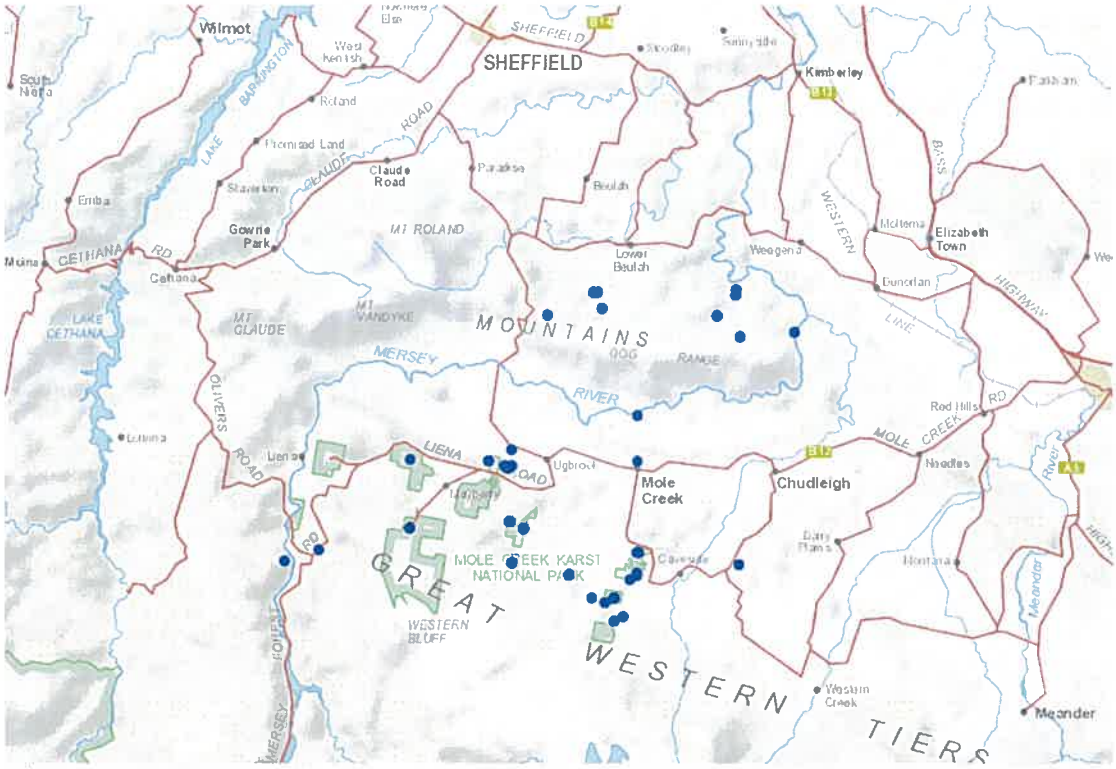

Figure 1: Distribution of threatened invertebrate fauna in the Mole Creek area (Dr Karen Richards). The giant freshwater crayfish *Astacopsis gouldi* is known in streams of the area and the Fossey Mountains and Mersey River locations to the north of Mole Creek. Cave invertebrates are not confined to the major known cave reserves as shown in the figure; this is just where they have been surveyed.

2.2.3 The cave invertebrate fauna

Tasmania's invertebrate cave faunal assemblage has been recognised as a special category worthy of further study since at least 1987 (Eberhard, 1992). Caves are the type localities for 33 species of Tasmanian invertebrates. The Mole Creek karst has one of the most diverse faunal assemblages in Tasmania, with a high degree of endemism. At least 71 taxa are known, including 11 species of obligate cavernicoles

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(troglobites), animals unable to live in any other environment. Cave animals are valuable to science in understanding evolution. Recorded distribution is shown in Figure 1.

The cave species of the Mole Creek karst are not confined to better-known caves within the small areal coverage of the area's formal reserves. Cave invertebrates are essentially vulnerable to change in their environment. Several cave species are wholly protected under the National Parks and Wildlife Act (1970) whether they live in reserves or not.

Cave systems often extend from reserves or forestry tenures under private land tenures. Forestry practices are required to consider cave invertebrate conservation. Cave species are threatened by pollution, siltation and changes to hydrology caused by land use and remain in need of a comprehensive, regional baseline study and conservation assessment (Eberhard, 2000).

3. Comments on the Development Application and its Supporting Information

NOTE: the headings below refer to the Development Application *headings*.

Application: *2. Site and Surrounds*

The site of the proposed development is an undulating paddock (Figure 2).

Figure 2: Aerial view of the site of the proposed abattoir and wastewater dispersal field (mid view) looking south-east across the Mole Creek which forms the southern boundary of the proponent's property. The Douglas residence lies across the Mole Creek on the right.

Whereas it is claimed (P4) the site "….has been selected in conjunction with the karst consultant to avoid potential karst features…" in fact the cleared paddock appears typical of the farming land in the district, being dense with karst features (Figure 2).

Discussion

Features that have been referred to here and elsewhere in the application as "ridgelines" appear by aerial inspection to be simply topographical undulations typical of cleared karst land in the district. Surface undulations in the district normally attest to underground drainage and/or Quaternary glacial deposits. The paddock is dimpled with dolines (both solution/subsidence and collapse or ephemerally active "sinkholes") and there are several small limestone outcrops. This topography is consistent with the presence of underground drainage; limestone outcrops may indicate subsurface drainage proximal to the surface. Dolines are drainage features (see MVC 2013: E15.3). Solution dolines, wider than they are deep, represent diffuse hydrological points of input to underground drainage. Two shallow depressions, referred to in the consultant's report as possibly "inactive" sinkholes are located to left and right of the fenceline near the stockyards (Figure 3). An active sinkhole can be seen to the left of the crossed fencelines. Such features are deeper than solution dolines and typically have some exposure of limestone. Some active dolines function as either inflows or outflows depending on prevailing conditions. Limestone outcrops (some can be seen in the distance at the edge of the bushland in Figure 2) are also karst features often associated with evidence of karst hydrology.

Figure 3: A view towards the east across the site of the proposed built facility (mid distance) shows an "active sinkhole" left (north) of the building site and dimpled, undulating karst topography extending to the right (south) across the proposed wastewater dispersal field.

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Application: *4. Proposed development*
Provided solid waste is stored safely and securely for disposal off-site, storage and disposal of waste-water is of the greatest concern. The density of karst features at the site and implied karst hydrological processes suggest increased loading of these soils could cause instability. The siting of buildings, waste-water storage and increased soil saturation during irrigation of waster-water risk changes to underground hydrology. The tendency towards higher intensity rainstorm events due to climate change exacerbates this risk. Pollution from unintentional spills or waste-water irrigation could enter underground water courses where it could be carried some distance, affecting surface streams upon resurgence; alternatively waste-water or spills could directly pollute nearby surface flows. Pollution threatens cave and surface fauna, amenity and potentially local water supplies. The *High Sensitivity Karst* classification indicates a fundamental vulnerability of this landscape to intensive industrial development. Being familiar with features elsewhere across the extent of the property from earlier studies this author has conducted, it appears unlikely that a suitable site for an abattoir could be identified on the property or indeed elsewhere on the Mole Creek karst landscape.

Application: *Consultant's report*

Shallow soil pits have only been dug at the site of buildings and proposed water storage facilities. The consultant (report, P1) states the report is based on a survey of surface features and existing geology maps and investigation by digging 2 shallow soil pits (consultant report, Figure 3). It cannot be known if it is safe to place industrial facilities at this site or to excavate and store waste-water at the proposed abattoir site prior to dispersal, which could be some time when seasonal conditions preclude dispersal. There is no information provided from the consultant's GPS showing *relative* elevation of features, however GPS data may not be accurate enough. GPS estimated positional error (EPE) is typically approximately +/- 6 m elevation. Lidar survey for detailed elevation data would better show relative elevation of drainage features and better data to inform risk assessment. Lidar would also provide accurate slope data to enable scrutiny for setbacks required by MVC (2013; E15.5) according to slope.

The applicant must demonstrate provision has been made to avoid risk of instability and pollution (MVC 2013: E15.5, A2-P4), setting back wastewater disposal fields from sinkholes and caves according to slope gradient. Nevertheless, excavations, buildings and subsurface drainage must be located a *minimum* of 100 m from karst features (MVC 2013; E15.6.1, A2.1). On P1 of the consultant's report, the consultant refers to features such as karst outcrops and an active sinkhole being located *within* 100 m of the location proposed for the abattoirs (with another sinkhole 130 m to the east), but contradicts E15.6 Development Standards by proposing: "However these features are separated from the site of the proposed development by ridge lines and construction of the developments will not concentrate runoff towards these features." The proximity of feature(s) is clearly outside the provisions of the Karst code. Further, in this author's opinion, these "ridge lines" may be of little use in mitigation of adverse drainage effects. The "ridge lines," further relied on as mitigating risk of impacts on P10 of the consultant's report, are probably undulations in the surface topography typical of a paddock on karst that may bear little if any relationship to the subsurface drainage that water percolates to. The intention of MVC's E15.6.1

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Performance Criteria is to avoid concentration of focused loading whether by proximity to features (A2.1) or by concentration of runoff at the building, access and carpark site (A2.2) as focused runoff is known to cause sudden collapse of voids in karst terrains (for example, Kiernan, 1989). Drawings and plans under 4. *Proposed development* (Enlarged site plan and Abattoir floor plan) do not appear to show surface drains or where the runoff from these hardened surfaces is to be directed.

On P1 of the consultant's report, regarding the area identified for the disposal of wastewater, it is stated "At this stage it is not certain whether the area is large enough to cater for the volumes of water to be generated." And (P11) "It is beyond the scope of this report to determine whether or not the proposed dispersal area is adequate to deal with the volume of water produced." It is stated: "Apart from 2 shallow soil pits…" [dug at the building site upslope of the wastewater disposal area] "…no sub-surface investigations were undertaken. A detailed geo-technical survey would be required to investigate the nature of underlying karst and geological features." The application contains no proposal for such investigations.

The proponent cannot demonstrate avoidance of sedimentation or pollution of surface karst features or subterranean cavities as required (E15.6.1). Diffuse loading (wastewater dispersal) is directed towards downslope karst features (see E15.6.1, P2 e, regarding effluent disposal), where soil characteristics and mantled karst features are uninvestigated. It is suggested on P10 of the consultants report that runoff from buildings will not concentrate runoff into groundwater systems, satisfying E15.6.1 *acceptable solution* A2.2, however topography and density of features suggests the possibility of subterranean drainage proximal to the surface. Vegetation is limited to pasture, therefore vegetation screening and uptake of excess water and pollutants (as intended by provisions of E15.6.1 A2.2-P2 and A3-P3) are limited. Soil stability is questionable and vegetation cover is limited to pasture yet no mitigation measures under 15.6.1 Performance criteria are proposed.

On Figure 6 (P13) of the consultant's report, the identified wastewater disposal area is shown abutting two features the consultant identified on P1 as "2 shallow depressions that may be inactive sinkholes." This is interpreted to infer that no overland flow has been seen by the consultant to flow into or out of the depressions. However, it cannot be ascertained from the consultant's observations that they are not karst features that transfer water during normal precipitation events to the underground drainage system.

The proposal is located on High Sensitivity Karst. The Interim Planning Scheme *Objective* regarding High Sensitivity Karst Features (E15.6.2) is to protect the environmental values "through the appropriate location and treatment of development." The provisions are explicit (A1 b): "The site does not contain the following: i) karren; ii) caves; iii) sinking streams; iv) less than 500 mm soil coverage over the area of development. The provisions ii) to iv) cannot be demonstrably complied with, since the consultant recorded caves in limestone outcrops adjacent to the Mole Creek downslope of the wastewater dispersal area, with outcrops shown on Figure 6 of the consultant's report within 50 m of the dispersal area; one of two "active sinkholes" shown on Figure 4 of the consultant's report is a well defined swallet (ephemeral water sink) less than 100 m from the facilities site; and soils in the dispersal area have not been investigated.

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The consultants report has not adequately addressed the specific requirements of Performance Criteria (E15.6.2, P1) in case of High Sensitivity karst. It has not been demonstrated that the development will not result in impacts including Performance Criteria: c) damage to sites of scientific significance; d) damage to karst features; e) blockage of sinkholes or caves; f) induce unacceptable levels of surface soil erosion and sedimentation into the karst system; g) creation of a safety hazard; H) increase potential for ground surface or land instability; k) adversely increase subterranean water flow or l) significant alteration of the surface hydrology. Neither has it been adequately demonstrated that mitigation measures to be taken will be adequate in order to "mitigate adverse impacts on the karst system."

4. Conclusions

The author's view is that on examination of the proposal and consideration of the risks to the environmental values of the karst, the abattoir and associated infrastructure should not be allowed to proceed at this site. An abattoir represents a substantial increase in intensity of industry on the pastoral karst land from its existing use. The risks to karst environmental values, land stability, amenity and water quality are significant. It is this author's view that such developments should be sited off the karst landscape.

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1499675.

Ben Galvin
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13/08/20

Meander Valley Council
Attn: John Jordan
via email

Dear Sir,

Subject: Representation on Planning Application 20\0204 - 105 Den Road, Mole Creek 7304

I am writing to again object to the proposed development of a new abattoir situate 105 Den Road, Mole Creek 7304 as detailed within Planning Application 20\0204, originally advertised 18/04/2020 and subsequently re-advertised 01/08/2020.

I have included my previous representation dated 26/04/2020 for your reference in this correspondence.

As noted within my original representation, I hold grave concerns for the environmental impact of the establishment of an abattoir, with on site waste water treatment, in a high sensitivity karst area in such close proximity to Mole Creek.

Whilst revisions to the planning application have gone some way to addressing inconsistencies and flaws in the site proposed waste water irrigation area, it does not address the underlying unacceptable level of environmental risk this development poses.

Specifically, examples of this are as follows:

- Appropriate on site surveys have not been undertaken as a part of Karst Assessment report
- Applicable irrigation buffers have been essentially ignored on the basis of common property ownership
- Production volumes have been proposed at 90 tonnes p.a. when the abattoir will clearly have the capacity to process volumes well in excess of this.

I've elaborated on these matters in greater detail below.

Shortcomings of Karst Assessment report

The revised application proposes a new 3ha irrigation area to the north of the proposed abattoir site, which is also to the north of an active sinkhole. An addendum to the Karst Assessment Report

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provides some commentary on this new irrigation area, but by the author's own admission this area has not been surveyed to support this revised application.

Notwithstanding the lack of any form of physical survey of the newly proposed irrigation area, the summary of the full report itself notes that *'apart from 2 shallow soil pits no sub-surface investigations have undertaken to determine the nature of underlying karst and geological features'* and that *'a detailed geo-technical survey would be required to investigate the nature of underlying karst and geological features.'*

Page 11 of the report mentions that the site does not contain any karren, caves or sinking streams. I am unsure how this could be claimed in the absence of a geo-technical survey.

Noting this, it is difficult to see how it could be argued that this report suitably satisfies the performance criteria of E15.6.1. and E15.6.2. of the planning scheme. Specifically, I note the following in regards to a number of performance criteria detailed within the planning scheme.

E15.6.1. P2 Sediment and pollutant loss into the karst system is to be minimised through:

Criteria	Shortcoming
b) - The avoidance of karst features and subterranean cavities in the construction of subsurface infrastructure;	No geo-technical survey has been completed to investigate the nature of underlying karst and geological features present on the property.
c) - Vegetation retention or permanent perennial ground cover between the development and karst features;	Vegetation of site is limited to pasture. There is no proposal to add permanent perennial ground cover between the development and karst features with report or application as a whole.
d) - directing on-site effluent disposal away from Karst features;	New irrigation area has not been surveyed for karst features. No geo-technical survey has been completed to investigate the nature of underlying karst and geological features present on the property.

E15.6.2. P1 A report prepared by a suitably qualified person must demonstrate that that the development does not result in the following impacts:

Criteria	Shortcoming
c) damage to sites of scientific significance; d) damage to karst features;	New irrigation area has not been surveyed for karst features.
i) pollution of surface or subterranean waterways; k) adversely increase subterranean water flow;	No geo-technical survey has been completed to investigate the nature of underlying karst and geological features present on the property.

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Irrigation Buffers

Revisions to the planning application propose a 3 ha irrigation area, north of the abattoir site and an active sinkhole identified in the accompanying Karst Assessment Report. As set out within tables E11.1 and E11.2 of the Meander Valley Planning Scheme, spray irrigation areas should have a 200m attenuation distance from the property boundary of any existing sensitive use.

Page 7 of the Waste Reuse Assessment proposed that this requirement be waived in respect to PID 2567692 (57 Den Rd, Mole Creek TAS 7304) on the basis of property being owned by the proponent.

I can only assume that report author is somehow suggesting that the planning scheme allows an individual to waive mandated attenuation distances, pertinent to their property, at their own discretion. Simply put, ignoring required attenuation distances on the basis of common property ownership of is not an acceptable solution to the objectives of E11.6.1. of the planning scheme.

Further to this, Table 6-1. of Environmental Guidelines for the Use of Recycled Water in Tasmania notes that a minimum buffer distance of 100m from nearest road or dwelling should be applied to spray irrigation systems. No such buffer has been applied to the new irrigation area in respect to the roads that serve as access to adjoining properties PID 2567692 (57 Den Rd, Mole Creek TAS 7304) and PID 2554875 (105 Den Rd, Mole Creek TAS 7304).

Whilst it is acknowledged that these are private roads, given they serve as the only road access to these properties I would consider that the buffer distances recommended under the above mentioned EPA guidelines should still apply.

The Waste Reuse Assessment also does not appear to assess the potential impact of irrigation of the adjacent native vegetation bordering the proposed irrigation area. Point 6.7 of Environmental Guidelines for the Use of Recycled Water in Tasmania notes that such impacts need to be considered.

I would surmise that, if the above mentioned attenuation/buffer distances were properly adhered to, the newly proposed irrigation area would shrink to a point where it is longer sufficient to accommodate the needs of proposed abattoir (i.e. total irrigation area of less than 3 ha).

Proposed production volumes

The original development application sought approval for production volumes of 100 tonnes p.a. This would have classed the abattoir as a level 2 activity under the Environmental Management and Pollution Control Act 1994, requiring the assessment of the application by Environmental Protection Authority (EPA).

Revised application has seen the proposed production volume reduced, by a seemingly arbitrary amount, to 90 tonnes. Whilst this would now classify application as a level 1 activity, to be assessed by council, I would implore councillors to refer the application to the EPA, if for no other reason than the development site being within a high sensitivity Karst area.

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Whilst the application goes on to note that the proponent's farm would not be able to sustain production levels at 90 tonnes p.a., my understanding is there would be nothing preventing stock from other farms being processed at the site in order to maintain this production rate.

The application notes that production volume of 50 tonnes p.a. will be reached with the abattoir operating only 1 day a week with only 2 staff. By this rationale, and as suggested by the original development application for 100 tonne production limit, on a pro-rata basis production volume will likely exceed 90 tonne capacity if the abattoir operates 2 days of any week and/or operates with more than 2 staff.

As per attenuation distances outlined in the Meander Valley Planning Scheme, any abattoir processing greater that 100 tonnes a year must be at least 500m from the boundary of any property that has a sensitive use. Sensitive use (residential) property owned by my family is 350m south of the proposed abattoir site.

As such, regardless of annual processing volume, neighbouring properties of the proposed development will be exposed to an abattoir operating with the production throughput capacity of at least 250 tonne p.a. and all of the noise, odour, and aesthetic pollution that comes with an abattoir of this scale. Attenuation distances outlined in the Meander Valley Planning Scheme were set to avoid such an occurrence.

Clearly the abattoir itself will have capacity to operate at production volumes that well exceed 100 tonnes p.a. and therefore, should be assessed on this basis as a level 2 activity under the Environmental Management and Pollution Control Act 1994.

Summary

The proposed development represents the establishment of an environmentally sensitive industrial operation, in a high sensitivity karst area, less than 500 metres from residential properties.

Notwithstanding this, I would consider the issues identified above clearly demonstrate that the proponent has not undertaken an appropriate level of due diligence in assessing and understanding the risks that this development pose to to nearby properties, karst features and Mole Creek itself.

As per my original representation, the proposed site is simply not suitable to house the proposed development.

Your consideration of this representation in the assessment of Planning Application 20\0204 would be greatly appreciated. If you wish to discuss the above in further detail, please do not hesitate to contact me.

Regards,
Ben Galvin

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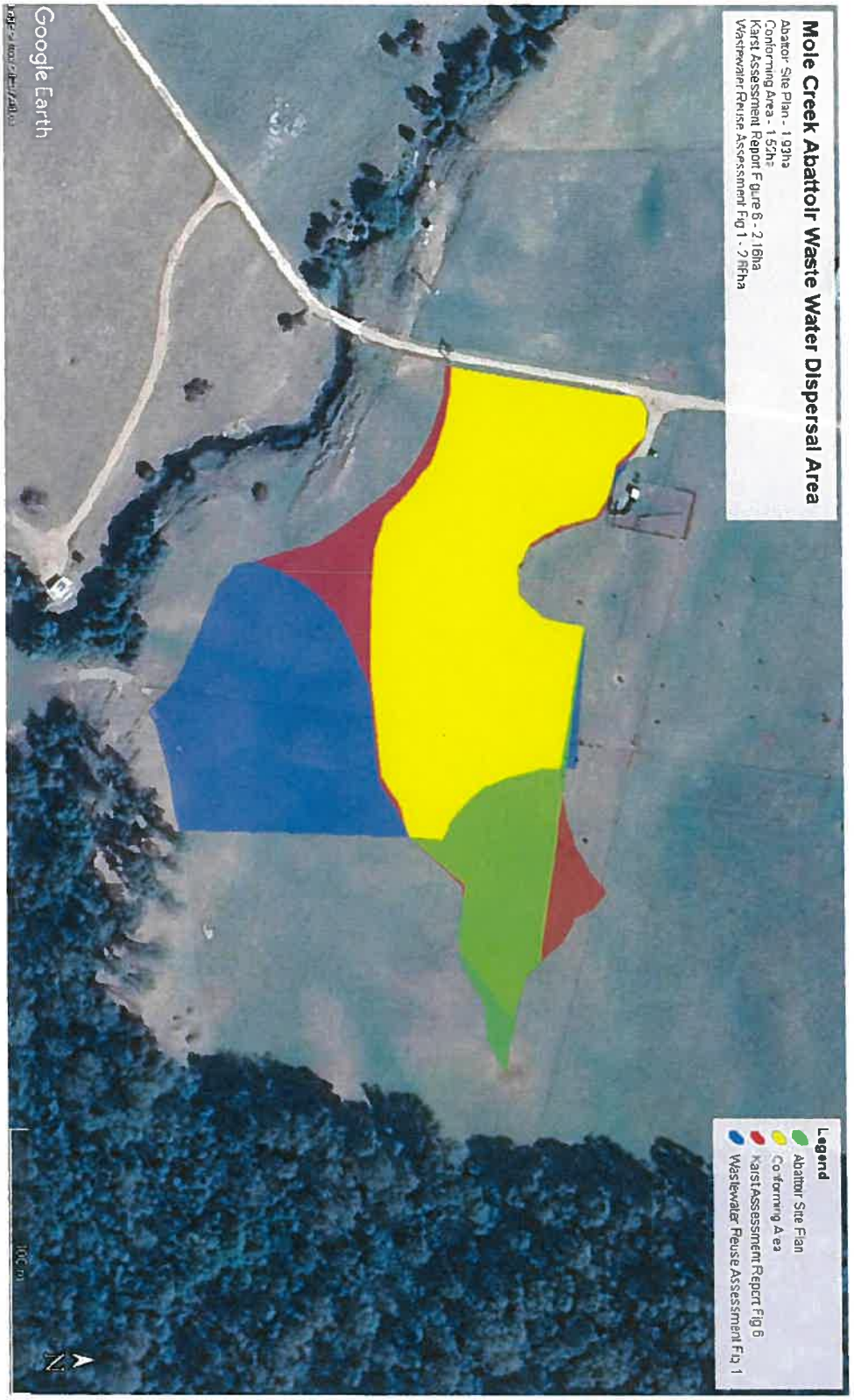

PLANNING AUTHORITY 1

Ben Galvin
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26/04/2020

Meander Valley Council
Attn: John Jordan
via email

Dear Sir,

Subject: Representation on Planning Application 20\0204 - Lot 3 Den Road, Mole Creek 7304

I am writing to object to the proposed development of a new abattoir situate Lot 3 Den Road, Mole Creek 7304 as detailed within Planning Application 20\0204, advertised 18/04/2020.

The proposed abattoir is to be located less than 500m from residential dwelling situate 26 Den Rd, Mole Creek 7304. This property is owned by my family and I believe the proposed development will have a profoundly adverse impact on not only the value and marketability of our property, but our quiet enjoyment of the property in this beautiful locale.

Further to this, I hold grave concerns for the environmental impact of the operation of such a business on prime agricultural land in close proximity to Mole Creek and numerous karst geographical features.

My concerns can be summarised as three main points:

- Deficiencies with proposed wastewater irrigation area
- Potential odour pollution from waste water irrigation, sludge and paunch spreading
- Commercial viability of the development as proposed

I have elaborated on these concerns in greater detail below.

Wastewater Irrigation Area

I consider that the proposed abattoir site plan, Karst Assessment Report and Waste Reuse Assessment offer conflicting solutions to requirements of Environmental Impacts and Attenuation Code E11 and Karst Management Code E15 detailed within the Meander Valley Interim Planning Scheme.

Specifically, when overlaying the proposed 1.9ha waste water dispersal area (page 27 of PA PDF document) against permissible areas detailed in both Karst Assessment Report (Appendix A Fig 6)

PLANNING AUTHORITY 1

and Waste Reuse Assessment (Appendix C Fig 1), it would appear that an area of only 1.5ha meets the necessary requirements of the Planning Scheme.

I have utilised Google Earth to provide a visual representation of this, which is attached for your perusal. This not only demonstrates that a significant portion of the proposed waste water dispersal area sits outside areas designated by the Karst Assessment Report and Waste Reuse Assessment, but that the areas designated by these reports themselves are in direct conflict.

It would appear that the Karst Assessment Report has not allowed for a 50m wastewater irrigation buffer zone around the abattoir as set out in the Environmental Guidelines for the Use of Recycled Water in Tasmania 2002, whilst the Waste Reuse Assessment does not appropriately account for the drainage line running in a south-westerly direction across the property and into the nearby Mole Creek.

Notwithstanding these inconsistencies, the Waste Reuse Assessment notes that the ~240kL p.a. of wastewater to be generated by the abattoir should be irrigated over an area of 2ha annually. As noted above, there only appears to be 1.5ha of land available for this purpose which meets the necessary requirements of the Planning Scheme.

It is also noted that the Waste Reuse Assessment recommends that the 15 wet tonnes of paunch to be generated by the abattoir each year be spread away from wastewater reuse areas. Planning application does not appear to prescribe a separate area for this purpose.

Further to this point, 2.1 of the Waste Reuse Assessment notes that due to the risk associated with *Taenia sp.* (Tapeworm), pigs and cattle are to be excluded from all sites irrigated with wastewater. In addition to this, any fodder removed from wastewater irrigation areas will not be suitable for pigs or cattle.

As such, irrigation of any pastoral land on the subject property(or any other properties owned by the applicants) would result in that land no longer being suitable for grazing by cattle and pigs. Whilst resources processing is noted as a permitted use under Rural Resource Zoning, I would consider that the proposed development adversely impacts on the long-term sustainability of the property as prime agricultural land.

It may be argued that loss of the proposed irrigation area is trivial, relative to the surrounding pastoral land. Whilst this may, or may not, be the case, it is unknown whether this area is able to serve as the abattoir's waste water and paunch reuse area on an indefinite basis.

The Waste Reuse Assessment suggests that, theoretically, irrigation would continue on a 2 ha area on a year on year basis, however, biannual soil sampling will be required to monitor the effects of waste water and paunch on proposed reuse areas.

Notwithstanding the fact that, as noted above, there only appears to be a 1.5ha area suitable for waste water and paunch reuse in proximity to the proposed abattoir, if these biannual tests were to reveal that the abattoir's waste water and paunch were having an adverse and unmanageable effect on the soil of the reuse area, waste water and paunch would need to be irrigated/dispersed to an alternative area. This may result in the contamination and degradation of further land within the surrounding High Sensitivity Karst Area.

Simply put, this site is not suitable for a venture which requires waste water reuse of this volume, especially when this venture represents a level 1 activity under the state's Environmental Management and Pollution Control Act 1994.

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Odour Pollution

As noted above, residential dwelling 26 Den Rd, Mole Creek TAS 7304, owned by my family, is situated less than 500m from the proposed abattoir.

Aside from the obvious visual and auditory detraction I expect the proposed abattoir, and its accompanying waste water treatment area, will result in odour pollution which will significantly impact on the value marketability and enjoyment of our property. Odour risk has been identified by the Waste Reuse Assessment, however, the extent of this has not been assessed in any capacity throughout the report, or the planning application as a whole.

Waste Reuse Assessment notes that irrigation of wastewater should only occur when moisture deficits exist within the soil, usually between October and April (7 months) in the Mole Creek area. When irrigation is not possible, waste water would need to be stored until irrigation is possible. The report indicates that at a minimum storage of 40kL would be needed for this purpose, but potentially 120kL, depending on soil saturation and level of wastewater generated. Offsite transport is the only contingency in this event.

I would find it difficult to argue that the irrigation of up to 240kL of wastewater (with up to 120kL of this being stored on site from May to September each year), spreading of sludge of an unidentified amount, spreading of 15 wet tonnes of paunch, in addition to the day to day operation of the abattoir will not result in significant odour pollution to the surrounding area and properties.

As a side note, I would also consider storage up to 120kL of wastewater approximately 300m uphill from Mole Creek and in proximity to numerous karst features as an unacceptable risk to the environmental welfare of the surrounding area.

Commercial Viability

I have spent in the past 10 years of my professional life as a commercial lending analyst for a national financial institution. During this time, I have reviewed and assessed the commercial viability of numerous business ventures across a broad range of industry sectors.

The commercial viability of this venture may, by some, be considered a matter for the applicant. With this said, given the risks posed by this development as noted above, I would consider it only prudent for this to be taken into account when assessing this planning application.

In reviewing the proposed development it would seem that the operation of the proposed abattoir, at the production volumes indicated, is reliant on a butcher and cafe to be established in the nearby Mole Creek village. Application notes that approval for these ventures is to assessed under a separate development application. I cannot see where such an application has either previously been lodged or approved.

With applicants advising that the abattoir is to only operate one to two days a week, with no more than two staff, I would consider it reasonable to assume that the abattoir is only to exist for the purpose of providing the butcher and cafe with meat stocks at cost, improving the profitability of these ventures, at the expense of the abattoir.

If, for whatever reason, development of the proposed butcher and cafe was not to proceed, my professional opinion is that it would be unlikely that the abattoir could trade profitably, operating only 2 days a week with 2 staff and competing with operations with higher throughput. The

PLANNING AUTHORITY 1

significant level of ongoing risk management required in respect to wastewater reuse would also result in higher overheads, further compounding this issue.

I cannot see how Council can be expected to approve this development in isolation, given that on a standalone basis it would be commercially unviable and would be of negligible value to the greater community.

Summary

In summary, I believe the issues raised in this representation clearly demonstrate that the proposed site is simply not suitable to house the proposed development, even at the relatively low production volumes proposed. The development poses an unacceptable level of environmental risk to nearby properties, karst features and Mole Creek itself. It is at best reliant on the approval of a separate development application in the nearby Mole Creek village, and at worst financially unviable providing less than one full time job for the local community.

Your consideration of this representation in the assessment of Planning Application 20\0204 would be greatly appreciated. If you wish to discuss the above in further detail, please do not hesitate to contact me.

Regards,
Ben Galvin

PLANNING AUTHORITY 1

ACKMA Inc.
Australasian Cave and Karst Management Association Inc
Incorporated in Victoria (Registration No: A0031855P)

PO Box 5099
UTAS Sandy Bay
Tasmania 7005

10 August 2020

Index No. 17066
Doc No. 1501388
RCVD 18 AUG 2020 MVC
Action Officer JS Dept. CDS
EO OD

Ms Sandi Scott
Development Services Officer
Meander Valley Council
Westbury
Tasmania

Re: PA 20/0204 – Proposed abattoir – Lot 3 Den Road, Mole Creek

Dear Ms Scott

I refer to your email to ACKMA of 31 July 2020 regarding the above proposal.

ACKMA – the Australasian Cave and Karst Management Association – is an association concerned with the conservation, presentation and management of caves and karst. It has members from five continents, with most members from Australia and New Zealand. Members include scientists, managers of show caves and karst areas, guides, rangers and cavers.

Our former ACKMA president, Mr Andy Spate AM, wrote to the Council on 29 April and 3 May 2020 to express the Association's concerns about the proposed abattoir which are based on an understanding of the difficulties in developments of this nature on karst terrains which are so well documented at Mole Creek.

We still believe that the application is flawed on several fronts in that it does not adequately address karst issues. The application:

- cites none of the research that has been conducted at Mole Creek over many decades;
- inadequately addresses the nature of the surface and subsurface (e.g. flow lines, slope, bedrock surface etc.);
- provides little evidence regarding the infiltration capacity of the proposed infiltration area – in fact, the application casts doubt on the infiltration capacity of the site
- appears to ignore flora and fauna issues (especially subterranean elements);

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- underplays the role of the site in an area identified by Council as "High Sensitivity Karst": and

- inadequately utilises the Performance Criteria set out in Council's Interim Planning 2013 Scheme (section E15.6.1).

Developments on karst that involve water diversions need very careful handling to avoid implications for diversions of flows, sedimentation and pollution.

ACKMA does not support granting of this propos

Regards

I. R. Eddison

Ian Eddison
President

PLANNING AUTHORITY 1

Jan Richardson

From: mcpa@molecreek.net
Sent: Monday, 3 August 2020 4:30 PM
To: Planning @ Meander Valley Council
Subject: proposed abattoir
Attachments: 202008 MVC proposed abattoir.docx

PLANNING AUTHORITY 1

1495944

Mole Creek Progress Association

Representing the community with Magic above and below!

PO Box 226, Mole Creek, Tasmania 7304
President – Trudy Richards
Secretary – Susan Meure
Treasurer – Teena Blair
Deputy President – Sharon Corvinus-Jones

General Manager, John Jordan
PO Box 102
Westbury 7303

August 2nd, 2020

RE: Resource Processing (Private Abattoir) within Karst management area.

Dear Mr Jordan,

We, the Mole Creek Progress Association, write to you at the request of residents in the Mole Creek community. Many residents have raised concerns about the potential pollutants and hazards that would come with a processing plant in Mole Creek.

The first concern is that the runoff from the processing plant will find its way into above ground waterways. These waterways are used by recreational fishers who consume their catch, as well as by families and children who swim and play during summer months. Their concerns would be injesting pathogens. Additionally, this unique ecosystem is already vulnerable as there are many other pieces of infrastructure from nearby farms and houses (e.g. old houses with underdeveloped septic systems). It would be a shame to lose more of the connection many Mole Creek residents have with our local flora and fauna, especially the much loved platypus.

The second concern is that there will be a considerable environmental impact upon the already fragile Karst system. The connections between cave systems and waterways below ground are poorly understood and what happens in one area can cause an unintended consequence in a surprise location. The proposed waste disposal plan poses a threat to the surrounding areas that, whilst not appearing to be connected above ground, may be joined below the surface.

The Mole Creek Progress Association is not in opposition to the building of an abbatoir, however, our community is concerned that we have not had an opportunity to raise questions and share viewpoints about the implications of this proposal on the wider community. Due to the unprecented current circumstances around COVID-19, the planning notice was not seen by residents who were obiding by new restrictions and remaining in their homes. The Mole Creek Progress Association requests that Council allows for a dialogue between local residents and the planning team before approval is given to this project.

Yours Sincerely,

Sue Meure, Secretary

PLANNING AUTHORITY 1

PLANNING AUTHORITY 2

Reference No. 169/2020

AMENDMENT 1/2020 – WESTBURY URBAN RESIDENTIAL EXPANSION

AUTHOR: Jo Oliver
Senior Strategic Planner

---

1) Recommendation

It is recommended that Council:

1. ***Confirms Section 1 of the attached report 'Meander Valley Interim Planning Scheme Draft Amendment 1/2020 – Urban Residential Growth at Westbury' as Council's local strategy for urban residential growth at Westbury, noting that the report in total constitutes Draft Amendment 1/2020.***
2. ***Pursuant to Section 34(1)(b) of the former provisions of the Land Use Planning and Approvals Act 1993, initiate Draft Amendment 1/2020 to the Meander Valley Interim Planning Scheme 2013.***
3. ***In accordance with Section 35, certify the draft amendment as being in accordance with Sections 30O and 32 of the Land Use Planning and Approvals Act 1993.***

2) Officers Report

This item was discussed at Council workshop on 4 August 2020.

There are three parts to Council's consideration of this draft amendment:

1) Confirm the strategy for urban residential growth at Westbury in identifying land suitable for rezoning to enable the creation of additional urban lots;
2) Initiate the draft amendment for rezoning of land to facilitate the strategy for urban residential growth, including consequential rezoning of adjacent land; and
3) Certify that the draft amendment is in accordance with the *Land Use Planning and Approvals Act* 1993.

The report detailing the Urban Residential Growth Strategy for Westbury and Draft Amendment 1/2020 is attached.

The strategy considers the current urban land supply relative to demand and concludes that there is insufficient supply of land to accommodate future urban residential growth at Westbury. Analysis of serviceable land contiguous to the existing urban extent of Westbury has identified 15 hectares to the north that is currently in the Rural Resource Zone and 3.8 hectares to the south that is currently in the Low Density Residential Zone as suitable for rezoning to provide for a total of approximately 200 urban residential lots.

Rezoning the northern area of land however, gives rise to consequential rezoning of adjacent land to the north western edge of the settlement, as the current Rural Resources Zone becomes isolated and is an inappropriate outcome for the small number of residential properties affected.

The draft amendment proposes:

Amendment Component	**Reason**	**Outcome**	**Report Reference**
Rezoning of land bound by Lyttleton, William, Taylor and Waterloo streets from Rural Resource Zone to General Residential Zone.	To facilitate the urban residential growth strategy for Westbury.	• Subdivision of land will create approximately 170 urban sized lots, new roads and pedestrian walkways. • Development of land for houses and units.	• Section 1 Strategy for Urban Residential Growth at Westbury • Pages 53-54 • Page 59
Rezoning of land bound by Dexter, Jones, Taylor and Shadforth streets from Low Density Residential Zone to General Residential Zone.	To facilitate the urban residential growth strategy for Westbury.	• Subdivision of land will create approximately 33 urban sized lots, new road and pedestrian walkways. • Development of land for houses and units.	• Section 1 Strategy for Urban Residential Growth at Westbury • Page 55 • Page 59

Amendment Component	Reason	Outcome	Report Reference
Rezoning of land at 12 Lyttleton Street from Rural Resource Zone to Rural Living Zone.	Consequential zoning adjacent to proposed General Residential Zone at Lyttleton St, reflecting current rural residential use of land.	Two hectare lot size will enable the creation of two additional lots for houses on large lots.	• Pages 53-55 • Page 60
Rezoning of land at 1 William Street, 9 and 10 Quamby Street and 113A Meander Valley Road from Rural Resource Zone to Low Density Residential Zone.	Consequential zoning between William St and the Quamby Brook, adjacent to proposed General Residential Zone at William St. Reflects current residential use of properties.	Zone will provides for uncomplicated approvals for: • Additions and alterations to existing dwelling. • Home based business.	• Pages 53-55 • Pages 59-60
The rezoning of land at 115 Meander Valley Road from Rural Resource Zone to Village Zone.	Consequential zoning between William St and the Quamby Brook. Reflects current residential use of property and the location within the strip of mixed uses along Meander Valley Rd that will be Village Zone under the Tasmanian Planning Scheme.	• Additions and alterations to existing dwelling. • Potential for commercial and retail uses.	• Pages 53-55 • Pages 59-60
Consequential rezoning of parcel of Crown land from Rural Resource Zone to Village Zone.	Consequential zoning of a small strip of Crown land along the Quamby Brook, between 115 Meander Valley Road and the Sewer Treatment Plant title.	Subject to flooding - No use or development potential.	• Pages 53-55 • Pages 60-61

Amendment Component	Reason	Outcome	Report Reference
	Most likely to be maintained in conjunction with adjoining residential title.		
Consequential rezoning of parcels of Crown land Rural Resource Zone to Low Density Residential Zone.	Consequential zoning of a small strip of Crown land along the Quamby Brook, between 9 and 10 Quamby Street and 113A Meander Valley Road and the Sewer Treatment Plant title. Most likely to be maintained in conjunction with adjoining residential title.	Subject to flooding - No use or development potential.	• Pages 53-55 • Pages 60-61
Consequential rezoning of two parcels of Crown land to Utilities Zone adjacent to the Bass Highway.	Correction of the zoning of the State road casement for the Bass Highway which is required to be zoned Utilities Zone in accordance with the Tasmanian Planning Scheme. Consequential zoning of a small strip of Crown land along the Quamby Brook between the corrected Bass Highway title and 12 Lyttleton Street.	Utilities zoning of the State road corridor provides for road maintenance and works. Quamby Brook parcel is subject to flooding - No use or development potential.	• Pages 53-55 • Pages 60-61
A Specific Area Plan applied to the land bound by Lyttleton, William, Taylor and Waterloo streets.	To manage the future location of roads in a subdivision.	All new roads must be accessed through junctions with Lyttleton Street. Pedestrian pathways	Pages 56-58 Appendix C – Traffic Impact Assessment

Amendment Component	Reason	Outcome	Report Reference
		may link through to Taylor, Waterloo or William streets.	

Figure 1 shows the future zoning arrangement with the applicable planning scheme overlays.

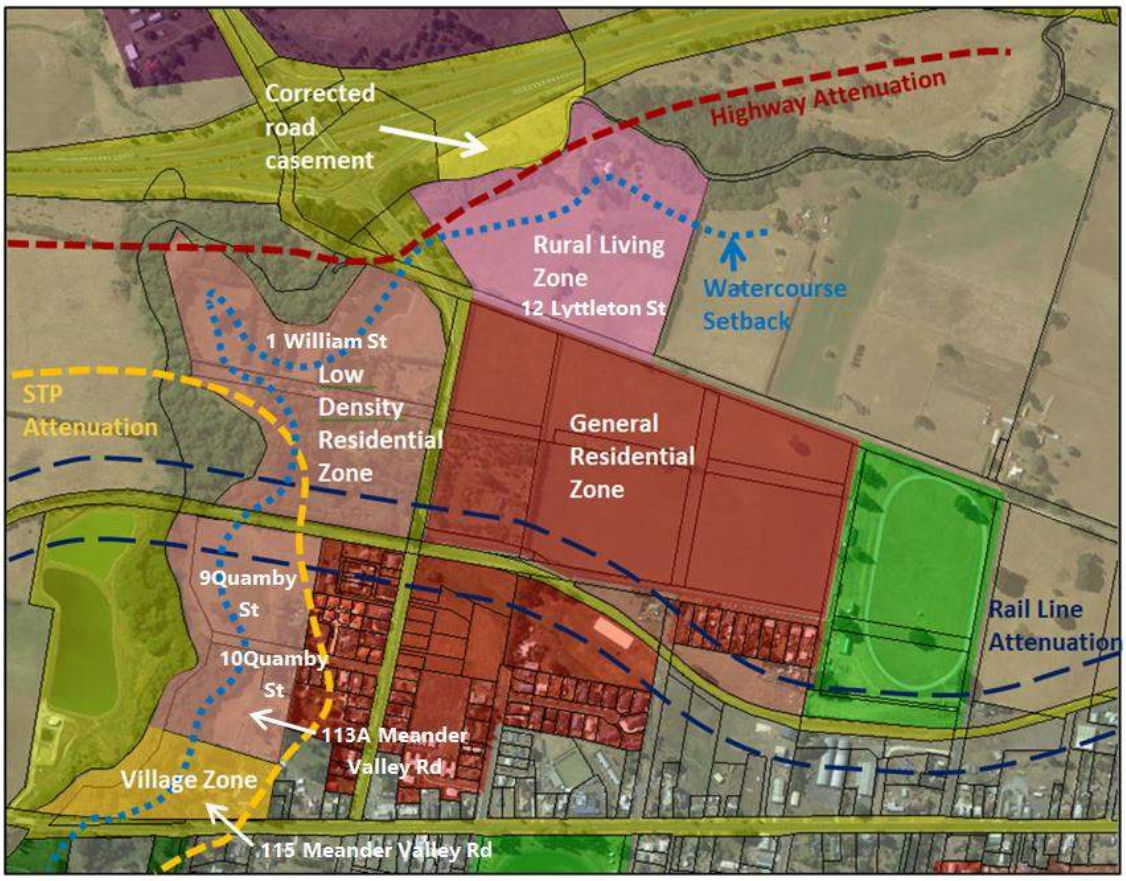

Figure 1: Proposed future zoning arrangement with planning scheme overlays.

Figure 2 shows land in the northern area proposed for rezoning in the context of the current zoning under the Meander Valley Interim Planning Scheme 2013.

Figure 3 shows land in the southern area proposed for rezoning in the context of the current zoning under the Meander Valley Interim Planning Scheme 2013.

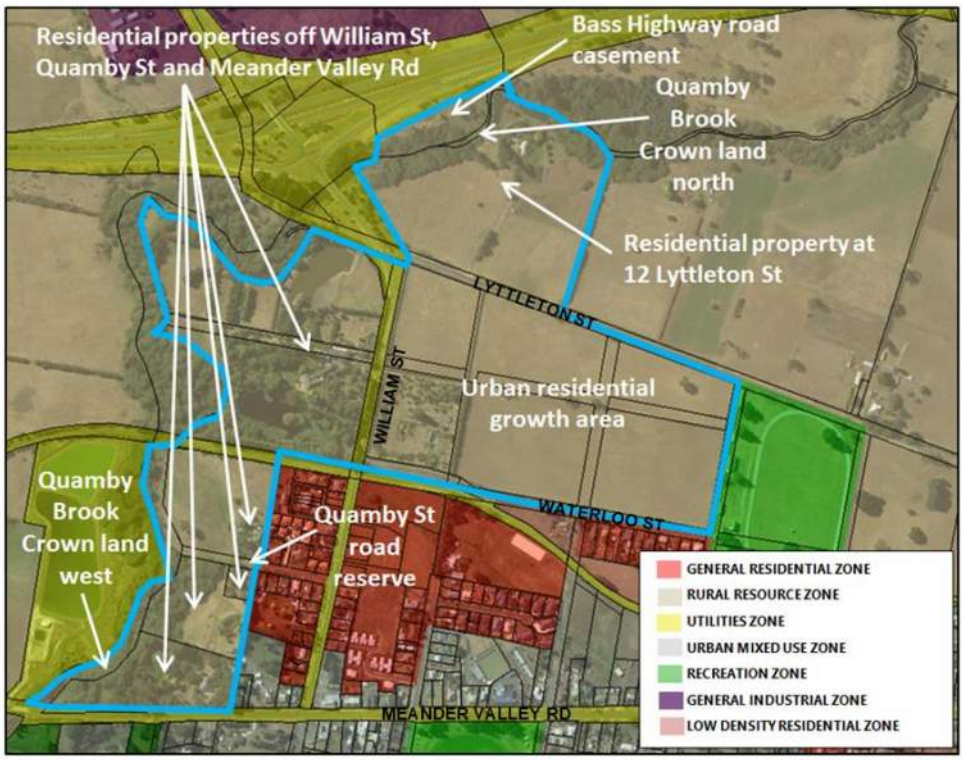

Figure 2: Current Meander Valley Interim Planning Scheme 2013 zoning with subject area for rezoning in blue outline.

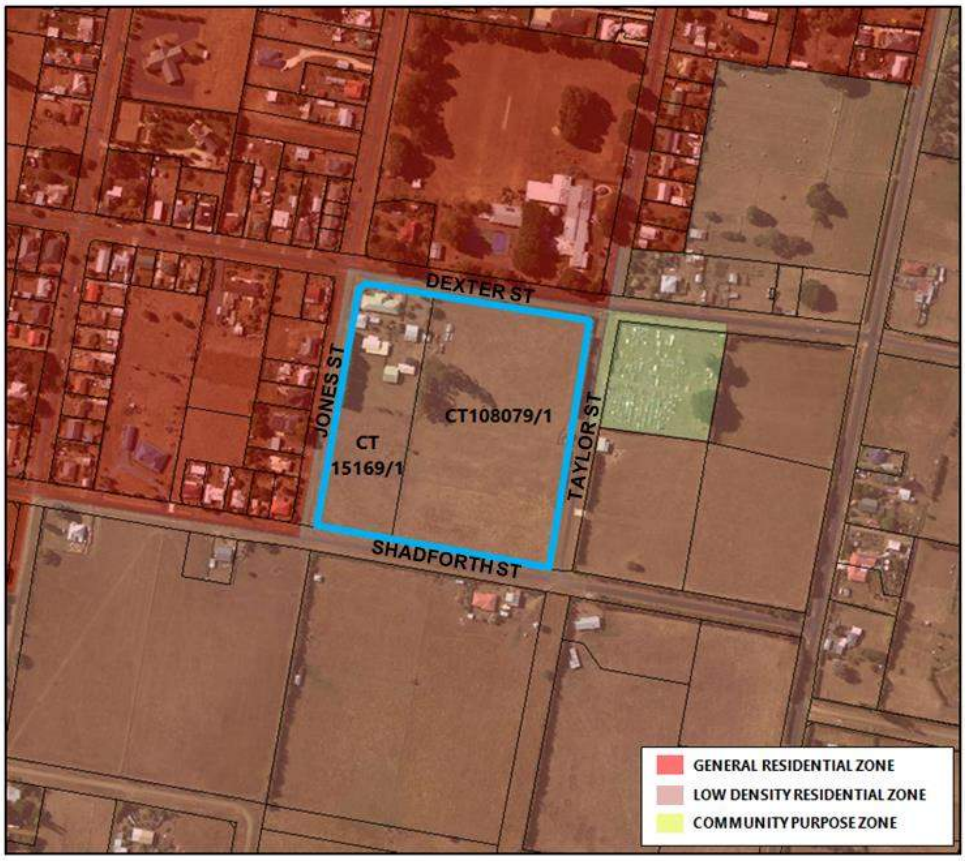

Figure 3: Current Meander Valley Interim Planning Scheme 2013 zoning of land with subject area for rezoning in blue outline.

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

The attached report - ***Meander Valley Interim Planning Scheme 2013 Draft Amendment 01/2020 – Urban Residential Growth at Westbury***, describes the strategy and draft amendment in detail and addresses the requirements of the *Land Use Planning & Approvals Act* (LUPAA) 1993. The report is the principal document for Council's consideration of the draft amendment.

The draft amendment complies with the requirements of the LUPAA 1993.

The amendment certification documents are included at Appendix F.

3) Council Strategy and Policy

The recommendation seeks Council's endorsement of a strategy for urban residential growth at Westbury. The strategy complements and furthers the Meander Valley Community and Strategic Plan 2014 -2024.

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

- Future Direction (1): A sustainable natural and built environment
- Future Direction (2): A thriving local economy
- Future Direction (3): Vibrant and engaged communities
- Future Direction (6): Planned infrastructure services

4) Legislation

Under Section 34(1)(b) of the LUPAA 1993, Council may, of its own motion, initiate and certify an amendment to the planning scheme.

In certifying a draft amendment to the planning scheme, Council must demonstrate that the amendment is in accordance with Sections 32 and 30(O) of the LUPAA. To do this Council must:

- provide the strategic rationale for the proposed amendment;
- describe the site and the surrounding uses;
- provide a full description of the proposed rezoning of land and any provisions to be inserted into the Scheme;
- demonstrate that the application does not revoke or amend overriding local provisions or common provision of the Scheme;

- demonstrate that the proposal is in accordance with the State Policies made under section 11 of the State Policies and Projects Act 1993;
- demonstrate that the proposal is in accordance with the Regional Land Use Strategy of Northern Tasmania and consider the impact on the region as a whole;
- demonstrate that the amendment furthers the objectives set out in Schedule 1 of the Act; and
- consider the safety requirements set out in the standards prescribed under the Gas Pipe lines Act 2000.

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.

5) Risk Management

Not applicable

6) Government and Agency Consultation

As part of the strategic process, consultation has been undertaken with Taswater and TasNetworks to determine if additional residential land could be serviced.

7) Community Consultation

Public notification is a part of the amendment process, whereby upon initiation and certification of an amendment, Council is required to advertise the amendment in two Saturday newspapers and exhibit the documents for public comment for a period of 28 days. Council must consider any public representations and provide a report to the TPC, who 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 amendment prior to initiation and certification or not initiate the amendment.

10) Voting Requirements

Simple majority

DECISION:

Meander Valley Council
Working Together

Meander Valley Interim Planning Scheme
Draft Amendment 1/2020

Urban Residential Growth at Westbury

PLANNING AUTHORITY 2 - ATTACHMENT 1

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Appendix A - Agricultural Assessment

Appendix B - Bushfire Risk Assessment

Appendix C - Traffic Impact Assessment

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Appendix E - Services Concept Report for the Southern Area

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1. Strategy for Urban Residential Growth at Westbury

1.1 Introduction

Meander Valley Council is reviewing its strategy for the future provision of land for urban residential development at Westbury.

The vision for Meander Valley outlined in its Community and Strategic Plan 2014-2024 (the plan) is …

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.

Future Direction 2 of the plan – 'A thriving local economy' states …

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.

This Future Direction is reinforced by the following Strategic Outcomes relevant to urban growth and development :

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.

The review of Council's strategy for urban residential growth supersedes the Meander Valley Land Use and Development Strategy 2005 as a substantial amount of time has passed. More recent indicators of population change through the 2016 Census and increased demand demonstrated in the sales of subdivided lots at Westbury are suggestive of a need to increase the supply of land available for urban sized lots that are fully serviced.

1.2 Background

In December 2017, Meander Valley Council commenced the statutory process to transition from the Meander Valley Interim Planning Scheme 2013 to the Tasmanian Planning Scheme. The *Draft Meander Valley Local Provisions Schedule* (Draft LPS), which makes up the local Meander Valley component of the Tasmanian Planning Scheme, was prepared and submitted to the Tasmanian Planning Commission for assessment.

PLANNING AUTHORITY 2 - ATTACHMENT 1

The Draft LPS was publicly exhibited in October 2018 for a period of 60 days and numerous representations were received. The process of considering the representations required an analysis of future land supply at Westbury for residential purposes, which examined the rate of take-up and development of land at Westbury over the past 10 years. A particular focus of the analysis was whether there was sufficient supply of land for urban sized lots into the future.

In Westbury, urban lots are defined as those contained in the General Residential and Urban Mixed Use zones, which have lot sizes generally ranging from 650m^2 to 2000m^2.

Like many regional towns in Tasmania where the primary role is that of a rural centre, lot supply through subdivision and the rate of residential development is variable, reflective of a fluctuating market. Analysis of subdivision and housing development data in the General Residential and Urban Mixed Use zones between 2006 and 2019 (*Note: Building approval data dates from 2008*) produced the following results:

	Lots developed for housing	Development Rate
General Residential and Urban Mixed Use Zone	Existing lots pre 2006: • 30 lots developed for single dwellings • 9 lots to 40 multi-unit dwellings (incl. 10 independent living)	2008-2011 = 12-15 per year 2012-2016 = 4-10 per year 2017-2018 = 10-13 per year 2018-2019 = 4 (*Note: subdivision approval/sealing for 18 lots – to be released 2020*)
	Lots created by subdivision 2006 to early 2019: • 21 lots developed for single dwellings • 2 lots to 4 multi-unit dwellings	
	Total 62	

Subdivisions approved and sealed in the 2019/2020 financial year have only recently made 12 lots available to the market, 11 of which have been sold. In regard to the most recent release of 10 of the subdivided lots on William Street, 9 lots have been sold since early 2020.

Currently, development applications for housing are progressively being received for vacant lots made available to the market.

Recent data is strongly suggesting that demand for urban residential land is increasing. An analysis of land supply is outlined in section 1.4 below.

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1.3 Demographic Analysis

The Meander Valley municipal area sits within a social and economic context that encompasses the higher density urban environment of the greater Launceston city at the eastern end, through to the lesser populated farming and natural environment areas to the western end.

The municipality spans approximately 100 kilometres and includes rural towns that function as district service centres as well as commuter bases for residents employed within, and beyond, the municipal boundaries.

A full demographic appreciation of the Westbury township is complicated by ABS Census data being attributed to different levels of collector districts.

The Westbury township is reasonably described by an aggregation of five SA1collector districts (smallest) (Refer Figure 1).

However, some information relevant to understanding the residential and employment patterns such as 'journey to work' data, is only available at the SA2 collector district, which is substantially larger in area (Refer Figure 2).

Irrespective, data relating to the two types of districts provides some insight into Westbury's demographic context.

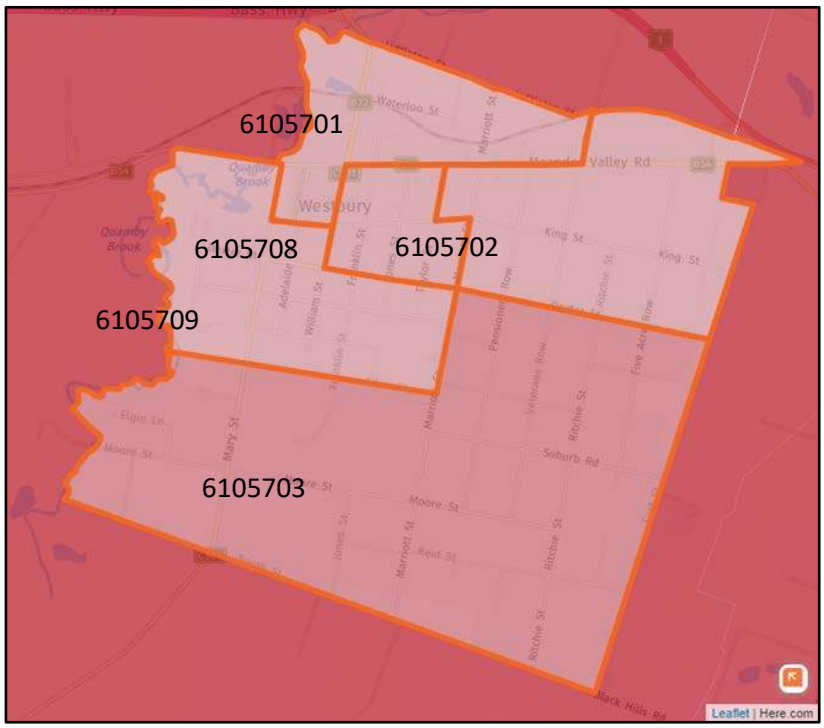

Figure 1: Australian Bureau of Statistics – Westbury SA1 Census Collector Districts (*Source: http://atlas.id.com.au/northern-tasmania*)

PLANNING AUTHORITY 2 - ATTACHMENT 1

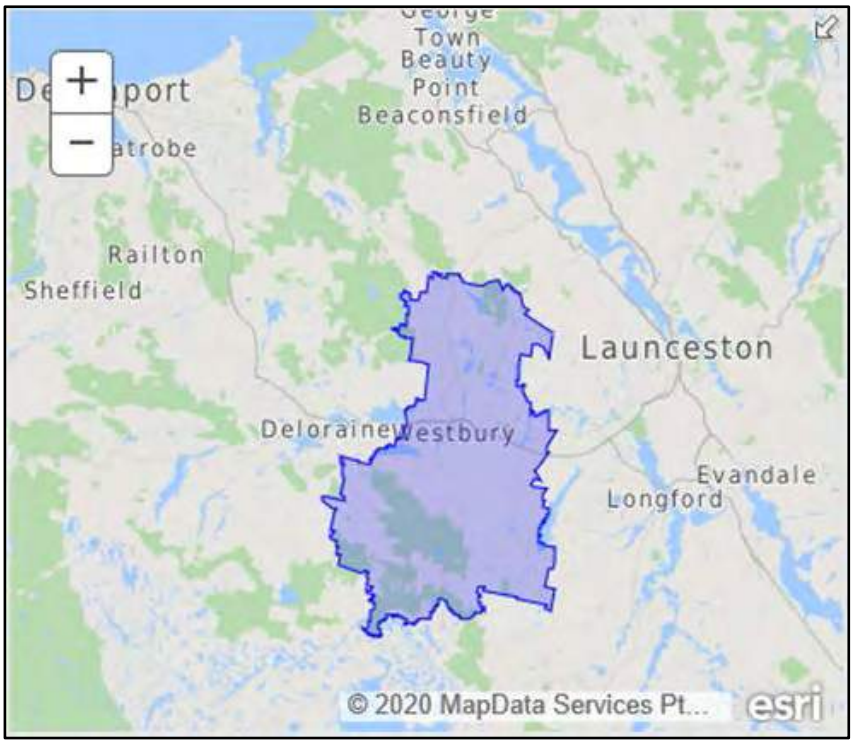

Figure 2: Australian Bureau of Statistics – Westbury SA2 Census Collector District 602021057

(*Source: https://quickstats.censusdata.abs .gov.au/census_services / getproduct/census/2016/quickstat/602021057?* opendocument)

According to the ABS 2016 Census, the Westbury township (as an aggregation of the five SA1 districts) had a total population of 1,844 persons in a 'place of usual residence'. This is a marginal increase of 17 persons when compared the 2011 Census population recorded as 1,827 persons.

The population however is ageing, with a higher overall median age in 2016 than in 2011. The districts encompassing the more central, urban areas of the town have a higher median age than the lower density areas. Figure 3 below shows the comparative median ages for the SA1 districts between 2011 and 2016.

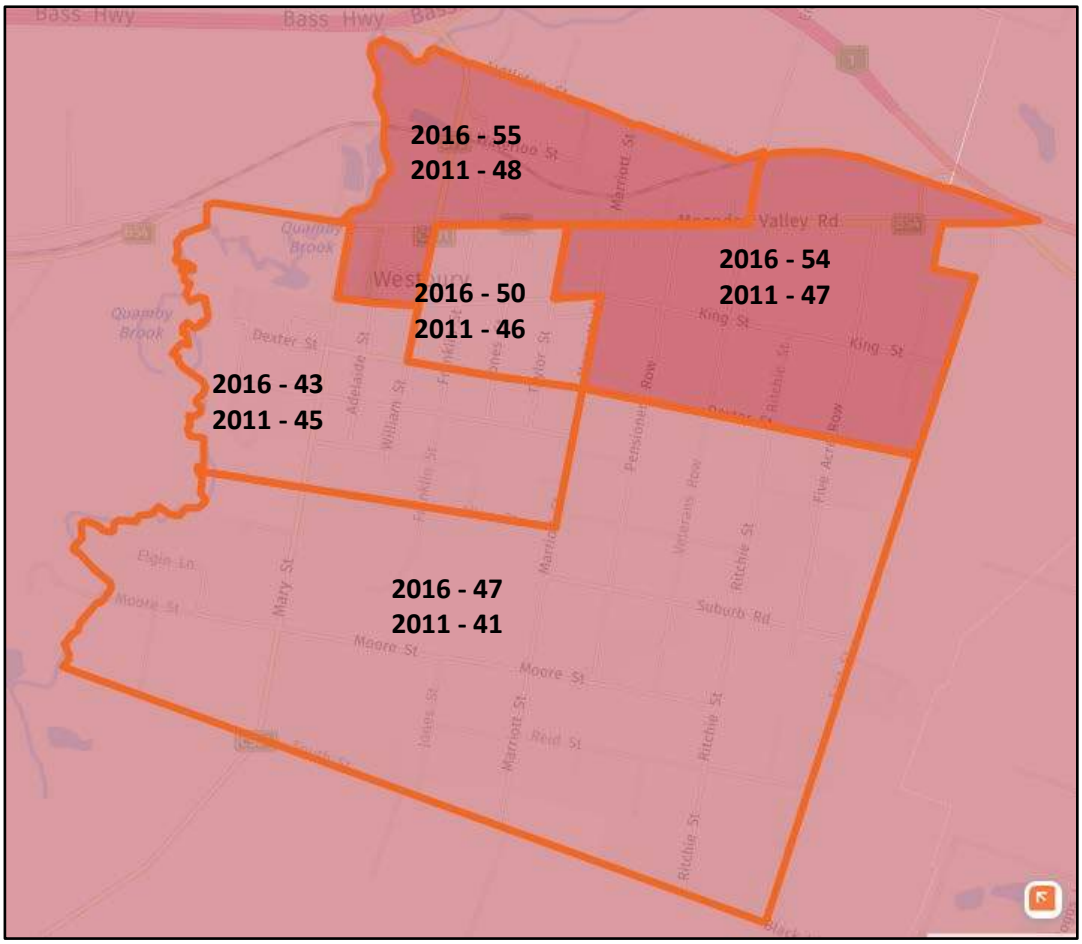

Figure 3: Median age change between 2011 and 2016 (*Source: ABS Census - https://atlas.id.com.au/northern-tasmania#*)

The Meander Valley municipality generally records a higher rate of young family and older demographic groups when compared to the Northern Region as a whole (Refer Figure 4 below). The most notable changes in the age structure of the ABS service age groups between the 2011 and 2016 Census were:

- a loss of 420 'Parents and homebuilders' (age 35 to 49);
- an increase in 418 'Seniors' (age 70 to 84);
- an increase of 370 'Empty nesters and retirees (age 60 to 69); and
- a loss of 173 'Secondary schoolers' (age 12 to 17).[1]

[1] *Australian Bureau of Statistics, Census of Population and Housing 2016 (Usual residence data) – change in age structure, service age groups 2011-2016* https://atlas.id.com.au/northern-tasmania#

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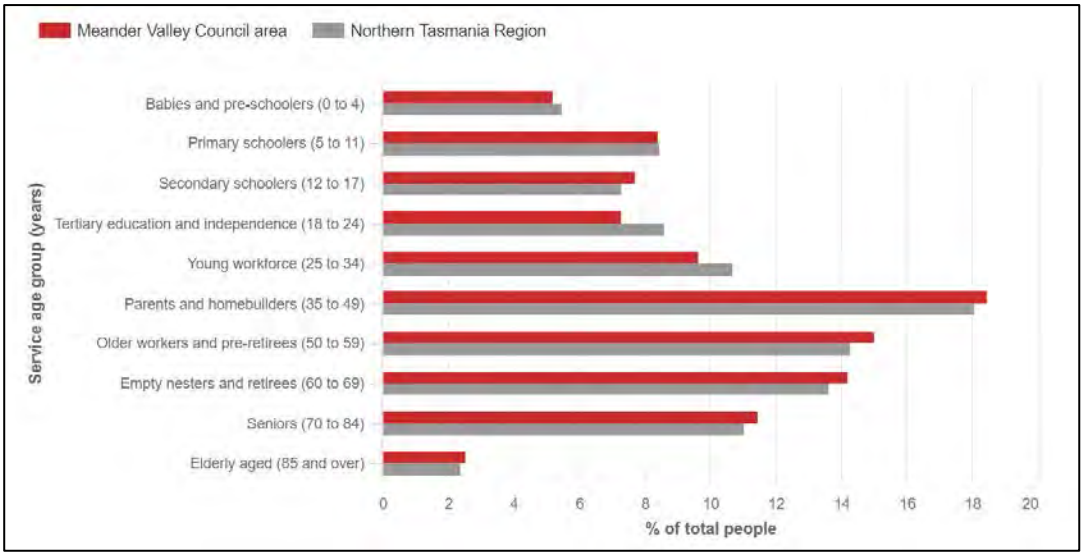

Figure 4: Age structure by service age groups 2016 ABS Census (*Source: .id – ABS - AGE5P - Age in Five Year Groups by MB by Main Statistical Area Structure (Main ASGS) (UR)*)

Table 1 below outlines the 2016 age structure for the Westbury township and Figure 5 below shows the 2016 age structure between the urban density and low density areas of Westbury. The age structure of Westbury shows a higher rate of residents in the older age bracket at 35% when compared with 28.3% for the Meander Valley municipal area and 27% for the Northern Region in total.

Table 1 – Age Structure – Westbury – 2016 ABS Census

Age structure	Total Westbury	%	
0-4 years	91	4.9%	
5-9 years	111	6.0%	Primary school age 6%
10-14 years	92	5.0%	High School age 9.8%
15-19 years	88	4.8%	
20-24 years	84	4.6%	
25-29 years	63	3.4%	
30-34 years	90	4.9%	
35-39 years	84	4.6%	
40-44 years	100	5.4%	
45-49 years	115	6.2%	
50-54 years	153	8.3%	
55-59 years	133	7.2%	
60-64 years	158	8.6%	Over 60 - 35%
65-69 years	177	9.6%	
70-74 years	121	6.6%	
75-79 years	79	4.3%	
80-84 years	65	3.5%	
85+ years	45	2.4%	
Total	1,844	100.0%	

(*Source: .id – ABS - AGE5P - Age in Five Year Groups by MB by Main Statistical Area Structure (Main ASGS) (UR)*)

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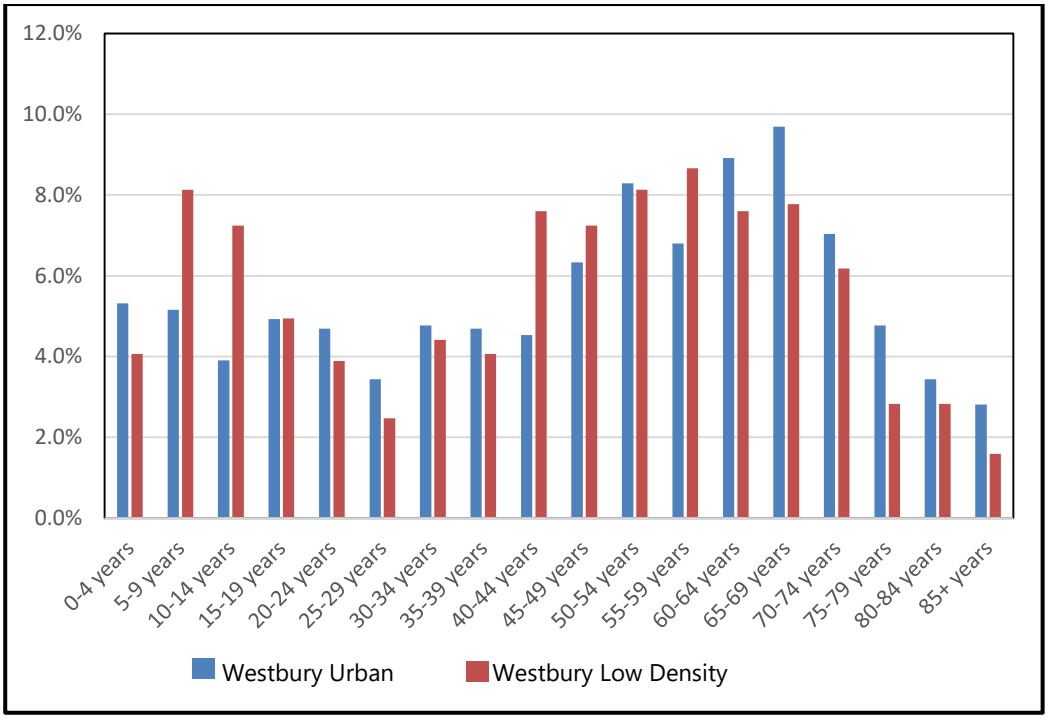

Figure 5: Age structure by area, Westbury, 2016 ABS Census (*Source: .id – ABS - AGE5P - Age in Five Year Groups by MB by Main Statistical Area Structure (Main ASGS) (UR)*)

The changing demographic composition of Meander Valley and Westbury, in combination with modest increases in population suggests that Westbury is attractive to a retiree market.

This correlates with data relating to household size. Numbers of resident persons per household are declining in Meander Valley, but also in both the Tasmanian and Northern Regional context. The Meander Valley average household size of 2.36 is still above that of the Northern Region and Tasmania, however this also accounts for data relating to urban areas of Launceston city (Refer Figure 6).

Data for the average household size at the SA1 district level for Westbury township shows a variable rate that is both below and above the Tasmanian average (Refer Figure 7). The urban areas with a lower household size correlate with the age structure data indicating an older demographic.

A declining household size may indicate children leaving the area when they leave home, an increase in retirees settling in the area, or an attraction of young singles and couples to the area.[2]

There is a correlation between the lower rate of persons per household and a higher demand for dwellings associated with the attraction of a retiree market i.e. more dwellings will be required for less people. The same principle applies to the attraction of an area to younger single people or couples due to pricing and affordability factors.

[2] .id, 2020 – *Northern Region Community Profile - Meander Valley Council Area Household Size* https://atlas.id.com.au/northern-tasmania#

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Household size - Summary

export reset

Northern Tasmania Region - Enumerated	2016			2011			Change
Dwellings	Number	%	Tasmania %	Number	%	Tasmania %	2011 to 2016
Occupied private dwellings	58,287	--	--	55,940	--	--	+2,347
Persons in occupied private dwellings	133,664	--	--	131,954	--	--	+1,710
Average household size (persons per dwelling)	*2.29*	--	*2.31*	*2.36*	--	*2.37*	*-0.07*

Meander Valley Council area - Enumerated	2016			2011			Change
Dwellings	Number	%	Tasmania %	Number	%	Tasmania %	2011 to 2016
Occupied private dwellings	7,807	--	--	7,503	--	--	+304
Persons in occupied private dwellings	18,403	--	--	18,195	--	--	+208
Average household size (persons per dwelling)	*2.36*	--	*2.31*	*2.43*	--	*2.37*	*-0.07*

Figure 6: Household size change between 2011 and 2016 (*Source: ABS Census - https://atlas.id.com.au/northern-tasmania#*)

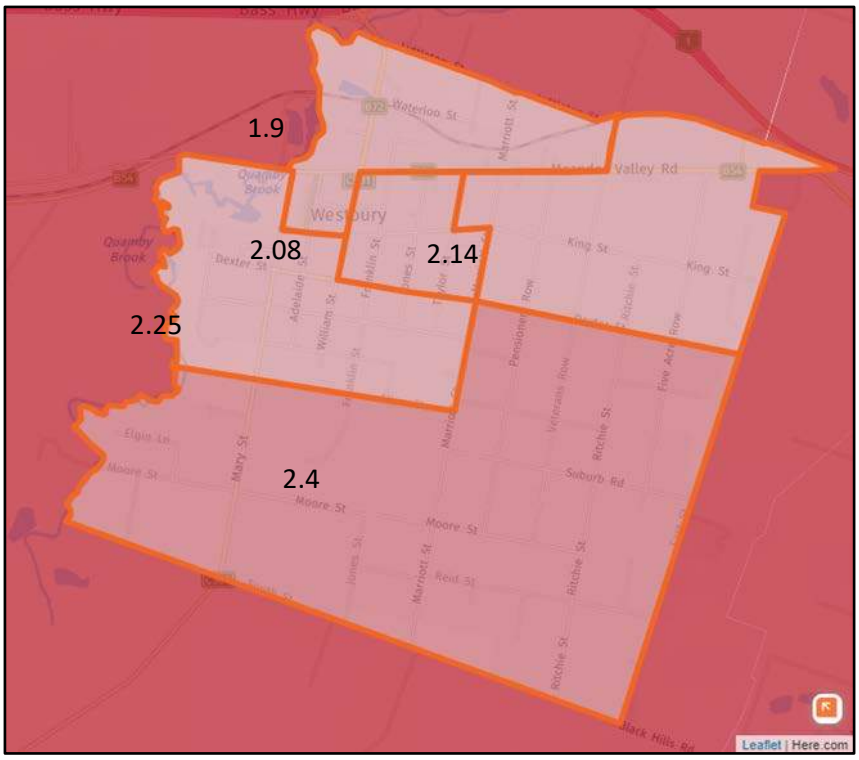

Figure 7: Average household size (*Source: ABS Census - https://atlas.id.com.au/northern-tasmania#*)

The 2016 Census records a total of 8460 resident workers in the Meander Valley municipality, with the majority (71.2%) being aged between 15 and 54 years. The highest employment occurs in the 'Health care and social assistance', 'Retail trade' and 'Agriculture, forestry and fishing' sectors, with the three sectors accounting for 35% of workers on close to equal distribution at 13.5%, 11.2% and 10.5% respectively. Employment has increased in the 'Health care and social assistance' sector (15%) and

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'Agriculture and forestry and fishing' sector (8%) in Meander Valley when compared to the 2011 Census data. [3]

It is noted that when comparing the sectoral employment percentages by industry, employment in the 'Agriculture and forestry and fishing' sector in Meander Valley at 10.5%, has a substantially higher representation than for the Tasmanian population which is 5.3%. [4]

Journey to work data for 2016 at the Westbury SA2 district level (Refer Figure 2 above) shows that of 1654 resident workers:

- 542 (32.5%) work within that SA2 district;
- 479 (28.7%) work in greater Launceston;
- 175 (10.4%) work in Deloraine;
- 126 (7.5%) work in Northern Midlands townships of Longford, Perth and Evandale;
- 25 (1.4%) work in the Hadspen – Carrick area; and
- the balance work throughout other areas of Tasmania and interstate. [5]

The Westbury township has an average labour force participation rate of 48.1%. [6]

The attributes of land at Westbury and the nature of dwellings anticipated is discussed below in Section 1.4 describing land supply.

[3] *Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016 - Resident workers key statistics - All industries*

[4] *Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016 - Resident workers key statistics - All industries*

[5] *Australian Bureau of Statistics, Census of Population and Housing 2016 - Counting Employed Persons, Place of Work (POW) SA2 (POW) by SA2 (UR)*

[6] *Australian Bureau of Statistics, Census of Population and Housing 2016 (Usual residence data) - Labour force participation rate*

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1.4 Land Supply

1.4.1 Development and Land Availability

Building data dating from 2008 has demonstrated a variable rate of the development of single and multiple dwellings in the General Residential and Urban Mixed Use zones at Westbury. This has largely been due to the individualised nature of the creation new lots due to landowner preferences. Most subdivisions have been of a small scale and are mostly infill parcels from historic larger lots, often constrained by narrow frontages to public roads. Not all lots created are made available to the open market.

The most recent subdivision in the General Residential Zone on William St (Refer Figure 8 below) made 10 lots available to the open market and was the only remaining larger parcel with road frontage that could be subdivided to a reasonable degree. Nine of the ten lots have been sold in the first half of 2020.

Figure 8 below highlights land within the General Residential and Urban Mixed Use zones that are currently vacant lots or has potential for additional urban lot yield.

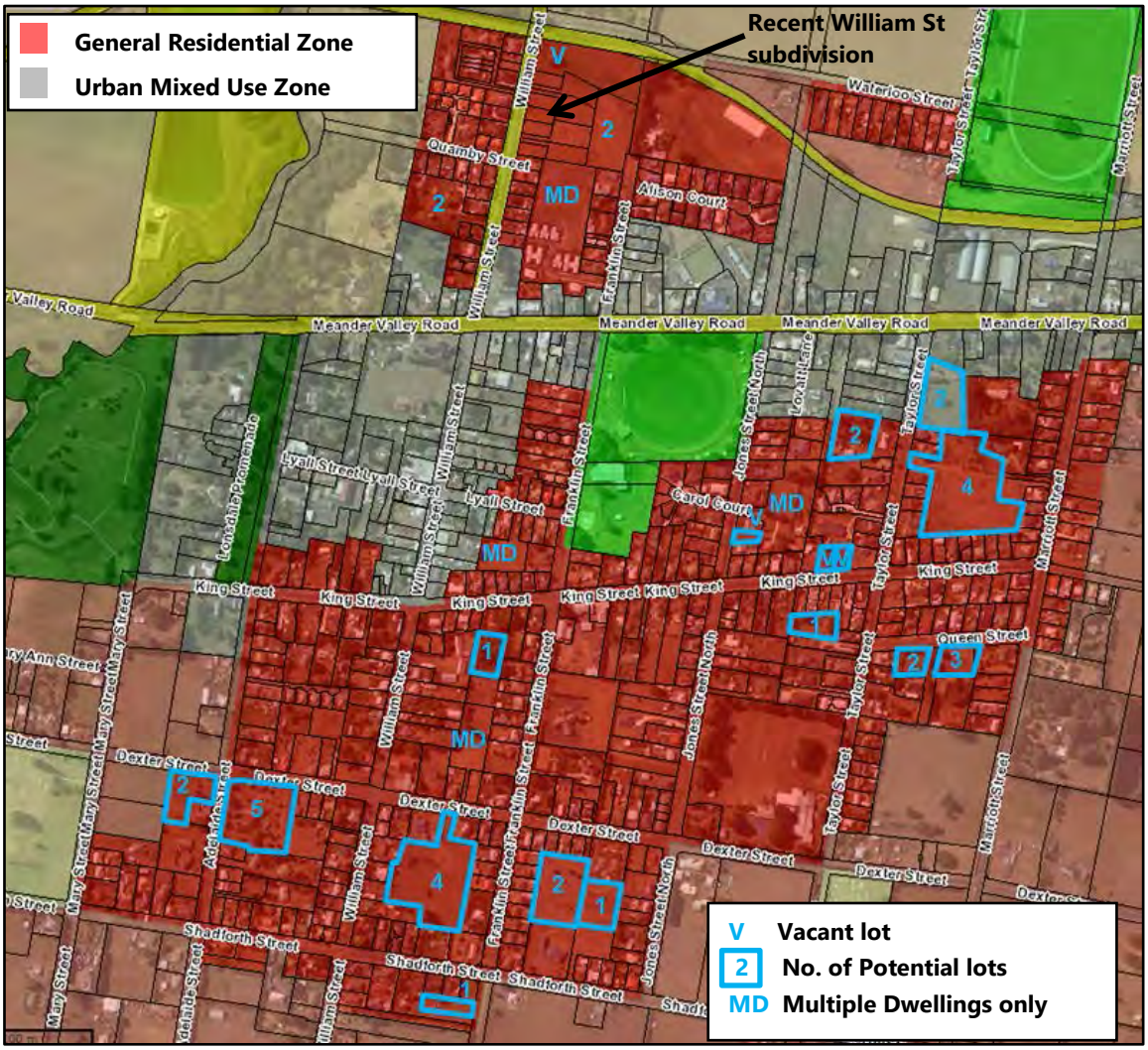

Figure 8: Zoning of land at Westbury showing vacant parcels and number of potential lots in the General Residential and Urban Mixed Use zones.

At first glance it may appear that there is substantive infill land available for subdivision. However, many of the lots are subject to constraints as a result of flooding from stormwater overland flow paths that became apparent in the 2016 event and numerous lots have minimal road frontage.

There are currently four vacant lots, only two of which are available to the market. There are several existing titles that have potential to create approximately 37 lots through infill subdivision. It is noted however, that this circumstance has existed for many years and at present the lots are not subject to any proposals for subdivision.

A number of titles that have constrained frontages are suitable for multiple dwelling developments only. One of these is owned by the Department of Housing, another is partially developed by St Mark's Homes Inc. for independent living units and the balance has potential for approximately seven additional dwelling units. Recent trends indicate that multiple dwellings are particularly popular in the Westbury market with units spending very little time on the market before being sold. At the time of writing, no applications have been lodged for development of multiple dwellings on these lots.

If the nine lots recently subdivided and sold but not yet developed are counted in the development rate together with the two vacant lots available to the market, this results in 2.75 years supply at the lowest historical rate of four dwellings per year. However if the higher rate of development is applied at 15 dwellings per year, this accounts for less than one year's supply. The swiftness of recent lot sales indicates demand currently inclines toward the higher rate.

With such limited land supply to service urban residential growth, it is appropriate to identify land that is suitable to be rezoned as an expansion of the existing spatial urban extent of Westbury to provide for additional urban sized lots into the future.

1.4.2 Infrastructure and Services

Water and Sewer

Westbury township is largely serviced by reticulated gravity sewer mains and reticulated treated water supply. Figures 9 and 10 below show the current extent of the Taswater service districts for sewer and water services. The shaded areas indicate the existing extent of services, however do not represent the potential to extend water and sewer services to service new urban development.

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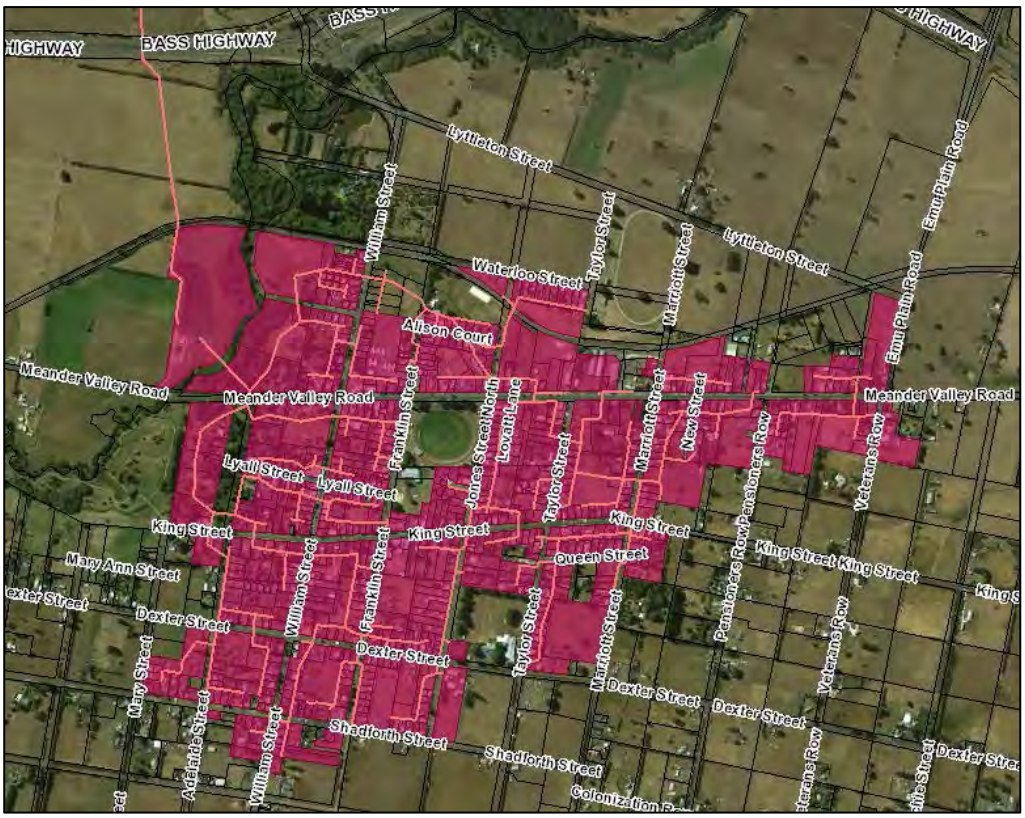

Figure 9: Taswater sewer serviced land and sewer mains (*Source: LISTmap https://maps.thelist.tas.gov.au/listmap/app/list/map*)

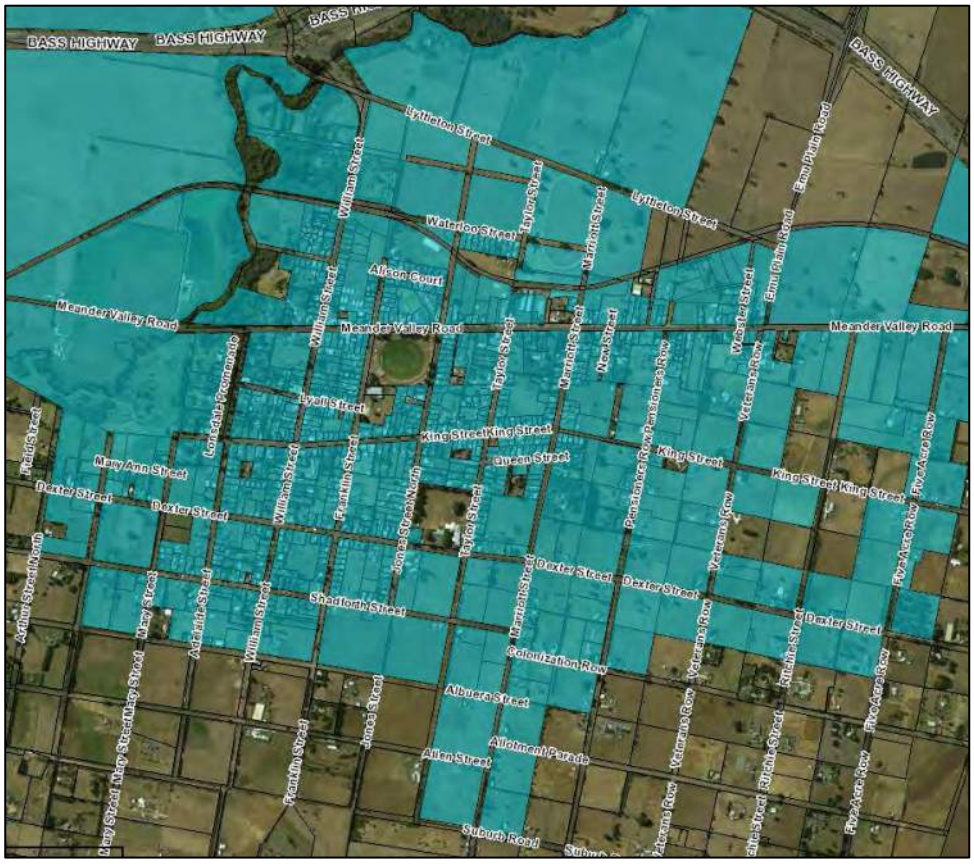

Figure 10: Taswater water serviced land (*Source: LISTmap https://maps.thelist.tas.gov.au/listmap/app/list/map*)

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Consultation with Taswater has confirmed that there is capacity in the Sewerage Treatment Plant for additional residential development and that there are two areas that are capable of conencting to the sewer by gravity to the northern and the southern ends of the system. These two areas represent the last areas of land that are capable of making connection to the sewer without the need for a pump station.

The northern area is 17.2 hectares in size, located within the area bound by William, Waterloo, Lyttleton and Taylor Streets and is a gentle ridgeline that slopes downward to the north west. Figure 11 below shows the land with a dash outline in relation to the existing network of sewer mains and the land contours. The land can make connection to the sewer mains on William Street.

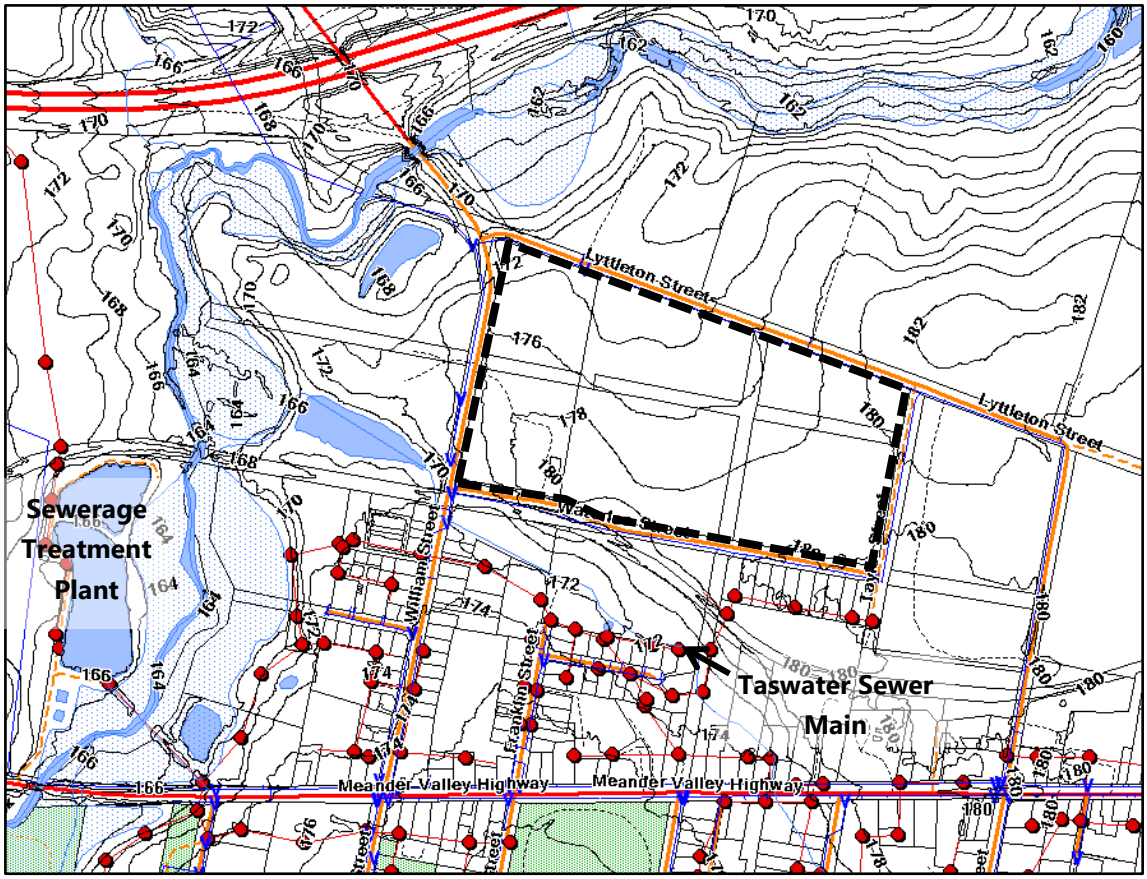

Figure 11: Northern area land serviceable by gravity sewer relative to contours and network of sewer mains and manholes. (*Source: MVC GIS data*)

The southern area is 3.8 hectares in size, located within the area bound by Dexter, Jones, Shadforth and Taylor Streets, opposite the primary school. Figure 12 below shows the land with a dash outline in relation to the existing network of sewer mains and the land contours. The land is the crest of a small plateau with a very slight gradient at 1:150. The land can make gravity connection to the sewer main on Jones and Taylor Streets. An engineering assessment of sewer and water services capacity has been commissioned by the land owner to support rezoning of the land and is attached at Appendix E. Taswater has confirmed that it is satisfied the assessment is correct.

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Figure 12: Southern area land serviceable by gravity sewer relative to contours and network of sewer mains and manholes. (*Source: MVC GIS data*)

The two areas are located within the existing water service district (Refer Figure 10 above) and Taswater has confirmed that both areas can be provided appropriate water supply to meet residential and fire protection standards.

Stormwater

Figures 13 and 14 below show the existing Council stormwater network and open drainage lines. Not all of Council's open and roadside drains are shown in Council's mapping system, however both northern and southern areas can achieve appropriate stormwater drainage to the existing network of Council maintained drains.

The northern area road network and land forms currently drain to either the watercourse that crosses under William Street, through the Culzean property and discharges to the Quamby Brook, or to the large culvert that crosses under Lyttleton Street, alongside William Street. Some of the surface drainage along the eastern portion of Lyttleton Street, toward Taylor Street, is diverted through a natural depression to the Quamby Brook across the property at 12 Lyttleton Street.

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Figure 13: Northern area – Reticulated stormwater network and drainage lines. (*Source: MVC GIS data*)

Figure 14: Southern area – Reticulated stormwater network and drainage lines. (*Source: MVC GIS data*)

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Energy

Westbury is served by the Northern Local Area Network shown below in Figure 15. TasNetworks have confirmed that the network can accommodate the additional urban residential expansion proposed. The Westbury Urban supply reliability improvement project is scheduled to be finalised and implemented by 2023. This project aims to reduce the community exposure to outages. The *Tasnetworks Annual Planning Report 2019* states that this will "*rationalise the supply by enabling the main feeder, feeder 67082, a cleaner, more direct route to Westbury*".

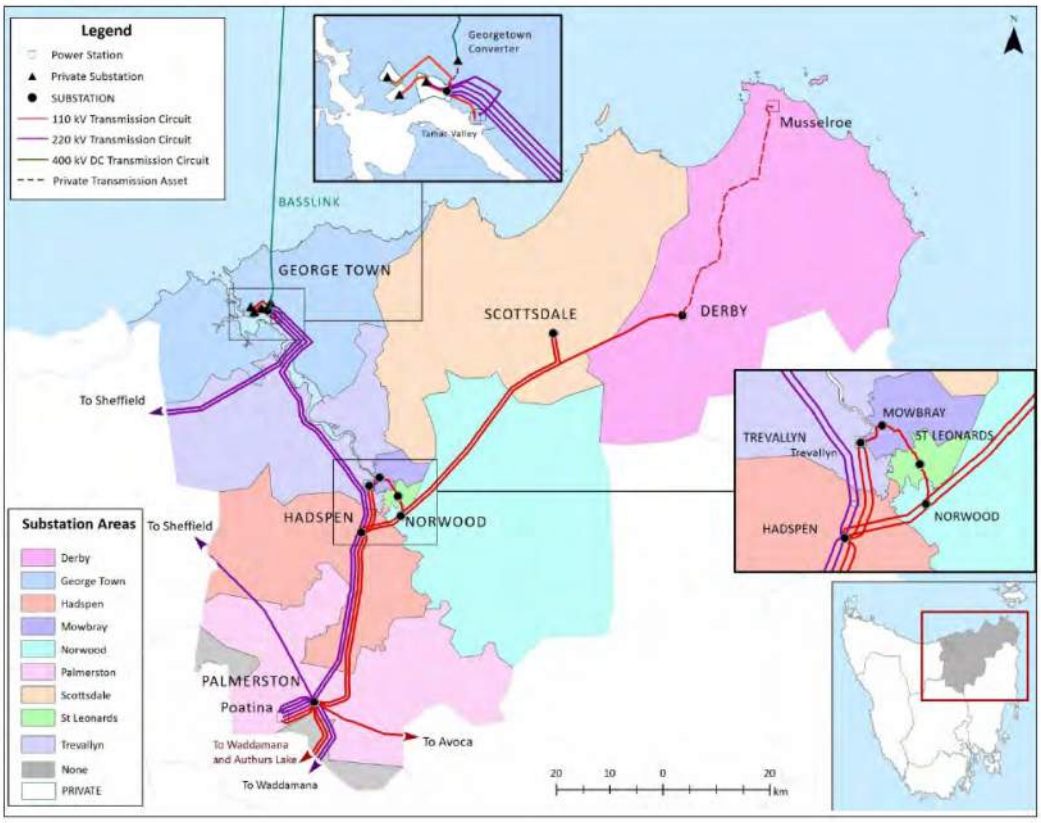

Figure 15: Tasnetworks Northern Planning Area Network (*Source: Tasnetworks Annual Planning Report 2019*)

Communications

Figure 16 shows that the full extent of the Westbury township is serviced by the National Broadband Network (NBN), either by fixed line or fixed wireless service.

Figure 16: NBN Rollout Status Map Westbury (*Source:* https://www.nbnco.com .au/learn/rollout-map)

Road Network

A Traffic Impact Assessment (TIA) has been undertaken for the northern area due to the degree of intensification proposed and proximity to the rail level crossing. The TIA is included at Appendix C. The TIA concludes that the local road network has capacity to accommodate the increased traffic loads, however Waterloo Street and Taylor Street will require upgrading in parts for width of carriageway and sealed surfaces to meet the appropriate standards for a residential environment. The TIA confirms that all roads have sufficient width to facilitate the required works.

The TIA identifies that traffic loads on Waterloo Street, adjacent to the rail level crossing, exceed the threshold for the current road configuration. Works to realign the road and crossing improvements to meet the standard are practically infeasible. The TIA concludes that if the majority of traffic can be directed to Lyttleton Street, the standard for the level crossing can be met. This can be effectively achieved through a Specific Area Plan that would apply to future subdivision design.

Council's infrastructure department advise that the roads bordering the identified land in the southern area would require minor widening of the carriageway with gravel

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shoulders to meet the Council's standard for the Westbury road network, which is a combination of rural and residential road standards. The required upgrade works are uncomplicated due to the flat terrain and sufficient road reserve width.

1.4.3 Land Capability and Constraints

Geology and Land Stability

The Mineral Resources Tasmania 1:250,000 map of the Geology of Tasmania describes the geology of the Westbury area as "*dominantly non-marine sequences of gravel, sand, silt, clay and regolith (Ts)*". The agricultural assessment for the northern area (Refer Appendix A) largely correlates with this profile through pit testing of the soil profiles over 4 locations.

The State Framework for Mitigation of Natural Hazards includes a methodology for determining the susceptibility of land to landslide activity. The purpose of the methodology is described as *translating the science into a format that can support policy development.* [7] The methodology draws from the science of slope, geology, soil, geomorphology and vegetation cover combined with triggering factors including intense rainfall, rise of groundwater levels, earthquakes, or various human modifications.[8]

The result is a 'hazard treatment approach' which has produced the mapping of 'Landslide Hazard Bands' with associated "*development and use controls that best reflect the State's tolerance to risk*"[9]

Five Landslide Hazards Bands have been defined "*to inform public policy and land use planning decisions*"[10], ranging from 'Acceptable', where use and development is not subject to landslide controls, through the 'Low', 'Medium' and 'Medium-active' bands, to the 'High' band, which requires a significant degree of investigation.

Figure 17 below shows an extract from the State Landslide Planning Map, with the Westbury township being located fully within the 'Acceptable' band. Areas of Low and Medium risk are located on the slopes approximately 2 kilometres from the land being considered for additional urban development. This means that the land is not considered to have any inherent risks of landslide that would preclude rezoning for urban development.

[7] Tasmanian Government - Department Premier & Cabinet, 2013 – *Landslide Planning Report* p15

[8] ibid p13

[9] ibid p5

[10] ibid p5

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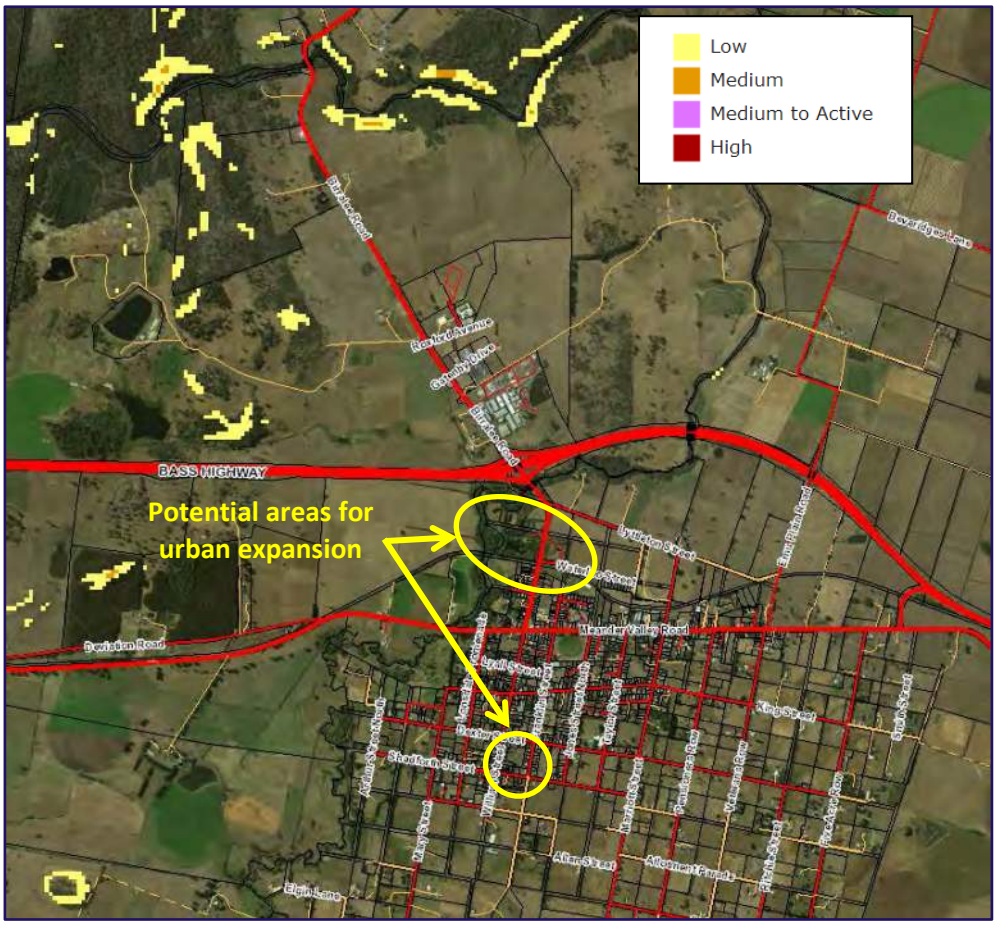

Figure 17: Landslide Planning Map – Hazard Bands *(Source: LISTMap - https://maps.thelist.tas.gov.au/listmap/app/list/map)*

Bushfire

The northern and southern areas of land are considered 'Bushfire Prone Land' and are included in the Tasfire mapping of Tasmania's bushfire prone areas that will apply across the State in the Tasmanian Planning Scheme.

A bushfire hazard assessment of both areas is attached at Appendix B. The assessment undertaken by Rebecca Green & Associates (Accredited Practitioner) has analysed the degree of risk posed by surrounding vegetation and the potential for appropriate management in accordance with the future planning scheme standards, should the area be subject to intensified urban residential development.

The assessment concludes that both the northern and southern areas can achieve a Bushfire Attack Level of BAL 12.5 for new lots, which is a higher degree of performance than the BAL 19 standard required for new subdivisions by the Bushfire Prone Areas Code in both the current Meander Valley Interim Planning Scheme and the future Tasmanian Planning Scheme. Should the land in either area be developed in stages where the balance land has an area greater than 1500m^2, the balance land will be subject to management requirements through a bushfire hazard management plan, which is required for every for subdivision and is included in any permit issued.

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This is normal practice for subdivision in residential areas where the balance land may pose a risk to early stages of development if unmanaged.

The northern and southern areas identified for urban expansion have a distinct advantage in regard to managing the low level of bushfire risk due to the location at the existing interface of urban development; being bound by existing Council maintained roads and access to reticulated water supply.

Rail Corridor

The northern area of land is located in proximity to the western railway line which traverses the northern extent of the Westbury township. Figure 18 below shows an the location of the rail line in relation to the existing road network and surrounding development. Residential development is considered sensitive to noise and vibration emissions from the rail line and is subject to specific planning controls that assess the potential impacts.

The current Meander Valley Interim Planning Scheme and the future Tasmanian Planning Scheme apply a Road and Railway Assets Code that establishes a 50 metre attenuation distance to the rail corridor whereby sensitive uses within 50 metres are assessed for potential exposure to the impacts of noise and whether there are mitigation measures that can reduce those impacts to an acceptable level.

Figure18: Rail corridor in blue outline in relation to road network and existing development. (Source: MVC GIS data)

Figure 19 shows the extent of the land off Waterloo Street that would be subject to the 50 metre attenuation distance. There are a number of existing dwellings in the Westbury township that are within the 50 metre attentuation distance and two recent subdivisions for residential development have occurred adjacent to the rail corridor.

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Acoustic impact assessment undertaken for the recent subdivisions, one of which is immediately opposite the area being considered for rezoning, considered the following:

- noise measurements of the of the six daily train movements, four of which occur during the night;
- ambient noise levels;
- modelling for noise reduction through greater setbacks.

The assessment concluded that at a 50 metre setback, normal building componets reduce train noise to an acceptable level, particularly in consideration of impact on bedrooms if these are located on the side of the dwelling that faces away from the rail line. At a setback of less than 50 metres, noise mitigating components such as acoustically rated glazing, can reduce noise impacts to meet *AS2107:2016 – Acoustics – Recommended Design Sound Levels and ReverberationTimes for Building Interiors*. [11]

Figure 19: Rail corridor attenuation distance over land at Waterloo Street.

The historic location of the rail corridor is not an environmental characteristic that can be feasibly addressed through relocation, of either the rail corridor or potential future residential development, due to the constraints on sewer and water services. Historic towns such as Westbury commonly experience an increasing interface with Tasmania's rail network, primarily due to the original decisions over 100 years ago that located the rail infrastructure in proximity to settlements and did not account for the necessities of long term growth.

[11] Environmental Dynamics - Dr S Carter, 2019 - *Noise Impact Assessment Proposed Subdivision – Lot 1 William Street, Westbury*.

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Strategies for residential growth must balance the economic and social objectives for affordable, accessible land against the potential impacts both from, and on, infrastructure. The question is one of whether the impacts can be reasonably managed to meet the accepted standard for residential amenity?

In this instance, it is clear that the land off Waterloo Street is minimally affected by the 50 metre attenuation distance. Options for future development that would comply with the Tasmanian Planning Scheme include designing lots in future subdivision to ensure building areas are located beyond the attenuation distance, or alternatively, including Part 5 agreements on future lots to require future dwellings to achieve the particular acoustic ratings set down in the planning scheme. Both of these options are a reasonable response with very little impost on the overall feasibility of the development of the land.

Sewerage Treatment Plant

Detailed environmental assessment of the Westbury Sewerage Treatment Plant (STP) was undertaken as part of the Development Proposal and Environmental Management Plan prepared by SEMF in 2007 for the upgrade of the STP carried out in 2009. To date, this is the most comprehensive assessment undertaken for the plant in regard to the effluent treatment process that is currently in operation.

That assessment concluded that odour emissions met the Tasmanian Air Quality EPP requirement for 2 odour units at the nearest residences, approximately 210 metres from the emission source. This assessment set the threshold for attenuation in the 1995 Meander Valley Planning Scheme. Current practice by Taswater and the Interim Planning Scheme is to measure the attenuation distance from the boundaries of the treatment plant title. The Westbury STP is licenced to treat 600 kilolitres per day and is a combination of mechanical and biological treatment. Figure 20 shows the extent of the corresponding 200 metre attenuation distance over surrounding uses, when measured from the title boundaries. It is noted that this extends the attenuation distance further than considered necessary as described in the 2007 SEMF odour study. There are no known complaints relating to the sewer treatment plant from surrounding residents since the upgrade to the STP in 2009.

Taswater have confirmed that there is sufficient capacity in the treatment plant under its current licence to accept effluent from the proposed urban expansion areas.

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Figure 20: Sewer treatment plant attenuation setback distance of 200 metres.

Flooding

The Quamby Brook is the most significant watercourse in the vicinity of the northern area and winds around the western and northern sides of the Westbury township. The recent significant flooding event in 2016 has been modelled as very close to the 1:100 threshold and was a clear indicator of flood behaviour in this area of the Westbury township. Flooding in the area is not only associated with the Quamby Brook, but also a significant stormwater overland flow path that traverses the north western corner of Westbury, just south of the area being considered for urban expansion.

Figures 21 and 22 show the results of hydrological modelling for a 1% event for the Quamby Brook and the stormwater overland flow path, undertaken by Hydrodynamica for Meander Valley Council.

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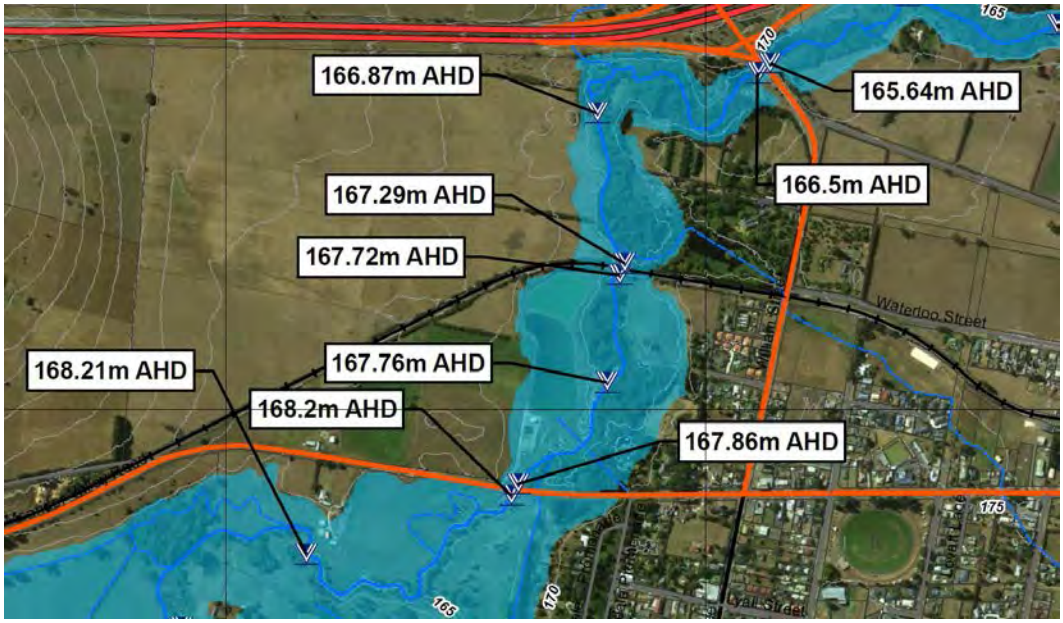

Figure 21: Flood modelling of the Quamby Brook for the 1% storm event. (Source: Hydrodynamica *2019*)

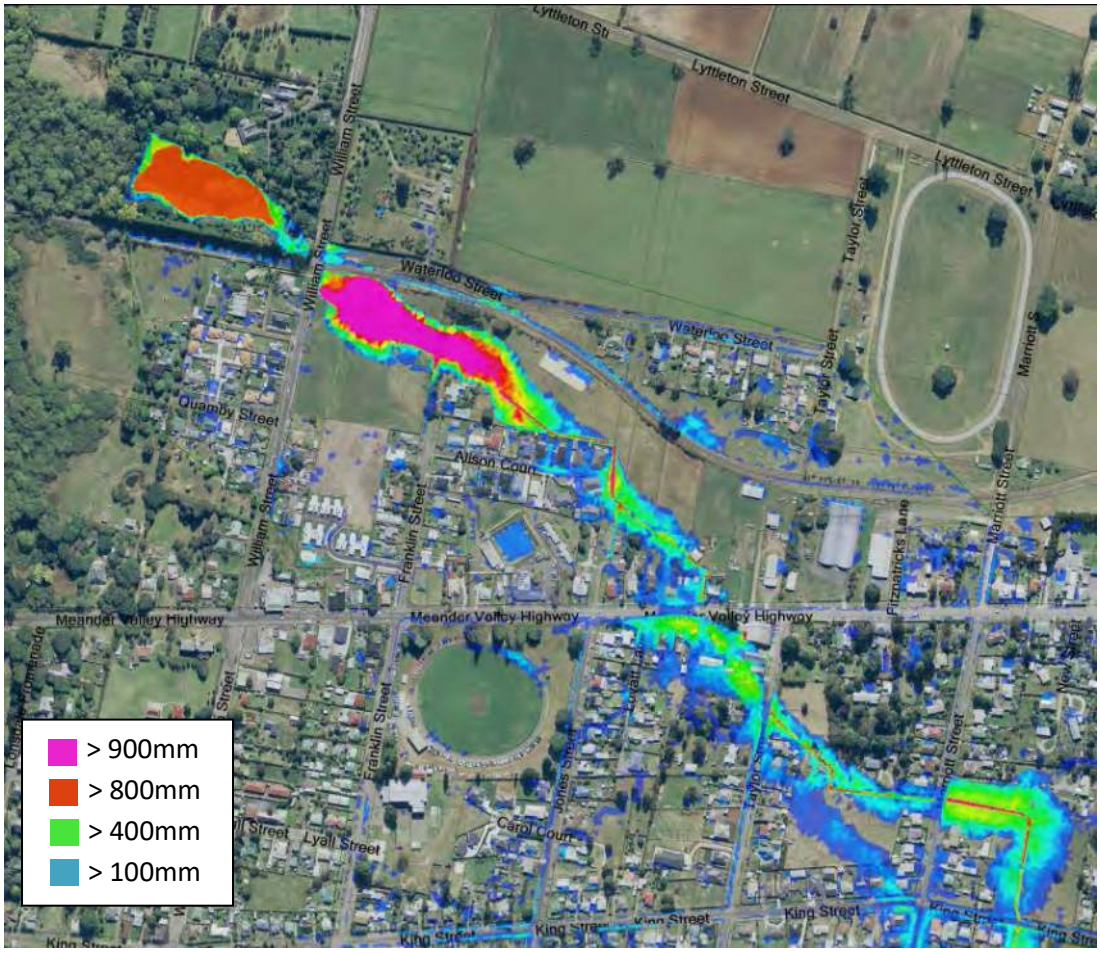

Figure 22: Flood modelling of northern stormwater overland flow path for the 1% storm event. (Source: Hydrodynamica *2019*)

The northern area under consideration for urban expansion, at an elevation above 174.0 AHD, is well above the 1% flood height level and is not at risk of flooding.

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Similarly, the land at Dexter Street is located on the crest of a gentle rise in the topography and is not in proximity to any watercourses or substantial overland flow paths.

Natural Values

A search of the Tasmanian Natural Values Atlas confirms that there are no natural values of significance recorded for the northern and southern areas. The land has been highly modified over a long period of time through agricultural and residential activities and recorded sightings of various protected species in the broader area are reasonably common for the Westbury township.

The singular eucalypt paddock trees in the northern area identified for urban expansion are not recorded as nesting sites.

The most significant habitat values in the area relate to the riparian corridor along the Quamby Brook. The associated flood plain and watercourse setback requirements in the planning scheme means that future development will be located a substantial distance from Quamby Brook and will not impact on habitat values that currently exist.

The Natural Values Atlas report is included at Appendix D.

1.5 Planning Policy Framework

Planning for strategic growth of settlements sits within a framework of State, regional and local planning policies.

1.5.1 State Policies

State Policies are made under the State Policies and Projects Act 1993 and encompass:

- the State Policy on the Protection of Agricultural Land (PAL Policy) 2009;
- the State Policy on Water Quality Management (SPWQM)1993;
- the State Coastal Policy 1993; and
- National Environment Protection Measures.

In regard to the strategy for urban residential expansion at Westbury, only the PAL Policy and SPWQM are relevant.

State Policy on the Protection of Agricultural Land 2009

The stated purpose of the PAL Policy is *"To conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land"*.

Agricultural land is defined as *"all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses"*.

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The PAL Policy does not preclude the conversion of land used for agriculture to another use, but engages a series of principles to analyse whether a proposed change of the use of land to suit a strategic purpose is appropriate.

An agricultural land assessment has been undertaken by AK Consultants and is attached at Appendix A. Ultimately the assessment concludes that in a regional context, factoring in the value and volume of regional production, the loss of the land is insignificant.

The following outlines the consideration against the principles of the PAL Policy:

Principle 1 - Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.

Comment:

The land is currently used for agricultural purposes and has been historically used for this purpose since the early establishment of the Westbury township. The location of the land is a topographically constrained area at the northern edge of Westbury which over time has been fragmented by the establishment of dwellings on rural residential sized lots, the railway line, subdivision of residential lots, public roads, the modern Bass Highway and the Westbury Showgrounds.

The agricultural property is a collection of 17 separate titles and operates amongst and adjacent to these other features. The existing degree of constraint to agricultural practices on the on the land is a factor created by a long evolution of development on the northern edge of Westbury. The proximity of residential uses in the contemporary context results in the application of regulations that limit practices such as pesticide and herbicide application and shooting. Non-regulatory limitations that are more of a practical concern, relate to the physical dimensions of the land and efficient means of irrigation, the proximity of irrigation and pasture/soil management to existing residential uses and the need to move stock and equipment across public roads.

The landowner advises that whilst these practices occur to varying degrees, the land bound by William, Lyttleton, Waterloo and Taylor Streets cannot be farmed comfortably or efficiently in a modern farming context, which increasingly relies on large, fixed irrigation infrastructure, such as centre-pivot, to maintain viability. Converting the land to a residential use will enable investment in modern infrastructure that will support the future viability of the agricultural enterprise.

The agricultural use of the land has occurred amongst other land uses in this area with minimal conflict. This is largely due to the physical circumstances of the land, including capability and dimensions, which does not warrant substantial intensification of agricultural activities and the management practices of the landowner. The lower level of activity is also somewhat mitigated by mature hedgerows between the pasture and the adjoining residential lot to the south west corner.

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Conversion of the land to an urban residential use creates a similar circumstance to that which currently exists, however moves the residential edge further northwards. The interface of expanded residential use with current agricultural use then becomes the 330 metres along Lyttleton Street at the north eastern end (Refer Photo 1 and Figure 23 below). The property at number 12 Lyttleton Street to the western end is a rural-residential property and does not carry out any commercial agricultural activities.

It is noted that the two 21 hectare and 23 hectare titles to the north on Lyttleton St that are currently part of the farm, each have separate dwellings and could be sold or boundary adjusted at any time. This would effectively result in those titles being converted to residential use as neither lot is sufficiently sized or a high enough land capability to provide for viable commercial agricultural operations. The aggregated agricultural enterprise is highly capitalised with three dwellings for the approximately 120 hectare aggregated property that makes up the balance if the subject land is converted to a residential zone.

The interface across Lyttleton Street is buffered to a degree by the 20 metre road reserve width and an established, mature hedgerow, the retention of which could be ensured through planning controls. The length of interface is represented in Photo 1 below by the blue dashed line. Any future installation of fixed centre-pivot or automated irrigation infrastructure to the north of Lyttleton Street will be somewhat constrained by the dimensions and topography of the land, as well as the location of existing farm buildings, such that it will generally be pushed toward the eastern side of the lot. The landowner has indicated that the future irrigation layout will reflect that shown in Figure 24 below.

Photo 1: Aerial view looking north-west showing extent of interface between agriculture and potential urban residential area along Lyttleton Street

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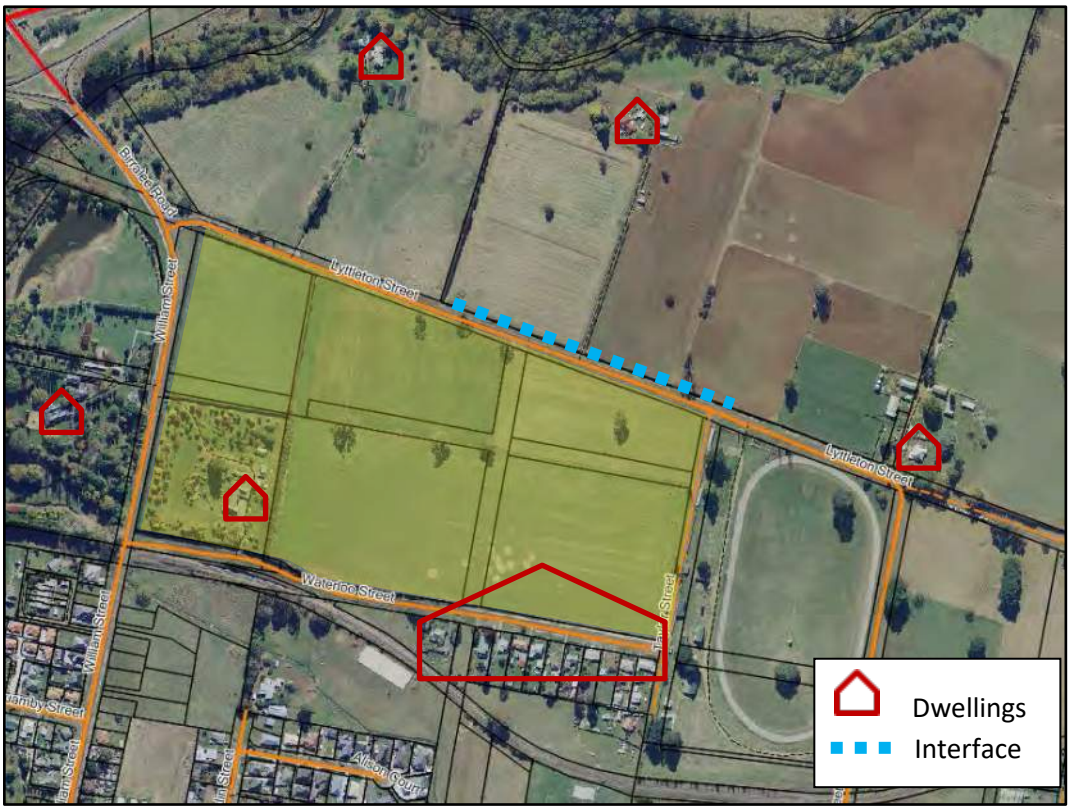

Figure 23: Future agriculture/urban residential interface and existing dwellings.

Figure 24: Future centre-pivot irrigation layout as advised by landowner.

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The potential constraint across the interface between residential use south of Lyttleton Street and agricultural use north of Lyttleton Street will have much the same characteristics as that which currently exists. Prevailing winds that would carry potential dust or noise emissions (noting regulatory limitations on chemical spraying and shooting already exist due to existing dwellings) are north westerly and as such, potential impacts would be mostly limited to the north eastern corner of the subject land. It is noted that ambient noise levels in the area are elevated due to the proximity of the Bass Highway.

Retention of the existing hedgerow would have a mitigating effect on any wind borne drift of dust and irrigation spray, noting that if the centre pivot arrangement above is installed, the boom is likely to be setback further to the north-east which is 50 metres behind the hedgerow on the Lyttleton Street frontage and would allow for 70 metres setback to the residential frontages opposite on Lyttleton Street.

Residential expansion in the northern area will result in a greater density of residential uses. However when considered in the current operational context of the farm with numerous other elements of constraint and other environmental factors that also have some impact on local amenity such as the Bass Highway, it is considered that the risk of potential confinement or restraint is reasonable. The ability to capitalise on under-utilised land is an important consideration in promoting the sustainable development of agriculture by enabling investment in significant irrigations assets. There is no guarantee that the conversion of the land will necessarily result in this investment, however without the ability to realise a better value of the land, the irrigation investment will simply not occur. The inability to modernise will, in effect, act counter to the sustainable development of agriculture.

Principles 2-4 and 6 - Use or development of prime agricultural land.

Comment:

The land being considered for residential expansion is not prime land.

Principle 5 - Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.

Comment:

Principle 5 generally relates to the location of a single dwelling in a broader agricultural context. This principle is not applicable to the residential expansion being considered. Potential restraint on agricultural is discussed above. The conversion of the land is discussed under Principle 7 below.

Principle 7 - The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.

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Comment:

The proposed residential expansion converts 12 hectares of agricultural land to a non-agricultural use.

The ABS 2016 Census records the Northern Region's value of agricultural production as close to $597 million, which makes up 40% of agricultural production for Tasmania as a whole.[12] Production can be approximately attributed to an area of 916,176 hectares. The ABS records the Agriculture, Forestry and Fishing sector as having 2000 businesses, which is the greatest number of businesses across the statistical sectors.[13]

The Meander Valley proportion of the value of agricultural production is $166.5 million and can be approximately attributed to an area of 102,399 hectares.[14]

The 12 hectare area of land being considered for conversion is proportionally insignificant in the regional context, which is confirmed by the conclusions in the agricultural assessment at Appendix A. Similarly, a 12 hectare loss of land for the Meander Valley municipality is also insignificant, noting the lower level productivity of the land as a result of constraining factors discussed under Principle 1 above. Local significance for small areas of land may be described by circumstances such as intensive agricultural enterprises that employ numerous people or particular supporting infrastructure such as dairy processing, that may be at threat of closure as a result of the conversion. However, as described above, these types of circumstance do not exist in this location and the conversion will not result in a significant degree of change.

As discussed above, appropriate conversion of land can leverage capital investment to improve productivity on other agricultural land, which can offset any loss and potentially result in more sustainable and improved agricultural outcomes, which is the landowner's intention for the balance of the farm.

The loss of agricultural land must be balanced against the consideration of the economic and social benefits of the conversion of the land for the Westbury township as a whole. The advantages of increased population in rural towns through cost efficient residential development are significant and crucial to retaining and attracting services. The land being considered for conversion is one of the last remaining areas that can be feasibly serviced for reticulated gravity sewer. There are no other alternatives that are financially feasible, other than the second area identified to the south off Dexter Street.

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[12] *Australian Bureau of Statistics (ABS) - Value of Agricultural Commodities Produce 2015-16* *https://economy.id.com.au/northern-tasmania/value-of-agriculture?WebID=150&BMID=51*

[13] *Australian Bureau of Statistics, Counts of Australian Businesses, including Entries and Exits, 2015 to 2019* - *https://economy.id.com.au/northern-tasmania/number-of-businesses-by-industry ?WebID =150 &BMID=51*

[14] *Australian Bureau of Statistics (ABS) - Value of Agricultural Commodities Produce 2015-16* *https://economy.id.com.au/northern-tasmania/value-of-agriculture?WebID=150&BMID=51*

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Applying a strict constraint on urban residential land supply, where it has been identified that there is very limited land available for the future, results in numerous negative flow-on effects for rural settlements, including:

- inflated land prices for remaining limited supply and lack of affordability;
- stagnant population growth which will accelerate the ageing demographic;
- inability to plan for services into the future;
- increasing costs of settlement service applied across a smaller population; and
- the discouragement of medium to long term investment.

The higher order economic disadvantage to Westbury, as a result of unbalanced constraint on residential growth, outweighs any perceived losses associated with a proportionally very small area of land.

Principle 8 - Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.

Comment:

The land being considered for conversion is not located within the proclaimed Quamby-Osmaston Irrigation District. Figure 25 below shows the extent of this irrigation district in the vicinity of Westbury. The potential future irrigation infrastructure layout and the potential for conflict are discussed above. The best prospects for efficient irrigation on agricultural land in this area are maintained at a minimum and are potentially enhanced through capitalising under-utilised, constrained land.

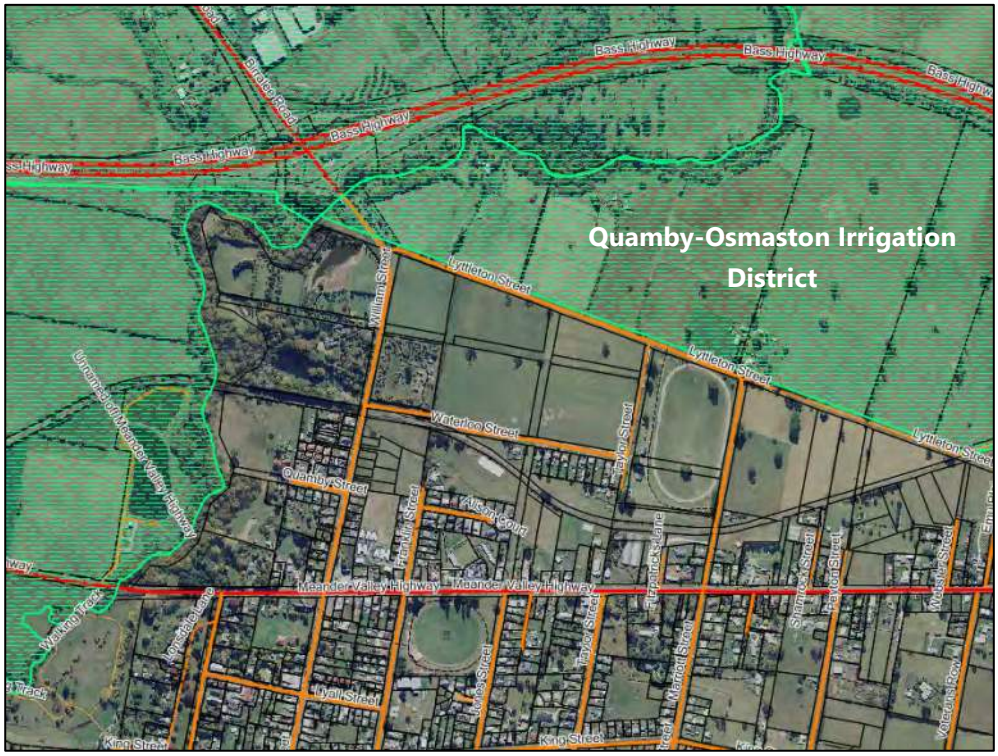

Figure 25: Quamby-Osmaston Irrigation District north of Westbury.

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Southern Area – Dexter Street

The land bound by Dexter, Shadforth, Jones and Taylor streets is located in the Low Density Residential Zone and does not meet the definition of agricultural land.

Conclusion:

The conversion of 12 hectares of agricultural land bound Lyttleton, Waterloo, Taylor and William streets to residential use is consistent with the PAL Policy.
The PAL Policy operates within a State planning framework that balances the best interests of rural communities against the reasonable protection of one of the State's most important economic sectors. This requires a detailed understanding of agricultural activities on the ground and the realistic extent of the potential impact, as each development circumstance will be different. The analysis under the principles of the PAL Policy highlight the unique nature of this location and that the conversion of the land is a reasonable and low-risk outcome.

State Policy on Water Quality Management 1993

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

Particularly, the following sections are relevant to the proposed expansion of urban residential development:

31. Control of erosion and stormwater runoff from land disturbance

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

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

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

33. Urban runoff

33.1 Regulatory authorities must require that erosion and stormwater controls are specifically addressed at the design phase of proposals for new developments, and

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ensure that best practice environmental management is implemented at development sites in accordance with clause 31 of this Policy.

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

A key management issue for urban areas is the management of surface water runoff prior to entry into watercourses. Any future stormwater system proposed for the expansion area can be accurately modelled for the volume and velocity of stormwater for peak events and incorporate measures in subdivision design to ensure that erosion and stormwater flooding do not occur. Part of that system would be constructed with elements to be taken over as part of the public system where necessary, incorporating best practice measures to manage surface waters such that litter is intercepted, sediments in runoff water are minimised, water is filtered through vegetation and the velocity of stormwater is reduced through detention. These treatments ultimately result in higher quality stormwater runoff, particularly in regard to the northern area prior to discharge to the Quamby Brook.

1.5.2 Northern Tasmania Regional Land Use Strategy

The Northern Tasmania Regional Land Use Strategy (RLUS) is the statutory regional plan for Northern Tasmania. Updated in June 2018 to align with the Tasmanian Planning Scheme, it applies to all land in the northern region of Tasmania and sets out the strategy and policy basis to facilitate and manage change, growth and development in the Northern Region to 2032. Any future planning scheme amendment is required to demonstrate compliance with the RLUS and as such, it is an important consideration in developing local strategies for future land use and development.

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

The Vision for Northern Tasmania is to "*create a region within which*:

- *All communities enjoy a positive, affordable and competitive future;*
- *Councils and communities work cooperatively;*
- *Sustainable economic prosperity flourishes;*
- *Valued environmental features and assets are promoted; and*
- *Quality of life is enhanced and people are moved to live, invest and visit Northern Tasmania*".[15]

The RLUS recognises sustained regional population growth, particularly attracting residents from mainland Australia, as a regional opportunity. The RLUS supports *"liveable communities, offering a high quality of life and that support health and wellbeing will help to attract investment, support a skilled workforce, and strengthen social inclusion and community wellbeing*".[16]

[15] *Northern Tasmania Regional Land Use Strategy* 2018, p8.
[16] ibid.

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The goals for economic development include:

Strategic Direction G1.2

Adopt an integrated and coordinated approach to government infrastructure, transport and land use planning…

d) Coordinate land use, future sewerage and water provision whilst promoting effective and efficient use of existing service infrastructure.[17]

The goals for liveability promote measures for strong and vibrant urban and rural settlements, including:

Strategic Direction G2.1

Identify Urban Growth Areas to advance a sustainable urban settlement pattern…

b) Establish a Regional Settlement Hierarchy based on the most appropriate locations for future population growth and urban centres.

c) Coordinate investment of services to existing and future settlements and plan to maximise integration, community benefit, efficiency and long-term sustainability of service provision.

Strategic Direction G2.2

Plan for socio-demographic changes…

a) Plan for the needs of an ageing population including retaining and attracting a skilled labour supply, particularly people aged 15 – 29, to provide for a sustainable future workforce.

b) Promote and plan for a diverse range of dwelling types and sizes, including small lot housing and multiple dwellings (to match changes in household size and composition) in locations highly accessible to community services.[18]

Urban Growth Areas are to provide the spatial framework to support the region's vision. These areas support a sustainable development pattern and where they are not identified in the RLUS maps, they are to be within settlements identified in the regional hierarchy and identified in a local land use strategy. Expansion of Urban Growth Areas is supported where demand to accommodate growth is identified.

The key principles of the Urban Growth Area relate to containment. The RLUS supports land that is a logical expansion of an existing urban area, is physically suitable, not subject to unacceptable risk of natural hazards or significant natural values and is appropriately separated from incompatible land uses. [19]

'New' (presumably expanded) Urban Growth Areas should be located to:

- *Achieve a balanced settlement pattern across the region and sub-regions;*
- *Maintain a well-planned region of distinct cities, towns and villages;*
- *Maintain the integrity of 'intra-regional' open space green breaks;*

[17] *Northern Tasmania Regional Land Use Strategy* 2018 p.9
[18] ibid. p11
[19] ibid. p.19

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- *Minimise impacts on natural resources;*
- *Maximise the use of major transport and water and sewerage infrastructure (committed and/or planned);*
- *Enable efficient physical and social infrastructure, including public transport;*
- *Have ready access to services and employment; and*
- *Ensure significant non-residential activities will meet specific location, infrastructure and site requirements.* [20]

Comment:

The RLUS sets out higher order goals and directions that recognise that the economic prosperity of the region as a whole is inextricably linked to the opportunities provided to individual settlements and communities. The RLUS identifies that the opportunities for population attraction and growth lie with the particular attributes of settlements that promote a high quality of life.

The regional framework of settlements and the associated policies and actions for settlement planning and urban growth, have been broadly informed by the department of Treasury and Finance population projections and the Northern Region Housing Study of 2014, which estimate that the Northern Region will require between 18,529 and 28,761 additional dwellings by 2031.

It is noted that this work is now reasonably outdated and as yet, the Northern Region has not undertaken a review to determine if the projections remain relevant in the contemporary market and also to analyse the key indicators or development trends that may have emerged in the 6 years since this work was completed. As such, the indicators of demand must be confined to an understanding of the Westbury context, which is classified as a 'Rural Town' in the RLUS settlement hierarchy. The Regional Framework Plan[21] does not identify Westbury within the Greater Launceston system, recognising that Rural Towns more remote from the regional city do not make a consequential difference to the settlement outcomes that require higher order planning to coordinate infrastructure and services.

As such, Westbury is analysed as an individual settlement within a regional context, in accordance with the policies and actions of the RLUS.

Rural Towns are described as "*larger townships providing lower order administrative and commercial functions with a sub-regional role for other centres in the surrounding district, particularly where distances to major urban areas make regular travel difficult*". [22]

Rural Towns are supported by town centres that *"serve daily needs of surrounding community and provide a focus for day-to-day life within a community"* and include a

[20] *Northern Tasmania Regional Land Use Strategy* 2018, p19
[21] ibid. p16
[22] ibid. p27

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mix of small-scale retail, community, and health services with limited office based employment. [23]

Westbury is well-placed to support a high quality of life for new residents as it is serviced by:

- a substantial new supermarket and specialty retail and hospitality businesses;
- community services such as sports facilities and clubs, function spaces, churches, primary school and library/LINC;
- local government offices;
- health services through the Tasmanian Government regional health centre, doctors surgeries and pharmacy;
- high quality recreational assets including parks, playgrounds and environmental trails, and
- public transport through school buses and a daily service to Launceston.

The RLUS recognises that planning for urban growth necessitates the balancing of a range of factors that aim to maximise efficiencies in the provision of services, whilst appropriately supporting those aspects that make settlements a high-quality, liveable environment. Central to the ability to achieve this for rural settlements is population growth, which in turn supports the retention or enhancement of existing services as well as the attraction of new services. The provision of a variety of housing choices is a key factor in attracting new residents to a rural town.

The supply analysis in Section 1.4 above, clearly demonstrates that Westbury is nearing a point where urban lots will not be available. Planning for the future requires the identification of additional land to provide for urban residential development if Westbury is to maintain the diversity of housing choice, in accordance with the principles set down in the RLUS.

The RLUS states that Urban Growth Areas should be located 'within' settlements identified in the regional hierarchy, however the RLUS does not readily define how the extent of a settlement is delineated. It is reasonable to consider the spatial extent of the Westbury township as being the area that is subject to the historic layout of local roads and the relationship to the extent of dwellings and other business and community uses. Often with rural towns, the edges are visibly defined by naturally constraining features such as watercourses and associated flood plains; topographical features such as escarpments or natural vegetation; and changes in land use, such as larger farms or industrial activities.

It is considered that the logical extent of the Westbury township at the northern and western edges can be described by the Quamby Brook. There are various historic residential properties along its banks and a network of roads that services these dwellings and other town amenities such as the showgrounds. The reinforcement of this edge occurred in the early 1990's when the new Bass Highway bypass was constructed just to the north of Quamby Brook. To the east there is clear definition of

[23] *Northern Tasmania Regional Land Use Strategy* 2018, p.36

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the extent of urban development along Meander Valley Road to the junction of Emu Plains Rd, where land use changes to open agriculture. The southern and eastern edges of the settlement have a distinct pattern of low density lots that were largely created as soldier settlement grants, before the land use changes to open agriculture. This definition of extent is shown outlined in yellow in Figure 26 below.

The two areas under consideration for urban residential expansion within the settlement are shown shaded in yellow in Figure 26 below.

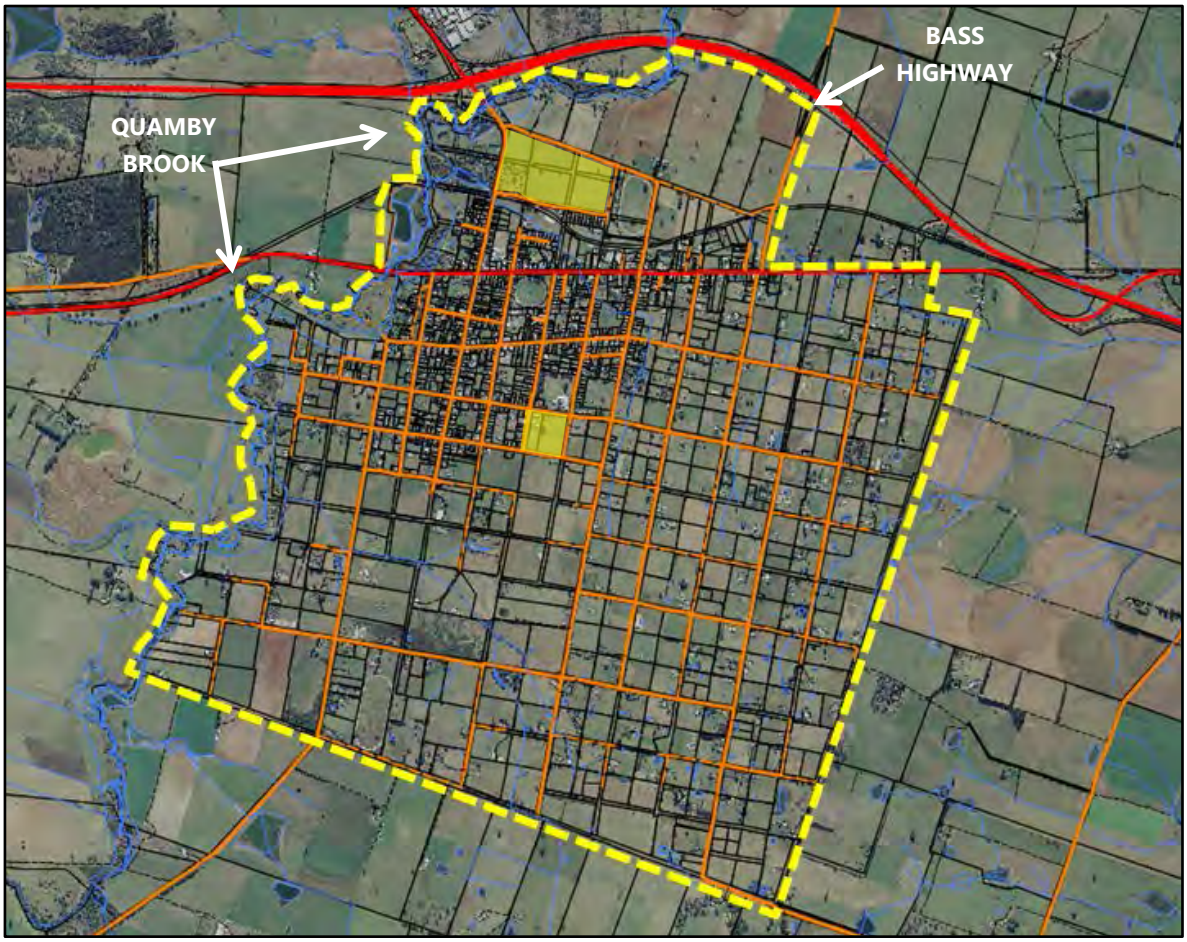

Figure 26: Extent of Westbury settlement and areas considered for urban residential expansion.

The analysis of the two areas of land and constraints described above, demonstrates that they are physically suitable for residential development at urban densities. The degree of separation and analysis of adjacent agricultural land use to the north is considered against the principles of the PAL Policy above, concluding that the benefits to the Westbury township outweigh any risks and that the interface between uses can be effectively managed.

The distinct settlement edge, as described above, is maintained and new residential development will have unencumbered access to State and local highways as well as reticulated sewer, water and stormwater services. Social infrastructure at Westbury, such as the health, education, recreation, public transport and government services

are more secure, and in rural towns often enhanced, through increases in residential population.

Westbury functions as a key district centre that provides not only a living and employment environment with a high level of amenity, but a central location to employment in the broader primary industries and health care sectors, both of which have recorded increases in the employment levels in the 2016 ABS Census.
As the demographic data highlights, Meander Valley experiences a higher than average rate of employment in the agriculture, forestry and fishing sectors. Westbury's central location within the broad agricultural estate makes it ideally located to provide efficient and affordable housing to serve employment in primary industries.

The RLUS sets out a range of policies and actions for the region's settlement network. The matters relevant to Westbury are discussed in Table 2 below:

Table 2: Northern Tasmania Regional Land Use Strategy – Policies and Actions

Policy	***Action***
Regional Settlement Network	
RSN – P1 *Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).*	***RSN – A1*** *Ensure there is an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.*
	RSN – A3 *Ensure that the zoning of land provides the flexibility to reflect appropriately the nature of settlements or precincts within a settlement and the ability to restructure under-utilised land.*
Comment: The areas being considered for urban expansion meet RLUS requirements for Urban Growth Areas. The analysis of land take-up over time and the limited available supply for the future, demonstrates that there is a need to provide for additional urban lots to service population diversity and the associated relationship to housing diversity. Westbury has limited options for the efficient connection to services, with the identified land being the remaining land that can make financially feasible connection to gravity sewer. Spare capacity is available for water and sewer	

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services. Currently, Westbury does not have an adequate supply of well serviced land to meet future requirements. Additional urban residential land is required. The analysis of demographics, land supply and demand and land suitability, form the basis of a local strategy that plans to make the best, and most efficient, use of land to support the long-term social and economic health of the Westbury township. In this instance, the results of the analysis definitively identify two areas that provide the best prospects for urban residential development when the critical and preferential aspects are evaluated. The local strategy underpins any future planning scheme amendment to rezone land to provide for urban residential housing. Any future rezoning can include planning controls that respond to the particular attributes of the land and targeted outcomes for residential development, that ensure that conversion of the land to an urban density results in outcomes appropriate to the localised circumstances.	
RSN-P2 *Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.*	***RSN-A4*** *Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.*
	RSN-A5 *Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; 'ageing in home' options should be provided.* ***RSN-A6*** *Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.*

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Comment:

The RLUS recognises the entitlement of discreet settlements to provide for their long-term economic prosperity through population and settlement growth. The RLUS promotes urban residential growth in proximity to settlement activity centres which in turn supports a diverse population and the ability to access employment and services.

As a well-serviced township, Westbury's activity centre provides for the residents within its boundaries as well as the broader primary industry sector. Land zoned for urban density development is largely walkable to retail, recreation, social and government services, as are the two areas identified for urban expansion. However supply is now limited and urban expansion is required to meet the foreseeable demand and provide for the 'ageing in place' and diverse housing choice objectives that are advocated by the RLUS.

The land being considered for urban residential expansion corresponds with the available capacity in water and sewer services and reflects the extent of the gravity sewer service network.

Housing Dwellings and Densities

RSN-P5	***RSN-A10***
Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.	*Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.*

Comment:

The land supply analysis above demonstrates the very limited availability of infill land for subdivision due to historical constraints. It is likely that infill land will be subject to multiple dwelling developments over time, however this is not considered to be a solution in its own right to the shortage of land available for standard urban density lots into the future.

Land zoned for residential development at urban densities inevitably provides a proportion that is developed for multiple dwellings, purely in response to the market. Westbury typically experiences this trend when new lots are made available to the market.

The land identified for urban expansion would provide for market take-up for multiple dwelling development as well as single dwellings through the application of the General Residential Zone standards.

RSN-P6 *Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.*	***RSN-A11*** *Clearly identify settlement boundaries at the local level for all significant activity centres.*
Comment: The land identified for urban expansion is located approximately 600 metres from the activity centre junction of William Street and Meander Valley Road, largely in walkable proximity to the mixed use strip along Meander Valley Road, where the stop for the daily bus service is located. The supermarket is located approximately 1 kilometre to the east, as measured along roads. The natural settlement boundary is described above which incorporates the areas under consideration for urban expansion.	
Integrated Land Use and Transport	
RSN-P8 *New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.*	***RSN-A14*** *Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.*
Comment: The areas being considered for urban expansion have direct access to existing public roads and community services. The land to the north is located 500 metres from the access ramps to the Bass Highway and is in close proximity to the services within the activity centre described above. The land to the south is immediately opposite the primary school and provides an ideal opportunity for affordable housing for young families.	
RSN-P14 *New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity and safety.*	***RSN-A16*** *Promote the region's Activity Centre Network and multifunctional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services, and public transport opportunities.*
Comment: As described above, the two areas identified for urban expansion are located within close proximity of key services. Westbury has a relatively flat terrain which is ideal for walkability. Over time, the network of footpaths has been upgraded through the urban environment through to key nodes such as the Valley Central	

industrial estate to the northern side of the Bass Highway (passing adjacent to the identified northern area of land) and to the primary school. Additional urban development is a catalyst for enhanced networks of pedestrian paths and connectivity.	
Housing Affordability	
RSN-P20 *Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.*	***RSN-A19*** *Review the community needs for housing provision and affordability.*
Comment: The limited supply of land at Westbury for urban residential housing options into the future is described above. One factor that has a significant impact on housing affordability is constrained supply. If supply is limited and demand is present, this inflates the price of land. A lack of forward planning to ensure that there is a sufficient supply of land will exacerbate an artificial inflation of land prices, purely as a result of the constraint on supply. Therefore, it is important to identify and zone land to be made available into the future, particularly so that appropriate arrangements can be made for access to, and financing of, infrastructure. Healthy competition in the market also has an influence on land pricing. Ideally, land to be released to the market should be an opportunity open to more than one landowner.	
Regional Activity Centres Network	
RAC-P4 *Promote and support the role of lower order activity centres, particularly neighbourhood and rural town centres. This will support and strengthen local communities and encourage a viable population base for regional and rural settlements, while promoting the development of new neighbourhood and local centres within Urban Growth Areas where appropriate.*	***RAC-A5*** *Provide for lower order activity centres to be sustained through a local residential strategy or development plans to create vibrant and sustainable regional and rural communities. It should strengthen their role and function, maintaining and consolidating retail attractions, local employment opportunities, public amenities and services.*
Comment: The RLUS specifically acknowledges the interdependent relationship between residential populations and the viability of activity centres for rural communities. Residential population growth in rural towns is a critical factor in maintaining a vibrant and sustainable rural community.	

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Regional Infrastructure Network	
RIN-P3 *Direct new development towards settlement areas that have been identified as having spare infrastructure capacity.*	***RIN-A3*** *Direct growth to areas where existing infrastructure capacity is underutilised and give preference to urban expansion that is near existing transport corridors and higher order Activity Centres.*
Comment: The land being considered for urban residential expansion corresponds with the available capacity in water and sewer services and reflects the extent of the gravity sewer service network. The land is within close proximity to the key transport corridors of the Bass Highway and Meander Valley Road. Whilst not technically classified as a 'higher order' activity centre in the RLUS, it is a misleading characterisation of the role of the Westbury activity centre to label it as 'lower order', only serving the resident population. As described above, Westbury functions as a district service centre with an extensive range of public and private services that serve not only the approximately 1800 residents, but also the substantial Valley Central industrial precinct to the north, smaller settlements nearby such as Hagley and Whitemore, rural residential areas such as Birralee and the broader primary industry sector.	
RIN-P4 *Recognise the Department of State Growth Road Hierarchy and protect the operation of major road and rail corridors (existing and planned) from development that will preclude or have an adverse effect upon existing and future operations.*	***RIN-A7*** *Protect the region's road and rail infrastructure network and enable a transition between compatible land uses and an adequate separation between conflicting development that would compromise safe and efficient operations of existing and future planned road and rail corridors.*
Comment: The northern area land being considered for urban residential expansion is located 230 metres from the Bass Highway. This is substantially in excess of the statutory attenuation distance required by the planning scheme. The rail corridor is historically located within the settlement boundaries to the northern side of Westbury, in close proximity to existing urban residential use. The land fronting Waterloo Street is subject to the statutory 50 metre attenuation distance in the planning scheme for any sensitive uses. This means that future subdivision will need to account for the location of dwellings outside of the attenuation distance, or mitigation measures need to be included to provide for the amenity of residential uses. This has been the outcome with numerous residential developments within the rail attenuation distance in recent years.	

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The rail corridor attenuation distance affects comparatively little area of the northern land and can be readily accommodated in any subdivision layout, which would likely result in some larger lots in the south eastern corner to provide for the setback. The expansion poses very little risk to the operations of the rail network when appreciated in the context of the existing rail line which has been in operation for over 100 years, with no known conflict issues. There are no sidings or intensive activities within the Westbury settlement, with the extent of effect being the brief passing of trains five to six times per day, four of which occur at night. There is a high degree of community acceptance of the very brief impacts of passing trains.	
RIN-P6 *Facilitate and encourage active modes of transport through land use planning.*	***RIN-A10*** *Roads created in new subdivisions are to be designed and constructed to meet the needs of all users and to reinforce the function, safety and efficiency of the road.* ***RIN-A11*** *Future subdivision design is to allow for permeability and connectivity in the transportation network.* ***RIN-A16*** *Facilitate increased use of active transport modes for short trips by providing for subdivisions that allow for pedestrian connectivity to open spaces, trails, and cycle and bus routes.*
Comment: The traffic impact assessment for the northern area concludes that measures will need to be included in any future planning scheme amendment to direct most traffic to Lyttleton Street, due to the proximity of the rail level crossing to the Waterloo Street junction. This can be ensured through a future Specific Area Plan in the planning scheme. The design of future subdivision will be able to provide for pedestrian/cycle linkages through to Waterloo Street (most likely on the Crown road reserve) which connects with William Street footpaths to the activity centre to the south. Lyttleton Street connects through to Marriot Street, near the supermarket on Meander Valley Road to the east. There may be potential to provide pedestrian access in the future through the southern section of the showgrounds.	

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1.5.3 Meander Valley Community and Strategic Plan 2014 -2024

The relevant Future Directions of the Meander Valley Council Community Strategic Plan are:

Future direction (1) - A sustainable natural and built environment

Managing the balance between growth and the conservation of our natural and built environment is a key issue. Decisions will respect the diversity of community values, will be fair, balanced and long term in approach. Specific areas are forestry, protection of our natural, cultural and built heritage, scenic landscape protection, karst management, salinity, water quality, infrastructure and building design.

1.1 Contemporary planning supports and guides growth and development across Meander Valley.

1.2 Liveable townships, urban and rural areas across the local government area with individual character.

1.3 The natural, cultural and built heritage of Meander Valley is protected and maintained.

1.4 Meander Valley is environmentally sustainable.

1.5 Public health and the environment is protected by the responsible management of liquid and solid waste at a local and regional level

1.6 Participate and support programs that improve water quality in our waterways

Comment:

Contemporary planning appropriately provides for urban growth as a housing choice for both rural settlements and the regional city of Greater Launceston. Long-term aspirations for the Westbury township must take into account demand indicators and will ideally meet that demand in a sustainable way, by making the most efficient use of infrastructure and providing for urban housing choices that promote population diversity.

Land being considered for urban expansion is environmentally suitable with attributes that directly support objectives for liveable townships.

Future direction (2) - A thriving local economy

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.

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

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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.

Comment:

The clear demand for urban residential land is evidence of a market that wants to invest in Westbury. The future direction directly relates a thriving local economy to increased population. One of the most effective ways to attract population and investment is to provide for housing choice.

The retention of existing services and the attraction of new opportunities are inextricably linked to viable town populations.

Future direction (3) Vibrant and engaged communities

Building capacity will enable our communities to change and grow through resilience and capability. It will also build character and a sense of community across our townships and urban areas. We will support a culture of life long learning and creativity through community partnerships.

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.

Comment:

Population diversity is a critical factor in maintaining vibrant communities with housing choice that is affordable as a significant attractor. Population growth correlates with growth in capacity and the subsequent benefits to rural towns through support for community organisations such as sporting clubs as well as other services such as health.

Future direction (4) A healthy and safe community

To make the most of our lifestyle and cope with change we need to be fit and healthy. Participation in structured and informal recreation activities will support this goal. Meander Valley's environment provides the opportunity to develop nature based

recreational activities. We need to work together to develop and maintain the infrastructure and activities that support health and safety through all stages of life.

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.

Comment:

As above, healthy and safe communities are enhanced by increased population due to the ability retain and attract services. Diverse housing choice enables planning for ageing in place and enhances social and community outcomes.

Future direction (6) - Planned infrastructure services

Infrastructure for transport, water, waste management and community facilities form the foundations our communities are built on. Existing infrastructure, plant and equipment needs to be maintained while long term innovative solutions are developed to respond to rural and urban needs. It is important to understand what assets we have now, the services they deliver, their condition and ongoing costs so responsible future plans can be made.

6.1 The future of Meander Valley 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.

Comment:

The land being considered for urban expansion makes the most efficient use of existing road, sewer and water infrastructure. Population growth that utilises existing infrastructure supports objectives to utilise resources for the greatest gains. This appropriately manages public expenditure and ongoing costs of maintenance.

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1.6 Strategy for Urban Residential Growth

Ideally, the aim of a residential strategy is to attract a diverse population to support a broad range of services and to develop living environments that provide amenity, are accessible and are safe.

Westbury is uniquely located in that it provides a well-serviced centre for all age groups, central to a broad range of employment opportunities. This is likely recognised by the market and indicated in the demand for land and urban housing described above.

It is noted that the market for urban land is different to the market for un-serviced low density residential land to the southern side of Westbury, which is demonstrated in the nuances of the demographic data and the physical outcomes for development.

Analysis of land at Westbury demonstrates that there are two efficient and viable options for urban expansion to the south and north, as an extension of the existing urban environment. Together, the two areas make available 17.5 hectares of serviceable land through three landowners, which could yield approximately 200 lots if lots are created at the market preferred size in the order of 700m^2. There will be a proportion of the yield that will provide for multiple dwelling developments and some smaller individual lots.

The anticipated lot yield accounts for approximately 13 years supply at the historically higher rate.

An important factor in land price and affordability is competition in the market. As such, the urban residential growth strategy is to enable the northern and southern areas to develop at the same time as they will be implemented by different land owners.

The two areas likely represent the last opportunities for uncomplicated residential development before complex investigations need to take place into Westbury's residential options for the long-term future, due to the lack of connection to gravity services.

On the basis of the analysis above that demonstrates the physical and strategic suitability of the land, the strategy for urban residential growth for Westbury is to pursue the rezoning of:

- land bound by Lyttleton, William, Waterloo and Taylor streets; and
- land bound by Dexter, Shadforth, Jones and Taylor streets,

to the General Residential Zone, shown below in Figures 27 and 28.

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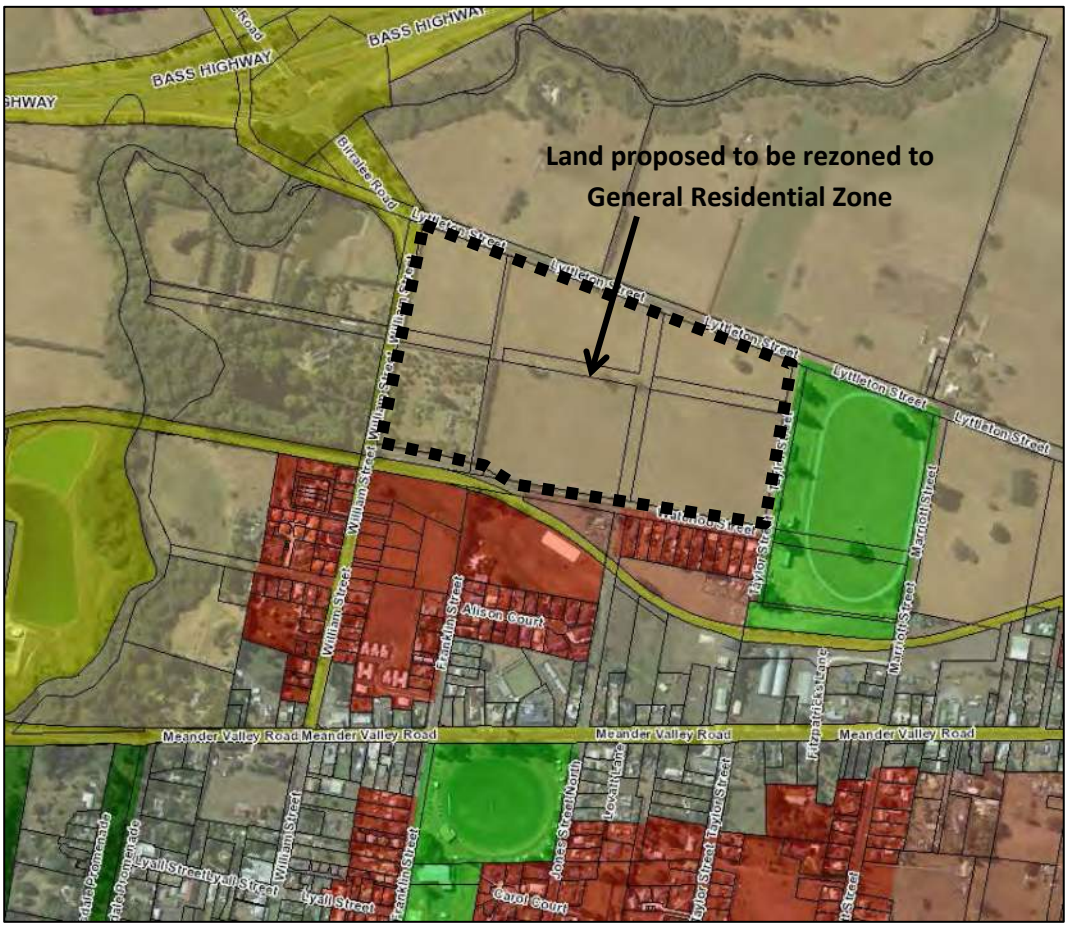

Figure 27: Land bound by Lyttleton, William, Waterloo and Taylor streets showing existing zoning and land proposed to be rezoned to General Residential Zone.

Figure 28: Land bound by Dexter, Taylor, Shadforth and Jones streets showing existing zoning and land proposed to be rezoned to General Residential Zone.

2. Amendment Description

2.1 Zoning

The Meander Valley Council seeks to amend the Meander Valley Interim Planning Scheme 2013 (the Scheme) to amend the zoning of two areas of land at Westbury, to facilitate the urban residential growth strategy outlined in Section 1.

Northern Area

The focus of the northern area is the change of the zoning of land bound by Lyttleton, William, Waterloo and Taylor streets from Rural Resource Zone to General Residential Zone. The proposed rezoning of the land highlights compatibility issues with adjacent residential land shown in Figure 29 below, which has been historically zoned as Rural Resource Zone, however is not subject to primary industry use. Whilst the principal purpose of this amendment is to facilitate urban residential expansion, the residual Rural Resource zoning of adjacent land becomes illogical and as such, consequential changes in zoning of adjacent residential uses and isolated parcels of Crown land on the Bass Highway and Quamby Brook are also incorporated into this amendment.

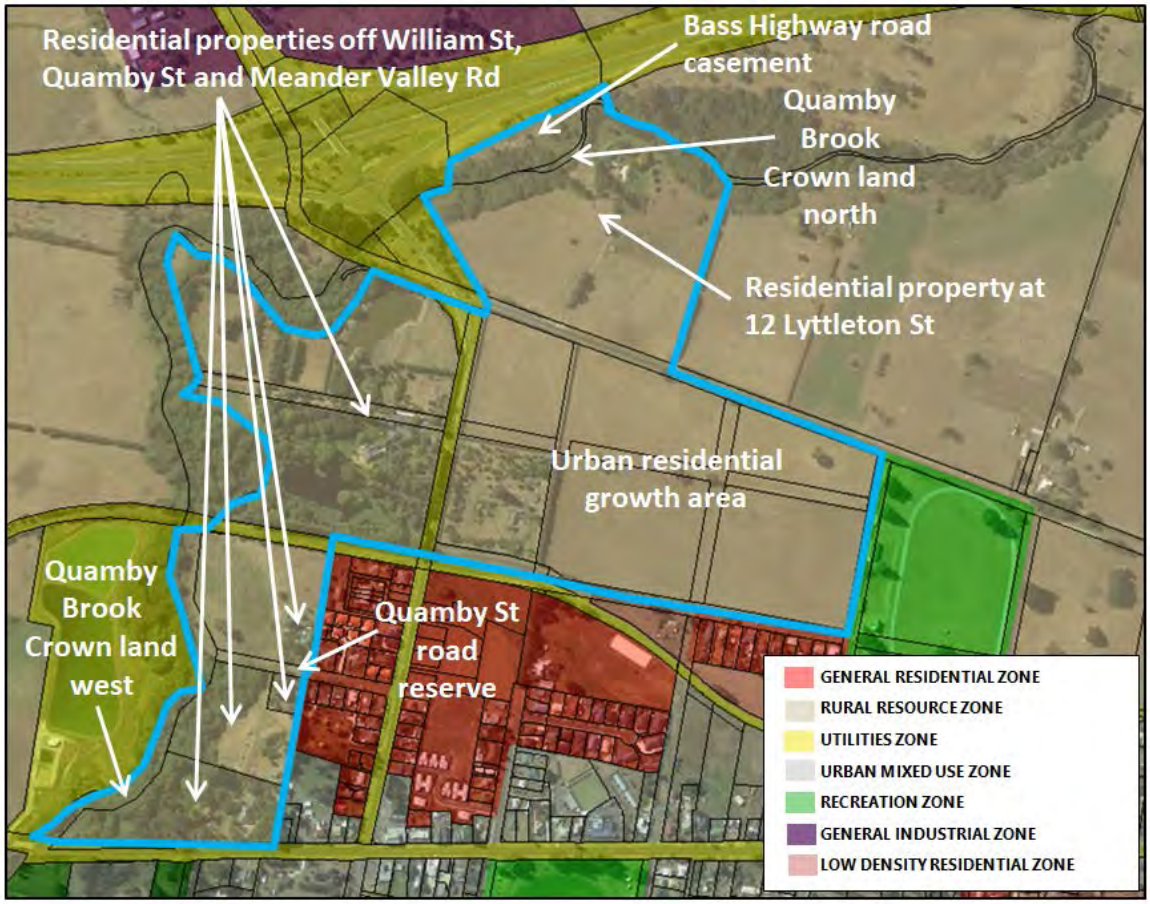

Figure 29: Current Meander Valley Interim Planning Scheme 2013 zoning with subject area for rezoning in blue outline.

The amendment proposes the rezoning of the following properties in the northern area:

Address	Certificates of Title	Current Zone	Proposed Zone
46 Lyttleton St	110565/2 129939/2 110565/4 129939/1	Rural Resource Zone	General Residential Zone
Crown land un-made road reserve within 46 Lyttleton St	N/A	Rural Resource Zone	General Residential Zone
Cnr Lyttleton & William Sts	118081/2 118081/4	Rural Resource Zone	General Residential Zone
41 Waterloo St	118081/6	Rural Resource Zone	General Residential Zone
12 Lyttleton St	130408/1	Rural Resource Zone	Rural Living Zone
1 William St	130539/1 118081/3 118081/5	Rural Resource Zone	Low Density Residential Zone
9 Quamby St	205443/1	Rural Resource Zone	Low Density Residential Zone
10 Quamby St	106741/1	Rural Resource Zone	Low Density Residential Zone
115 Meander Valley Rd	124290/1	Rural Resource Zone	Village Zone
113A Meander Valley Rd	124290/2	Rural Resource Zone	Low Density Residential Zone
Bass Highway Crown Land	129482/2	Rural Resource Zone	Utilities Zone
Quamby Brook Crown land – west	N/A	Rural Resource Zone	Part Village Zone Part Low Density Residential Zone
Crown land un-made road reserve at Quamby St	N/A	Rural Resource Zone	Low Density Residential Zone
Quamby Brook Crown land – north	N/A	Rural Resource Zone	Part Utilities Zone

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Figure 30: Northern area titles subject to proposed rezoning.

The proposed zoning arrangement in the northern area reconciles existing land uses and the urban residential growth area with the most appropriate zone, taking into consideration the forthcoming implementation of the Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule, which is in the final stages of assessment and will soon be operational.

Southern Area

The southern area is made up of two titles within the block bound by Dexter, Shadforth, Jones and Taylor streets. The land is currently zoned Low Density Residential Zone and adjoins the existing General Residential Zone.

The amendment proposes the rezoning of the following properties in the southern area:

Address	Certificate of Title	Current Zone	Proposed Zone
126 Dexter St	15169/1 108079/1	Low Density Residential Zone	General Residential Zone

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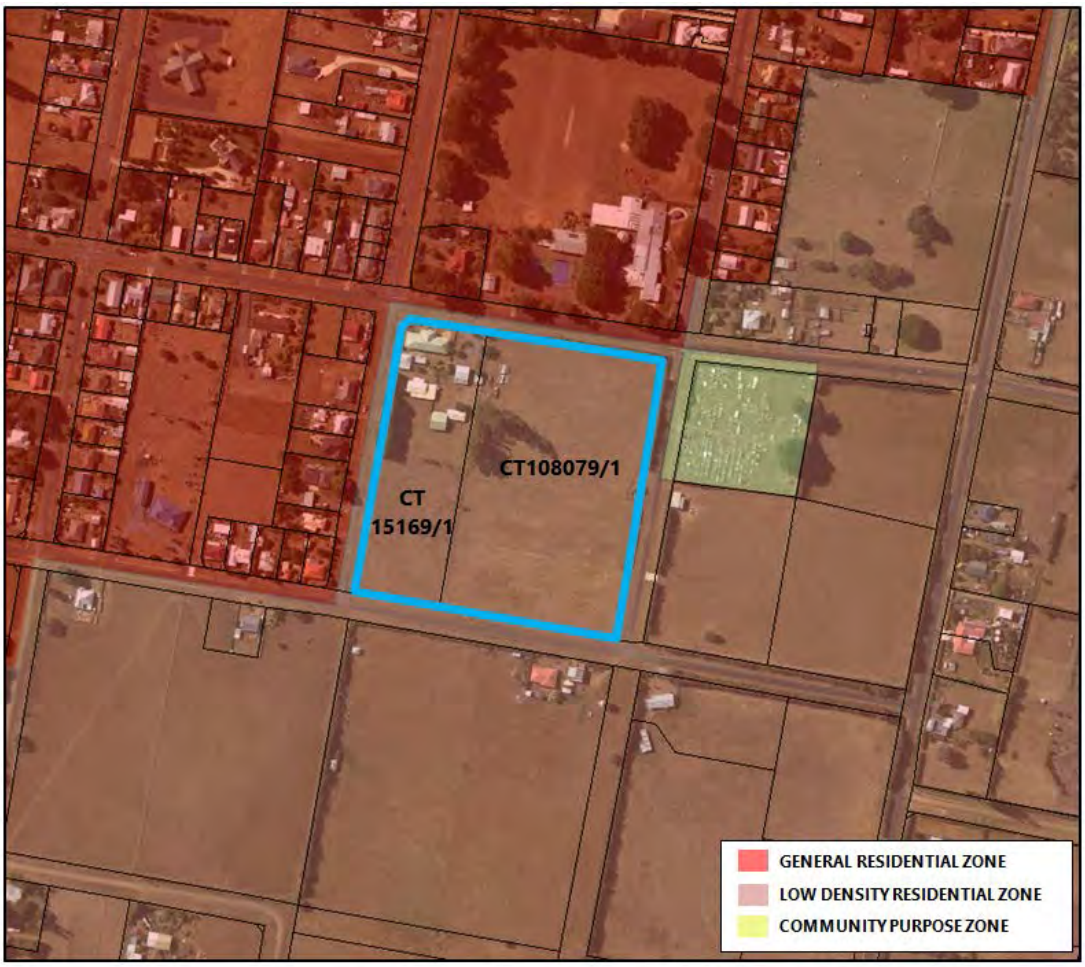

Figure 31: Current Meander Valley Interim Planning Scheme 2013 zoning with subject area for rezoning in blue outline.

2.2 Specific Area Plan

The amendment proposes to apply a Specific Area Plan (SAP) to the northern area of land bound by Lyttleton, William, Waterloo and Taylor streets.

The purpose of the SAP is to provide for road layout and junction arrangements to appropriately manage traffic and the impact on the rail level crossing adjacent to Waterloo Street.

The Traffic Impact Assessment undertaken for the urban residential expansion concluded that traffic loads should primarily be directed to Lyttleton Street, where the junction with William Street and the traffic flow through to Marriot Street are of an appropriate standard to cater for traffic volumes (Refer Appendix C). The assessment found that the numbers of additional vehicles using Waterloo Street through potential new lots fronting Waterloo Street, Taylor Street and William Street met the threshold for acceptability in regard to the level crossing. However any traffic loads above that would need to be directed to Lyttleton St.

The SAP would apply to the area outlined in Figure 32 below.

Figure 32: Area proposed to be subject to a Specific Area Plan

The SAP is proposed to be included in the Meander Valley Interim Planning Scheme 2013 at Part F as **F6 Westbury Urban Residential Specific Area Plan.**

The provisions of the SAP will read as follows:

F6 Westbury Urban Residential Specific Area Plan

F6.1 Plan Purpose

The purpose of the Westbury Urban Residential Specific Area Plan is:

a) To require all new roads in a subdivision to be accessed through junctions with Lyttleton Street.

F6.2 Application of this Plan

F6.2.1 The specific area plan applies to the area of land designated as Westbury Urban Residential Specific Area Plan on the overlay maps.

F6.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the General Residential Zone and E4 Road and Railway Assets Code, as specified in the relevant provision.

F6.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

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F6.4 Definition of Terms

This sub-clause is not used in this specific area plan.

F6.5 Use Table

This sub-clause is not used in this specific area plan.

F6.6 Use Standards

This sub-clause is not used in this specific area plan.

F6.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

F6.8 Development Standards for Subdivision

F6.8.1 Junctions for new roads

This clause is in addition to the provisions of the General Residential Zone – 10.4.15 Subdivision and E4 Road and railway Assets Code.

Objective:	*That the arrangement of new roads within in a subdivision only provides access through junctions with Lyttleton Street.*

Acceptable Solutions	***Performance Criteria***
A1 *Where subdivision includes new roads:* *a) the roads are accessed by an arrangement that provides road junctions with Lyttleton Street; and* *b) no new road junctions are provided to Waterloo, Taylor or William streets.*	***P1*** *No Performance Criterion.*

MEA-S15.9 Tables

This sub-clause is not used in this specific area plan.

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2.3 Effect of the Amendment

The proposed amendments to the zoning of land, together with the application of a SAP to the northern area of land bound by Lyttleton, William, Waterloo and Taylor streets to manage traffic, are an appropriate reflection of the nature of existing land uses while providing for Westbury's medium to long term residential growth aspirations.

The proposed General Residential zoning to the northern and southern areas will apply the normal use and development standards of the planning scheme. The characteristics of the land are suitable for the normal urban range of housing types that can be found throughout Westbury in subdivision arrangements that rely on through-roads or cul-se-sac roads.

The General Residential Zone will apply use and development standards relating to:

- impacts on amenity through non-residential use and development;
- particular requirements for of multiple dwellings;
- a building envelope with height and setback controls;
- site coverage of buildings;
- sunlight and overshadowing;
- garages and car ports;
- privacy;
- subdivision

The SAP will supplement the normal subdivision and Road and Railway Assets Code standards to ensure that the traffic outcomes are efficient and safe.

The consequential rezoning of the properties at 1 William St, 9 & 10 Quamby Street and 113A Meander Valley Road to the Low Density Residential Zone, reflects the current residential use of these larger lots. In practical terms, the uses available in the Low Density Residential Zone reflect the more likely prospects for development on this land as none of the lots are of a size or location where primary industries can (or should) occur.

The land at 1 William St is the heritage listed 'Culzean' property which covers 3 titles. Culzean is known for its nationally significant gardens and substantial intensification of new uses is highly unlikely due to its listing on the Tasmanian Heritage Register.

The titles at 9 & 10 Quamby Street, 113A and 115 Meander Valley Road are constrained by numerous overlays relating to flooding and setbacks from the Quamby Brook, the attenuation distance of the Sewerage Treatment Plant and the attenuation distance from the rail line. This is likely the reason they are historically developed at a low level for residential use.

The future Low Density Residential Zone provides for low impact non-residential uses such as home based business and visitor accommodation, but with appropriate controls around scale and intensity.

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Number 115 Meander Valley Road is the historic property known as 'The Willows'. It forms the end of the strip of mixed uses along Meander Valley Road that are currently zoned Urban Mixed Use Zone. It is proposed to rezone this property to Village Zone in this amendment to align with the adjacent future zoning when the Tasmanian Planning Scheme is operational. The Draft Meander Valley Local Provisions Schedule proposes to convert the Westbury Urban Mixed Use Zone to the Village Zone. This property has a land area and unique character that provides potential for multiple uses, consistent with historic buildings along Meander Valley Road.

12 Lyttleton Street is a 9 hectare, existing rural-residential property, isolated between the proposed urban expansion area, William Street, the Quamby Brook and the agricultural land to the east. The agricultural assessment at Appendix A confirms that there is no realistic prospect of conducting viable agricultural activities on the land. To effectively complete the zoning arrangement for the northern area in a manner that appropriately reflects the current use, this land is proposed to be included in this amendment and rezoned to the Rural Living Zone.

In recognition of the ability of this land to potentially conduct very small scale 'hobby' enterprises due to the constrained lower areas adjacent to the Quamby Brook, and the scale of other properties fronting William on the entrance to Westbury from the North, it is considered reasonable to provide for limited opportunity for subdivision for additional rural-residential type lots, particularly given there is no prospect of connecting to services in the future due to the elevation of the land. Consistent with the approach to other Rural Living zoned land at the edge of Carrick, it is considered that the proposed two hectare lot size is appropriate. This would provide for two additional lots. The effect of two additional lots on the provision of the supply of rural residential land within Meander Valley and balance of the region is inconsequential, however enables some additional housing choice for Westbury while rounding out the northern zoning arrangement in a logical manner. The two hectare lot size provides for appropriate separation from the adjacent agricultural use to the east, which is also screened by a substantial hedgerow from this property.

Figure 33 below shows the future zoning arrangement of land and the extent of overlays in the northern area. (Note flood modelling is shown in Figure 21)

The parcels of Crown land that are proposed to be incorporated are consequential to appropriate zoning of adjacent land. They are thin segments of unused land that have for the most part been maintained by adjoining land uses. One section of Bass Highway road casement is incorrectly zoned Rural Resource Zone and the amendment includes a correction to the Utilities Zone.

One parcel to the west covers the Quamby Brook between the sewerage treatment plant and the residential uses at 113A and 115 Meander Valley Rd and 9 Quamby Street. Another to the north, covers the Quamby Brook between 12 Lyttleton St and the Bass Highway corridor and is incorporated in a correction of the road casement to Utilities Zone for the Bass Highway. There is one section of unmade road reserve at the end of Quamby Street which is incorporated into the Low Density Residential Zone proposed for adjoining land.

PLANNING AUTHORITY 2 - ATTACHMENT 1

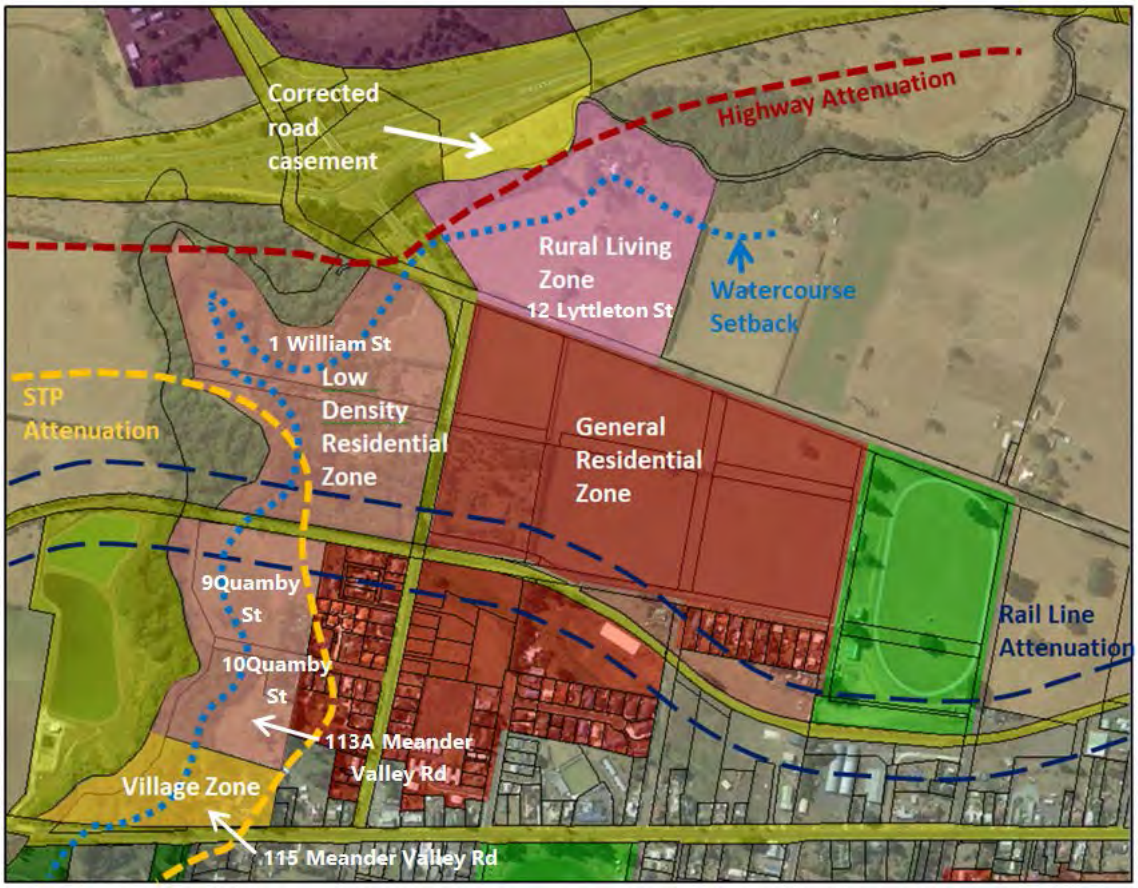

Figure 33: Proposed future zoning arrangement with planning scheme overlays.

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3. Site and Surrounds

Northern Area

The land bound by Lyttleton, William, Waterloo and Taylor streets is 17.4 hectares of predominantly cleared land and has a gentle slope with a north westerly aspect. The titles to the western end that have frontage to William Street are bordered by mature hedgerows. One is a two hectare property at 41 Waterloo Street and contains a dwelling and extensive ornamental gardens. The title on the corner of Lyttleton St and William St is pasture bordered by hedgerows.

Photo 2: View across land proposed for General Residential Zone looking north-west from Waterloo Street.

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Photo 3: View to 41 Waterloo St from William St with rail line and recent subdivision in the foreground.

Photo 4: View of pasture and hedgerows at corner of Lyttleton and William Streets, viewed from William Street frontage.

The land surrounding the northern urban residential expansion area is subject to a range of uses. Photos 5 - 10 below show the Council maintained roads and uses that surround.

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Photo 5: View west along Waterloo Street showing subject land on the right and the row of dwellings opposite.

Photo 6: View east along Waterloo St from junction with William St, showing rail line on the right.

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Photo 7: View north along Taylor St from the junction of Waterloo St, with Westbury showgrounds on the right.

Photo 8: View west along Lyttleton St from junction of Taylor St, showing pasture bordered by hedgerows opposite subject land.

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Photo 9: View north across Lyttleton St at junction of Taylor St, showing hedgerow that borders agricultural land opposite the subject land.

Photo 10: View north along William St showing frontage of 41 Waterloo St to the right and 'Culzean' 1 William St on the left.

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The adjacent residential properties proposed for consequential zoning is shown below in Photos 11 to 15.

Photo 11: The 'Culzean' property at 1 William St viewed is heritage listed with significant ornamental gardens.

Photo 12: View west along Quamby St.

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Photo 13: View to 'The Willows' at 115 Meander Valley Road.

Photo 14: View to Crown land and Quamby Brook north of Meander Valley Road, showing the sewerage treatment plant beyond.

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Photo 15: Rural residential property at 12 Lyttleton St.

Southern Area

The southern area of land proposed for urban residential expansion is predominantly cleared land with a very gentle slope to the north-east. The land is partly bordered by hedgerows with the existing dwelling located at the corner of Dexter and Jones Streets.

Photo 16: View south to existing dwelling on the subject property at junction of Dexter and Jones Streets.

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Photo 17: View north-west across subject land from junction of Taylor and Shadforth Streets.

Photo 18: View east along Dexter St showing the subject site frontage on the right and the primary school on the left.

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Photo 19: View south along Taylor St showing subject site frontage on the right and cemetery on the left.

Photo 20: View west along Shadforth St from the junction of Taylor St, showing subject site frontage on the right and residential property opposite on the left.

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Photo 21: View north along Jones St from Junction with Shadforth St, showing subject site frontage on the right and residential properties opposite on the left.

The physical characteristics and environmental constraints of the northern and southern areas are discussed above in Section 1.4.3

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4. Land Use Planning & Approvals Act 1993

Amendments to the *Land Use Planning & Approvals Act* 1993 (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 and the Minster makes the new planning scheme. In the interim, the process for the consideration of planning scheme amendments continues in accordance with LUPAA as it was written prior to the 17 December 2015. These provisions are defined as the 'former provisions' in *Schedule 6 - Savings and Transitional Provisions* in the amended LUPAA.

Schedule 6 of LUPAA includes savings and transitional provisions for draft amendments that have been initiated and certified by the planning authority before the Tasmanian Planning Scheme is operational. The transitional provisions provide for a draft amendment to continue in the assessment process, as if it were an amendment to the Local Provisions Schedule. In anticipation of this outcome, due to the Draft Meander Valley Local Provisions Schedule being in the late stages of the assessment process, the Tasmanian Planning Scheme is addressed in Section 5 of this report.

In certifying a draft amendment to the planning scheme, the planning authority must be satisfied that the amendment is in accordance with Sections 32 and 30(O) of the former provisions of LUPAA. To meet the requirements of LUPAA the proposal must:

- as far as practicable, avoid the potential for land use conflicts;
- have regard to the impacts of the proposal on the use and development of the region as an entity in environmental, economic and social terms;
- demonstrate that the proposal is in accordance with the Regional Land Use Strategy of Northern Tasmania;
- demonstrate that the amendment does not revoke or amend overriding local provisions or common provision of the Scheme;
- demonstrate that the amendment furthers the objectives set out in Schedule 1 of the Act;
- demonstrate that the proposal is in accordance with the State Policies made under section 11 of the *State Policies and Projects Act* 1993;
- have regard to Council's Strategic Plan in effect under Part 7 of the *Local Government Act* 1993;
- consider the safety requirements set out in the standards prescribed under the *Gas Pipelines Act* 2000; and
- as far as practicable, be consistent and co-ordinated with planning schemes applying to adjacent areas.

Each of these requirements is addressed below.

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4.1 Land Use Conflict

Section 32(e) of LUPAA requires that a draft amendment must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area. This is interpreted as the consideration of the use and development controls of the planning scheme zones and codes that are applicable to the area adjacent to the site of the amendment.

Section 1.4.3 above discusses potential constraints on land in both the northern and southern areas and examines the capability of the land in regard to the degree of impact on the land identified for urban residential expansion as a result of those constraints.

Identified environmental characteristics that give rise to potential land use conflict are the rail corridor and the sewerage treatment plant, both of which are subject to planning scheme code provisions for attenuation distances for sensitive uses. In addition, an assessment against the PAL Policy in section 1.5.1 above, examines the potential for conflict between future urban residential use and agricultural land in the northern area.

The strategic analysis concluded that the potential for future conflict can be managed and mitigated through the application of the provisions of the planning scheme to future subdivision or residential development.

The analysis of agricultural activities discusses the nature of the risk within the context of the current environment and likely future activities and investment. The assessment concludes that the risk of conflict is similar to that which currently exists, though likely less given physical buffering elements such as established hedgerows and the expected greater setback of irrigation infrastructure due to the topography of the land. Mechanisms, such as a Part 5 Agreement, can be employed to ensure that particular hedgerows are retained.

The consequential rezoning of land to the north and west of the proposed urban residential expansion in the northern area does not give rise to any additional risk of conflict. The prosed zone changes reflect existing residential land uses. The application of a residential type zone typically results in less risk of conflict with other sensitive uses as zones that prioritise residential use such as the Low Density Residential Zone, Village Zone and Rural Living Zone, allow for range of uses that are lower in impact with a focus on residential amenity. The risk of conflict due to the constraints of applicable attenuation distances is not exacerbated as these planning scheme code overlays apply to sensitive uses, irrespective of the zoning.

The Tasmanian Planning Scheme Attenuation Code is relevant to considering the effect of future provisions on the assessment of potential land use conflict as this will be the code in operation if the draft amendment is approved. Tasmanian Alkaloids is a large processing works located to the northern side of the Bass Highway. It is categorised as 'Level 2 Activity' under the *Environmental Management and Pollution Control Act* 1994 and as such, the future Attenuation Code will apply a 300 metre attenuation distance measured from the boundary of the site. This affects the land at

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12 Lyttleton St as shown in Figure 34 below. The very modest allowance for future subdivision at 12 Lyttleton St accounts for building envelopes that can be set outside of the attenuation distance and also achieve substantial setbacks to the agricultural land to the east.

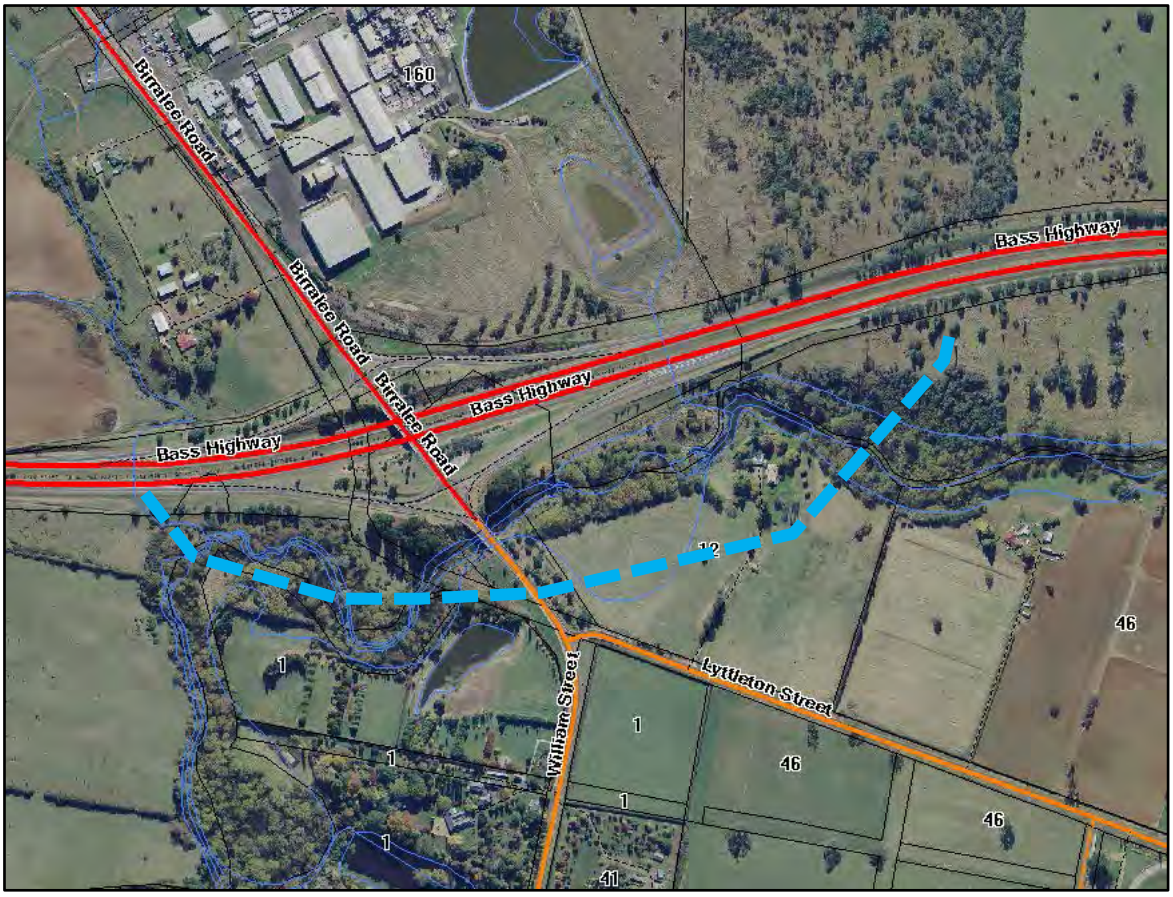

Figure 34: Tasmanian Alkaloids attenuation distance under the Tasmanian Planning Scheme.

In consideration of the planning scheme controls that will apply in the future and the context of current and future potential risk, the proposed amendments to the zoning of land together with the inclusion of a SAP, appropriately manage the potential risk of conflict in the future.

4.2 Regional Impact

Section 32(f) of LUPAA requires that a draft amendment must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

A strategic assessment under the NTRLUS is discussed in detail in section 1.5.2 above. Assessing the proposed amendment against the policies and actions in the NTRLUS is the most relevant reflection of the compatibility of the proposal with regional interests. The assessment concludes that the proposed urban residential growth in the northern and southern area is supported in regional policy and particularly delivers on actions for population attraction and economic development for rural towns.

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The proposed amendment will not impact the region from an environmental perspective due to the localised nature of the proposal.

4.3 Northern Tasmania Regional Land Use Strategy

The strategic compliance of the urban residential expansion areas with the goals, policies and actions of the RLUS is discussed in detail in Section 1.5.2 above.

The consequential zoning of adjacent land in the northern area reflects existing residential land uses. The amendment proposes to enable a minor development entitlement for the existing rural residential lot at 12 Lyttleton St through Rural Living zoning of that property.

Section D2.2.2 of the RLUS relating to Rural Residential Areas requires that intensification must balance a range of matters including:

- *Impact on the agricultural and environmental values of the land and surrounding areas;*
- *Proximity to existing settlements containing social services;*
- *Land use efficiency, consolidating gaps in established rural residential land use patterns;*
- *Access to road infrastructure with capacity to support an intensified land use;*
- *On-site waste water system suitability;*
- *Impact on natural values or the potential land use limitations as a result of natural values;*
- *Impact on agricultural land and land conversion;*
- *Impact on water resources required for agricultural and environmental purposes;*
- *Consideration of natural hazard management;*
- *Existing land supply within the region;*
- *Potential future requirement for the land for urban purposes; and*
- *The ability to achieve positive environmental outcomes through rezoning.*

The modest lot availability through a 2 hectare lot size reasonably complies with the above criteria and provides for a more efficient use of the land for effectively the same purpose that exists now. Despite being located at the settlement edge, the land cannot achieve access to gravity sewer due to the topography and as such, will never be a viable proposition for urban expansion as the land is also constrained by other factors such as flooding, setbacks to agricultural use to the east and attenuation to Tasmanian Alkaloids to the north. The land can comfortably accommodate on-site wastewater and protection of the water quality of the Quamby Brook is achieved by virtue of the flood prone area that cannot be developed. The land has direct access to the high quality road junction with William St, which is within 400 metres of the Bass Highway access ramps and 800 metres to the activity centre at Meander Valley Road.

The closest Rural Living Zones to Westbury are Reedy Marsh, 10 kilometres to the west, Birralee, 13 kilometres to the north and Carrick, 13 kilometres to the east. Apart from Birralee, which utilises Westbury as a service centre, these rural residential areas do not have a practical relationship with the Westbury township with Deloraine and Prospect Vale providing closer access to services. The proposed two additional lots

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are inconsequential to land availability in the Rural Living zones within the Meander Valley municipality and other zones in the region.

4.4 Overriding Local and Common Provisions

The amendment must demonstrate that the local provisions being inserted into the Scheme do not conflict with the common provisions or the overriding local provisions of the Scheme.

Common Provisions

The common provisions in the Scheme are as follows:

- Planning Directive No 1 – the Format and Structure of Planning Schemes;
- Planning Directive 4.1 Standards for Residential Development in the General Residential Zone; and
- Planning Directive No 5.1: Bushfire-Prone Areas Code.

The amendment proposes to rezone land and provide for subdivision in accordance with the planning scheme standards for residential development in the General Residential Zone. The rezoning of land and ordinance amendments are in a format and structure that is consistent with Planning Directive No 1 and with a view to transition to the Tasmanian Planning Scheme.

A Bushfire Hazard Assessment has been undertaken for the site, ensuring that areas to be rezoned can satisfy the requirements of the Planning Directive No 5.1 and therefore will not conflict with these provisions.

Overriding Provisions

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

The Planning Purposes Notice remains in effect until the Tasmanian Planning Scheme is operational and allows for various local provisions to override the common provisions of the Scheme (outlined above).

Local provisions can override a mandatory common provision in E1.0 Bushfire Prone Areas Code where there is conflict between this code and the codes listed below:

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

The amendments proposed are local provisions to be inserted into the Scheme.

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The local provision to include a Specific Area Plan over the General Residential Zone in the northern area, includes an additional requirement for the arrangement of new roads in a subdivision and will not override any standard of the planning scheme.

The amendment does not conflict with common or overriding local provisions of the Scheme, maintaining the current operative components of the Scheme.

4.5 Schedule 1 - Objectives of the Land Use Planning and Approvals Act

4.5.1 Schedule 1 Part 1

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

Comment:

The draft amendment promotes the objectives for sustainable development of land within a heavily modified environment within the settlement boundaries. The applicable planning scheme provisions and zoning of land provide for the appropriate protection of biodiversity and water quality.

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

Comment:

The draft amendment resolves the medium to long term strategy for the provision of urban residential housing choice at Westbury, in consideration of the limited remaining supply. The amendment reflects an ordered approach that is equitable and promotes a healthy competition in the market through two development fronts, one to the north and one to the south of the current urban extent of Westbury.

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

Comment:

The process for the preparation of the Tasmanian Planning Scheme - Local Provisions Schedule undertook extensive community consultation that included formal notification and community information sessions. Submissions from landowners to that process inform the background to this draft amendment and affected landowners have been contacted to the extent possible. Further opportunity for public input will be available through the notification of the amendment.

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

Comment:

The economic advantages for rural settlements associated with population growth and housing choice are discussed above in Section 1 - Strategy for Urban Residential Growth at Westbury. The draft amendment supports economic outcomes for rural settlements.

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

Comment:

The strategic planning process and analysis of areas proposed to be rezoned has included consultation with Taswater and TasNetworks. If the draft amendment is initiated and certified, relevant government agencies are notified.

4.5.2 Schedule 1 Part 2

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

Comment:

The process for the preparation of a new planning scheme has been conducted in the context of Tasmanian Government policy for greater standardisation of planning schemes through the implementation of the Tasmanian Planning Scheme. The transition to a new planning scheme prompts a contemporary analysis of land supply requirements into the future to ensure that Meander Valley's strategic objectives for population and settlement are adequately served.

Early local strategies have become outdated on urban growth matters and have been superseded by the overriding statutory requirements of the RLUS and contemporary information.

Council's strategy for urban residential expansion at Westbury is consistent with regional strategic policies and actions. The draft amendment is compatible with the Tasmanian Planning Scheme and is formatted with a view to transition under Schedule 6 of LUPAA to the Meander Valley Local Provisions Schedule.

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

Comment:

The draft amendment is prepared in accordance with the structure and format of the Interim Planning Scheme and is compatible with the Tasmanian Planning Scheme, with a view to transition under Schedule 6 of LUPAA to the Meander Valley Local Provisions Schedule.

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

Comment:

The environmental values of the land that is proposed to be rezoned and the potential impacts of development have been assessed. By virtue of inclusion into the

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standard format of the Scheme, the amendment is consistent with provisions relating to the protection of water quality and natural values.

The site is heavily modified through long term agricultural use and there are no threatened species habitat values that are adversely impacted by the development of the land. The more significant habitat values of the riparian corridor along the Quamby Brook are undisturbed by the draft amendment and development of land for urban purposes.

Broader social and economic effects are discussed above in response to regional planning policies and local strategy. The draft amendment supports this objective.

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

Comment:

The draft amendment is consistent with regional policies for the provision of opportunities for population growth and housing choice in rural towns.

The draft amendment is consistent with State policies. Refer to discussion on applicable State Policies above in section 1.5.1.

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

Comment:

Not applicable.

(f) To promote the health and well-being of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient, safe and environment for working, living and recreation;

Comment:

The draft amendment seeks to ensure that appropriate diversity in housing choice in Westbury continues to enable the attraction of population to support Meander Valley's rural settlements. The urban growth areas are well-placed to support walkable environments to access services and recreation assets.

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

Comment:

The northern area contains historic dwellings and hedgerows, however it is noted that these elements are not subject to any regulatory protections. Only the 'Culzean' and 'Willows' properties are listed on the Tasmanian Heritage Register. Mechanisms, such as a Part 5 Agreement, may be considered for the protection of hedgerows, which

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may also serve to assist mitigation of potential impacts at the interface with agricultural uses.

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

Comment:

The capacity of existing infrastructure is a key consideration in determining if an area is suitable for intensification. The draft amendment reflects the remaining land that can be serviced by gravity sewer, which is a critical component of the feasibility of developing land for urban residential purposes. The aim of the draft amendment is to maximise efficiency in through the use of existing infrastructure.

(i) To provide a planning framework which fully considers land capability.

Comment:

The draft amendment proposes to convert agricultural land to a non-agricultural use, therefore the capability of the land for agricultural use is a fundamental consideration and is discussed above under the PAL Policy in section 1.5.1.

The capability of the land to accommodate urban residential expansion and its constraints is discussed above in section 1.4.3. The draft amendment to rezone land and include a Specific Area Plan appropriately reflects the most efficient and responsible management of development, tailored to the specific local circumstances.

4.6 State Policies

Section 20(1)(b) of the former provisions of the LUPAA requires that a draft amendment must demonstrate that the proposal is in accordance with State Policies made under section 11 of the *State Policies and Projects Act* 1993.

The relevant State Policies are discussed above in Section 1.5.1.

The strategic assessment concludes that the draft amendment is in accordance with State Polices.

4.7 Meander Valley Community and Strategic Plan 2014 – 2024

Section 20(1)(d) of the former provisions of the LUPAA requires that a draft amendment must have regard to Council's Strategic Plan in effect under Part 7 of the *Local Government Act* 1993.

The Future Directions outlined in the Meander Valley Community and Strategic Plan 2014 – 2024 are discussed above in section 1.5.3.

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The draft amendment directly supports the Strategic Outcomes for Meander Valley's townships.

4.8 Gas Pipelines Act 2000

Section *20(1)(e)* of the former provisions of the LUPAA requires that a draft amendment must have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

The infrastructure corridor containing the gas pipeline is located approximately 750 metres to the north of Lyttleton Street and is not impacted by the draft amendment.

4.9 Coordination with Adjacent Planning Schemes

Section *21(1)* of the former provisions of the LUPAA requires that a draft amendment must as far as practicable, be consistent and co-ordinated with planning schemes applying to adjacent areas.

Westbury township is located:

- 22 kilometres to the west of the City of Launceston;
- 14 kilometres to the west of the boundary with Northern Midlands Council;
- 15 kilometres to the south-west of the boundary with West Tamar Council; and
- 31 kilometres to the south-east of the boundary with Latrobe Council.

The draft amendment does not result in any incompatibility with planning schemes applying to adjacent areas due to the substantive distances from the nearest adjoining municipalities. It is noted that with the implementation of the Tasmanian Planning Scheme, there will be greater consistency in planning schemes with the standards for urban residential development being primarily the same across municipal areas.

5. Tasmanian Planning Scheme – Local Provisions Schedule

The Draft Meander Valley LPS makes up the local component of the Tasmanian Planning Scheme. The Draft LPS is now in the last stage of assessment following the public exhibition of the substantial modifications. The Tasmanian Planning Commission will consider representations and make its decision on the final form of the LPS which will then bring the Tasmanian Planning Scheme into operational effect in the Meander Valley municipality.

Schedule 6 of the LUPAA includes savings and transitional provisions for draft amendments that have been initiated and certified by the planning authority before the Tasmanian Planning Scheme is operational. The transitional provisions provide for a draft amendment to continue in the assessment process, as if it were an amendment to the Local Provisions Schedule. In anticipation of this outcome the requirements of the LUPAA as it would apply to an amendment to the LPS are considered.

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Section 32 of LUPAA specifies the content that must be included in a LPS which comprises the following mandatory components:

- the zoning of land;
- the code overlay map for electricity transmission infrastructure prepared by TasNetworks;
- the code overlay map for waterway protection areas;
- the code overlay map the priority vegetation area;
- the code overlay map for coastal hazard areas prepared by the State government;
- the code overlay map for landslip hazard areas prepared by the State government;
- the code overlay map for noise exposure contours and the obstacle limitation surfaces for airports if they exist.

Section 34(2) of LUPAA requires that a LPS must contain all of the provisions that the State Planning Provisions (SPP's) specify must be included. Section LP1.0 of the SPP's outlines requirements for the content of an LPS and in addition to the components listed above, may include:

- Local Area Objectives;
- Particular Purpose Zones;
- Specific Area Plans;
- Site Specific Qualifications;
- Code Overlay Maps for the:
  - Parking and Sustainable Transport Code showing parking precinct plans or pedestrian priority streets;
  - Road and Railway Asset Code showing future roads/railways and/or a road/railway attenuation area;
  - Local Historic Heritage Code showing listed places or precincts;
  - Scenic Protection Code showing scenic protection areas or scenic road corridors;
  - Attenuation Code showing attenuation areas;
  - Coastal Erosion Hazard and Coastal Inundation Hazard codes showing coastal hazard areas;
  - Flood Prone Areas Hazard Code showing flood prone areas;
  - Bushfire Prone Areas Code showing the bushfire prone area;
  - Potentially Contaminated Land Code showing potentially contaminated land; and
- Code lists for the Local Historic Heritage Code, Scenic Protection Code and Coastal Inundation Hazard Code.

The land area that is included in this draft amendment is subject to the following codes and overlays:

- Flood Prone Areas Hazard Code;
- Bushfire Prone Areas Code;
- Natural Assets Code:
  - the code overlay map for waterway protection areas;
  - the code overlay map the priority vegetation area;

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- Attenuation Code;
- Road and Railway Asset Code;
- Scenic Protection Code - scenic road corridor; and
- Parking and Sustainable Transport Code.

The overlay maps that will be operational in the Tasmanian Planning Scheme are shown in Figures 35 and 36 below.

These codes, for the most part, regulate aspects of constraint that are addressed in Section 1.4.3. A Bushfire Hazard Assessment is included at Appendix B and concludes that future development can meet the appropriate standard under the current and future Bushfire Prone Areas Code.

The Parking and Sustainable Transport Code will apply to future use and development which will regulate parking requirements for residential and non-residential development.

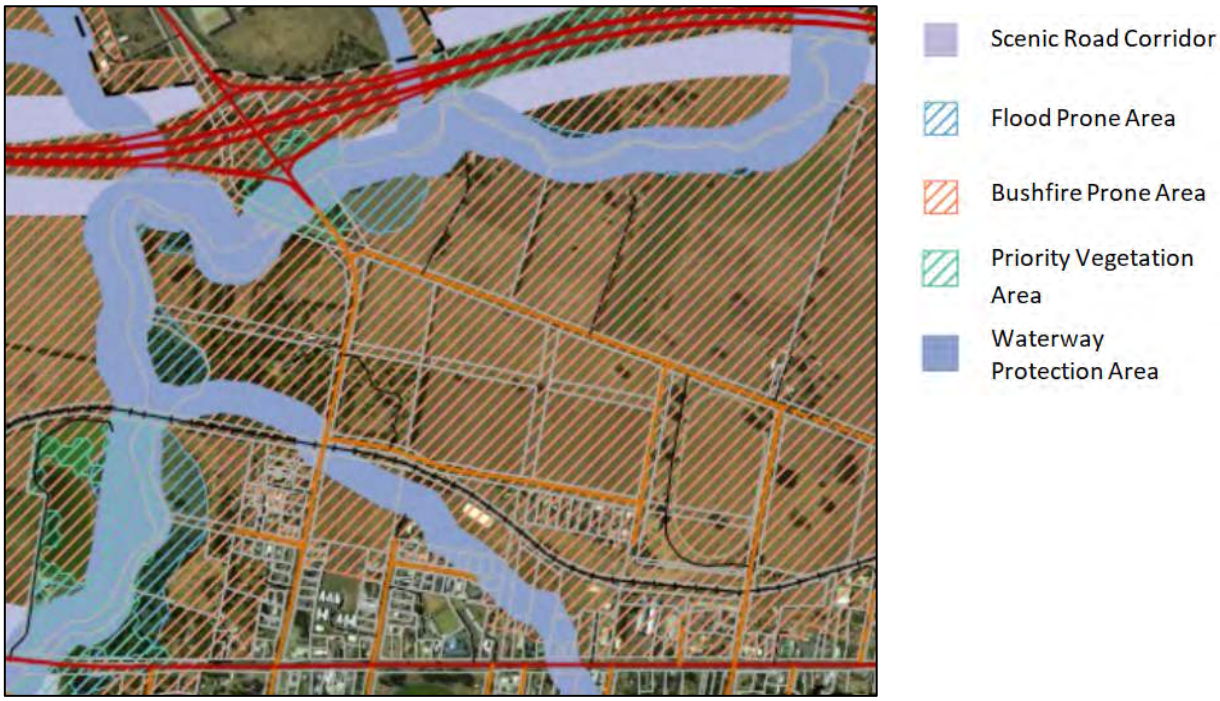

Figure 35: Northern area code overlay maps in the prescribed SPP format as exhibited in the Draft Meander Valley LPS.

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Figure 36: Southern area code overlay maps in the prescribed SPP format as exhibited in the Draft Meander Valley LPS.

The strategic analysis of the capability of the land and the aspects of constraint concludes that the future development of land can be appropriately managed to provide a safe living environment and low risk of potential conflict with adjacent non-residential land uses.

Section 32(4) requires that an LPS may only include a Particular Purpose Zone, Specific Area Plan or Site Specific Qualification if:

(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or

(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

The draft amendment aims to achieve as much consistency as possible with the SPP's and only seeks to include additional provisions where the LUPAA requirements for compliance with the Schedule 1 Objectives cannot be met without local provisions.

In regard to this draft amendment, the traffic impact assessment demonstrates that the particular spatial qualities of the northern area in proximity to the rail level crossing, requires additional management measures to direct the majority of traffic to Lyttleton St for the safe function of the road and rail network. The proposed SAP appropriately protects public infrastructure in accordance with the objectives of the LUPAA by requiring all new roads in a subdivision to be accessed via junctions with Lyttleton St.

The draft amendment is prepared in accordance with the format required for the future operational Local Provisions Schedule to enable an efficient transition through the assessment process.

6. Conclusion

The proposed amendment to provide for urban residential growth at Westbury and consequential zoning adjustments to adjacent land embodies sound strategic planning principles for fair, orderly and sustainable use and development in accordance with the objectives of the LUPAA. The draft amendment as a whole has a view to the long-term future and reflects appropriate future regulation of land use in that context.

The draft amendment:

- directly supports the Future Directions and Strategic Outcomes of the Meander Valley Community and Strategic Plan 2014-2024;
- promotes regional social and economic objectives relating to the sustainability of rural settlements;
- does not compromise land for future resources; and
- considers and protects natural environmental values.

Urban residential land use is a key component of Meander Valley settlements that has long served the rural towns and villages with a diverse population. The draft amendment proposes a land use and development outcome that enables the Westbury township to provide for a prosperous future.

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Appendix A

Agricultural Assessment

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Agricultural Report

Report for: Meander Valley Council

Property Location: 46 Lyttleton St
Westbury 7303

Prepared by: Astrid Ketelaar & Michael Tempest
AK Consultants
Shop 29 York Town Square
LAUNCESTON, TAS 7250

Date: 24th August 2020

AK Consultants

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Summary Client:	Meander Valley Council
Property identification:	46 Lyttleton St, Westbury 7303 Zoning: Rural Resource, *Meander Valley Interim Planning Scheme 2013*. CT 129939/1, CT 110565/4, CT 129939/2, CT 110565/2 PID 3091171; includes two undefined Road Reserves 13ha
Proposal:	Rezoning of titles to enable future residential development.
Land Capability:	Published Land Capability (1:100,000) Class 4 Assessed Land Capability (1:10,000) Class 4
Assessment comments:	An initial desktop feasibility assessment was undertaken followed by a field inspection on the 29th of January 2020, to confirm or otherwise the desktop study findings of the agricultural assessment. This report summarises the findings of the desktop and field assessment. The rezoning will result in the loss of 13ha of Class 4 land and approximately 8.7ML irrigation water from a bore. The subject land is limited for existing and potential primary industry use by size and existing constraints. Land with these sorts of characteristics is best farmed in conjunction with other land. While this is currently the case, because of the land's proximity to the residential-rural interface there are increasing limitations as to the intensity of uses that can occur on the land and the land is likely to be limited to grazing and fodder conservation in the future.
Conclusion:	In a regional context, the loss of 13ha of Class 4 land is insignificant. The proposed separation distance (approximately 30m including a hedgerow) is less than ideal and there is some risk of conflict between the existing and potential future agricultural use and proposed future residential use south of Lyttleton St. However, the risks need to be considered in the context of the potential for increased intensification of agricultural use immediately north of Lyttleton St, which is considered to be relatively low.

Assessment by:

A.Ketelaar

Astrid Ketelaar, Natural Resource Management Consultant, Member, Agricultural Institute Australia (current).

And

M.J.

Michael Tempest, Natural Resource Management Consultant

AK Consultants

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INTRODUCTION

The subject land is located at 46 Lyttleton St, Westbury. Current zoning for the four titles and two road reserves is 'Rural Resource' under the *Meander Valley Interim Planning Scheme, 2013* (the Planning Scheme).

The proponent seeks to gain discretionary approval for the land to be rezoned to 'General Residential', to facilitate a future subdivision.

METHOD

All relevant information available at desktop level was considered to determine the site's ability to support agricultural use either individually or in conjunction with land in the vicinity. Publicly available data sets have been considered. These are available on LIST (www.maps.thelist.gov.au) and include:

- Soils
- Enterprise suitability mapping
- Cadastral Parcels
- Hydrographic lines
- Contours (5m)
- Tasmanian Interim Planning Overlay
- Tasmanian Interim Planning Scheme Zones
- TASVEG 3.0
- Land Capability
- Underlying Geology
- Landslide Hazard Bands
- Threatened Flora Point
- Threatened Fauna Point
- Land Potentially Suitable for the Agriculture Zone

Imagery including;

- Google Earth (2011-2018)
- State Aerial Photography (Available on LIST)
- ESRI Imagery (Available on LIST)

Other data sets and published information such as;

- Water Information Management System
- Tasmanian Irrigation Tranche 3 (Tasmanian Future Irrigation Project – Report to Government, 2016)
- Water Assessment Tool
- Grice, 1995, Soil and Land Degradation on Private Freehold Land
- Groundwater Information Access Portal

Land Capability has previously been assessed for the subject land through:

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- Published Land Capability by Tas Government at a Scale of 1:100,000 (see Figure 4).
    - Meander Report, 1993.

Soils have previous been assessed for the subject land through:

- Reconnaissance Soils Map Series of Tasmania by Tas Government at a Scale of 1:100,000
    - Quamby Soil Report, 1999

The preferred new zoning (General Residential) and the potential for the proposed residential use to constrain agricultural use in the vicinity has also been considered.

A site assessment was conducted on the 29th January 2020, to confirm or otherwise the desktop study findings. The onsite Land Capability Assessment (as per Grose 1999) was conducted on the title at a scale of 1:10,000 (see Appendix 3 for AK Consultants' Land Capability Assessment Protocol).

DESCRIPTION

LANDSCAPE CONTEXT

The subject land, which is made up of 4 existing titles (CT 129939/1 (2.7ha), CT 110565/4 (1.6ha), CT 129939/2 (3.8ha), CT 110565/2 (3.5ha)) and 2 road reserves, has a total area of 13ha (the assessment area). There are no existing dwellings on the land. Currently the area is divided into three paddocks; the approximate southern half of the title as one paddock that is 7.4ha in area, with the northern portion divided into two paddocks. The north western paddock is 3.1ha and the north eastern paddock is 2.2ha. The land is relatively flat with a slight westerly to north westerly aspect. The highest point is near the south eastern corner, sitting at 180m Above Sea Level (ASL), while the lowest point is in the north western corner of the title at slightly less than 175m ASL; hence a fall of approximately 1%. The prevailing wind is from the north west. The land is currently managed as pasture, however historical aerial imagery indicates, and discussions with the landowner confirm, it has previously been utilised for crops such as poppies. This only occurs in the southern paddock and the north eastern paddock. The soil is not suited for cropping in the north west paddock (pers. comms. 17/02/2020, D. Badcock).

The land is bound by Lyttleton St to the north, Waterloo St to the south, Taylor St to the East and two blocks to the west (one with a dwelling and one managed as pasture).

The assessment area is farmed in conjunction with a larger agricultural holding which includes a further twelve adjacent and nearby titles to the north and east. The operation is a mixed grazing and cropping enterprise and there are no plans to alter the agricultural operations, except to potentially intensify these operations, through increased investment in irrigation.

The assessment area is on the edge of the residential-rural interface and not well connected to other farming land, other than the land immediately north of Lyttleton Street.

SOILS AND GEOLOGY

Published soils at a scale of 1:100,000 map the entire site as Brickendon Association (Bk). Bk is described as having a grey sandy surface over a light grey sand with varying amount of quartz and ironstone gravels and a mottled friable clay subsoil at around 50cm depth (Spanswick & Zund 1999).

During the site visit, four soil pits were augered to a depth of 60cm and assessed for Land Capability. For pits 1 to 3, the characteristics of the soil profile more closely resembled Cressy Soils (Cs) rather than Bk. Cs are described as dark grey brown to brown loam to clay loam surface, overlaying at about a 15cm depth a reddish brown to grey brown rather friable clay passing below to a brightly coloured, mottled clay. Where Cressy soils have been derived from a former Bk terrace they are also often scattered with quartz pebbles (Spanswick & Zund 1999) (see Profile 1 in Appendix 3).

Pit 4 displayed characteristics more closely resembling Bk. In the area around Pit 4, which correlates approximately with the north western paddock, there was a distinct change in colour and structure of the surface soil. A change in pasture vigour was also noted in this area; this area has been assumed to be the extent of Bk soils on the site, with the balance being Cs (see Figure 6).

VEGETATION

TasVeg 3.0 maps the assessment area as agricultural land (FAG). This was confirmed when on site.

LAND CAPABILITY

The Land Capability is assessed (at 1:10,000) as Class 4d. This correlates with published Land Capability mapping (1:100,000), which also maps the assessment area as Class 4. Class 4 land is described as land well suited to grazing, but which is limited to occasional cropping or a very restricted range of crops. Full Land Capability Class descriptions are available in Appendix 2. The primary limitation that dictated the Class 4 assessment is drainage (see Appendix 3 for Land Capability Assessment and soil profile).

The land is not classed as Prime Agricultural Land under the *Protection of Agricultural Land Policy 2009*.

LAND USE ON SUBJECT TITLES AND EXISTING ASSOCIATED AGRICULTURAL ENTERPRISE

The land is utilised for grazing, fodder (hay and silage), and has also been used for occasional cropping on a rotational basis (most recently approximately four years ago). The land is currently farmed in conjunction with a further 12 titles to the north and east. The total land

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area of the farm (including the subject land) is 136.6ha and it is run as a 'commercial scale'[1] agricultural mixed farming (livestock and cropping) enterprise. There are three dwellings associated with the holding. When onsite there were no stock on the subject land, although there was evidence of cattle being grazed on the land recently. There were also silage bales stored along the eastern edge of the land and an irrigator hose reel (not in use) located in one of the paddocks.

EXISTING AND POTENTIAL IRRIGATION ON THE SUBJECT LAND

The land is located within the Meander Catchment and is also within the Greater Meander Scheme Irrigation District, specifically within the Quamby Osmaston area of the Scheme. There is an existing bore located within the assessment area towards the south eastern corner. The bore is registered on the Department's Groundwater Information Access Portal as ID 15118. It is registered as having a depth of 54.9m, and an initial yield of 0.25L/sec. This equates to 7.8ML/yr.

Across the balance of the existing agricultural enterprise there are four registered dams for irrigation (dam ID; 6894, 6893, 6892, 7039) with a total registered capacity of 25ML. There is no current water licence or surface water allocations associated with the enterprise.

According to the water entitlements register on the Tasmanian Irrigation website, there is a 50ML Irrigation Right (IR 8419) from the Quamby Osmaston section of the Greater Meander Irrigation Scheme associated with the holding.

Because the land is within the Meander catchment there is limited scope to acquire reliable new surface water allocations for irrigation, because there is only Surety 8 water available to be allocated. Surety 8 water is only available during Hydro Tasmania declared flood take periods. Higher reliability surface water may be available through trade. The Quamby Osmaston sub area of the Greater Meander Irrigation Scheme is currently fully allocated, although there may be opportunities to acquire water through trading with other Irrigation Right holders. There is scheme water available within the Meander Valley sub section of the scheme, which may be able to be purchased and conveyed to the offtake point.

The total current irrigation water for the property is comprised of 25ML of storage in dams, 50ML of Irrigation Scheme rights and bore water (estimated to be 7.8ML/yr). Hence there is approximately 82ML of irrigation water associated with the property of which 7.8ML is directly associated with the subject land. Further development of irrigation resources, both on the subject land and across the enterprise are likely to be dependent on acquiring more water from the Irrigation Scheme or through accessing groundwater through developing further bores.

SURROUNDING LAND USE

[1] As defined by AK Consultants in Ketelaar, A and Armstrong, D. 2012, *Discussions paper – Clarification of the Tools and Methodologies and Their Limitations for Understanding the Use of Agricultural Land in the Northern Region* which was a paper written for Northern Tasmania Development.

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To the north, north of Lyttleton St, are two titles both of which have dwellings. The north-western title is 8.9ha and has 'hobby scale' characteristics (Ketelaar & Armstrong 2012). Google Earth Imagery indicates it is utilised for dryland grazing since 2011. Immediately north is a 21.8ha title under the same ownership as the subject titles, which is farmed in conjunction with the subject land. The dwelling on this title is not the main dwelling associated with the farm. Google Imagery indicates this land has been irrigated and cropped in rotation with pasture which is consistent with the published Land Capability mapping which shows this land as Class 4 Land Capability.

To the east, east of Taylors Rd is the Westbury Showgrounds.

South east of the subject land, south of Waterloo St there are 10 residential titles each with an existing dwelling. To the south west, also south of Waterloo St, there is a slightly larger title (0.43ha) which also has an existing dwelling.

Adjacent to the west are two titles. These are both around 2ha. The southern title has an existing dwelling and would be described as a 'lifestyle lot' (Ketelaar & Armstrong 2012), while the northern title is undeveloped and is managed as pasture. Published Land Capability mapping which shows this land as Class 4 Land Capability.

OTHER POTENTIAL ENTERPRISES

Table 1 lists all the enterprises assessed within DPIPWE's Enterprise Suitability Project and their average mapped suitability for the subject title.

Table 1. Enterprise Suitability

Suitability	Enterprises
Well Suited	
Well Suited with Soil Management	Barley, Carrot Seeds, Wheat
Suitable	*Pinus radiata*
Suitable with Soil Management	Blueberries, Carrots, Industrial Hemp, Linseed, Lucerne, Poppies, Pyrethrum
Suitable with Frost Protection Installed	
Moderately Suitable	*Eucalyptus nitens*, Hazelnuts, Olives, Onions
Moderately Suitable with Soil Management	Raspberries
Moderately Suitable with Frost/Heat Management	Cherries
Marginally Suitable	
Unsuitable	*Eucalyptus globulus*, Sparkling Wine Grapes, Strawberries, Table Wine Grapes

The Enterprise Suitability Mapping indicates that a mix of broadacre and high value crops are either suitable or well suited to the site. This correlates with Land Capability Class 4 soils. The

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majority of these crops would require water for irrigation and would be best cropped in rotation with pasture, which has been the case for this land in the past.

It is highly unlikely that the site would be utilised for forestry plantations (*pinus radiata*) due to size, proximity of dwellings, and lack of other plantations nearby. It is also questionable as to whether the site would be attractive for utilisation of a high value, horticultural enterprise (such as blueberries) because of the proximity of adjacent dwellings and potential for future conflict.

DISCUSSION

PRODUCTIVE CAPACITY OF THE SUBJECT LAND

Most recently the land has been used for grazing and is farmed in conjunction with land to the north and east. Because it is farmed in conjunction with other land, the characteristics of this land in combination with the holding is best described as 'commercial scale' (Armstrong & Ketelaar 2012). In the past, this land has been cropped on a rotational basis, although this is now limited due to limitations regarding pesticide and herbicide use (that are appropriate to be used) in close proximity to residences. Companies selecting growers for crops under contract often preferentially select growers with minimal risk of constraining factors from residences in proximity. The agricultural activity on the subject land is separated by approximately 30m to the multiple dwellings on single small titles to the south. , with the road and road verges in between. The land would be considered to be at high risk of conflict by vegetable, seed growing, or poppy growing companies as the prevailing wind is from the northwest.

The productivity of land with these sort of characteristics (Class 4 Land Capability and small, fragmented titles) is best realised if farmed in conjunction with other land, which is currently the case.

The main limitation of the subject land is its proximity to residential use. This has places constraints on the type of agricultural activities that can be conducted on the site and is likely to limit the future use of this land to grazing and fodder crops. The risk of spray drift (including irrigation water) is significant given the prevailing north westerly winds and location of the existing dwellings in proximity to the land that is cropped. Whilst vegetative buffers could be established on the northern side of the dwellings on the subject land, these would reduce the available land for farming activity and they incur establishment and maintenance costs. Hence this is counter productive.

These constraining factors limit further investment in improved technology for irrigation on the subject land. Whilst advances in technology and appropriate protocols to manage the risk of off target application provide for more efficient and targeted irrigation, herbicide, fungicide, and fertiliser application, the grower is still dependent on securing contracts. Under these circumstances, investment in irrigation and improved technology is more appropriately directed at land with less constraints from adjacent residential development.

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The existing bore located in the south east of the assessment area provides an irrigation water asset to the farm, however at 7.8ML (registered initial yield) this asset is relatively minor. When the bore was installed in 1995, there were a number of options across the farm that were also considered suitable, however, none had access to 3-phase power, whereas this site did. There are now other locations on the farm where a bore could be installed with access to 3-phase power, hence it may be feasible to establish a bore in an alternate location, which produce comparable or better yields.

The landowner's intention is to utilise money received from the rezoning and sale of the subject land to invest back into the agricultural enterprise to further develop the irrigation infrastructure on other areas of the farm.

There is currently 136.6ha of land (approximately half Class 4 and half Class 3) and 83ML of water associated with the holding. Assuming the 83ML is available on an annual basis this would be sufficient to water approximately 35ha of poppies (@2.4ML/ha) or 17ha of pasture (@5ML/ha). Whilst this has potential to contribute to a commercial scale enterprise, the land and water resources associated with the holding is unlikely to be 'viable'[2] in the long term as a stand-alone mixed farming operation unless there are high value crops included in the mix and other contributing factors for improving profitability including increased water resources and efficient irrigation infrastructure.

With the loss of the bore (7.8ML) on the subject land (13ha including road reserves), there is 75ML of irrigation water remaining for the remainder of the holding (123.3ha). This would be sufficient to water approximately 31ha of poppies (@2.4ML/ha) or 15ha of pasture (@5ML/ha). This still has potential to contribute to a commercial scale enterprise or support a stand-alone viable mixed farming operation, however, as with the existing holding other contributing factors for improving profitability are necessary to realise this potential.

While it is feasible water could be purchased through trade in the Irrigation Scheme, there are fixed and variable annual costs associated with this water in addition to pumping costs. Bore water has no additional water use cost except for power costs associated with running the pump. There is the option of installing other bores across the farm. The most feasible outcome would be a combination of developing more bore water and purchasing Scheme water through trade to enable intensification on the property.

Significance of This Land to the Agricultural Estate

The current holding has three dwellings, 16 titles over 136.6 hectares (approximately half Class 4 and half Class 3 Land Capability). It is on the residential-rural interface and fragmented by roads and a railway. The productive potential of the holding is already limited due to

[2] In our opinion a viable farm is one producing sufficient income to provide for a family and provide full time employment for one person. On this basis the long-term viability of farms producing less than $200,000 Gross Income is questionable.

fragmentation, constraint from non-agricultural development and over capitalisation. The subject land which forms part of this holding is 13ha of Class 4 land and is the portion of the holding that is most constrained for agricultural use (including any forms of intensification) due to the proximity of adjacent dwellings. This portion forms 10% of the current land holdings and irrigation water resources associated with the holding.

In the local context, the loss of this land and the associated bore (7.8ML) is relatively minor and has a minor impact on the already constrained productive potential of the rest of the holding.

The land is somewhat isolated from the rest of the holding with non-agricultural use on three borders. Due to the existing constraints the land is likely to be limited to grazing and fodder conservation activities in future. The land is too constrained to warrant investment in further development for agricultural use.

In a regional context, the loss of 13ha of Class 4 land that is too constrained for anything other than grazing and pasture-based activities and 7.8ML of irrigation water is insignificant.

POTENTIAL FOR CONSTRAINING ADJACENT AGRICULTURAL LAND USE

If the title is to be rezoned to a non-agricultural zone, then the impacts of future development on surrounding agricultural use needs to be considered.

Potential for conflict between any proposed new dwellings and adjacent primary industry uses needs to be considered. There are a range of activities associated with grazing and cropping with varying degrees of emissions and impacts. Learmonth *et.al*. (2007) detail the common range of issues associated with sensitive uses such as residential use which can constrain primary industry activities (see Appendix 5). Common conflict issues associated with residential use in proximity to agricultural uses include spray drift from chemicals which would include fungicide, herbicide, and insecticide, noise from equipment, irrigation spray drift, odours, and dust.

The *Meander Valley Interim Planning Scheme 2013* requires a 200m setback between 'Rural Resource' zone land and new sensitive uses.

The main risk of rezoning the entirety of this site to 'General Residential' is the potential for future conflict between residential use south of Lyttleton St and agricultural activity north of Lyttleton St. Essentially the current potential for conflict is just moved further north. In our opinion, a minimum of 50m separation distance should be retained between the agricultural land north of Lyttleton St and any future dwellings on the subject site if the land is continued to be predominately utilised for dryland grazing and infrequent rotation cropping. If the land use was intensified by the development of fixed irrigation infrastructure then a 200m buffer should be retained.

Because of the layout of the adjacent land north of Lyttleton St and the locations of the existing dwellings and titles, there is a low likelihood of this land being intensified in the

future. The most likely area for intensification on the holding would be further to the north east, on Class 3 land which is further from the residential–rural interface and less constrained.

There is an existing hawthorn hedge along part of the boundary north of Lyttleton St which assists with offsetting the 30m setback between agricultural use to the north and the proposed residential use to the south of Lyttleton St. This hedge is directly south of the land which has been occasionally cropped in the past. This separation distance is less than ideal and there is some risk of conflict. However, the risks need to be considered in the context of the potential for increased intensification of agricultural use immediately north of Lyttleton St, which is considered to be relatively low.

CONCLUSIONS

The rezoning will result in the loss of 13ha of Class 4 land and approximately 8.7ML irrigation water from a bore. The subject land is limited for existing and potential primary industry use by size and existing constraints. Land with these sorts of characteristics is best farmed in conjunction with other land. While this is currently the case, because of the land's proximity to the residential-rural interface there are increasing limitations as to the intensity of uses that can occur on the land and the land is likely to be limited to grazing and fodder conservation in the future.

In a regional context, the loss of 13ha of Class 4 land is insignificant.

The proposed separation distance (approximately 30m including a hedgerow) is less than ideal and there is some risk of conflict between the existing and potential future agricultural use and proposed future residential use south of Lyttleton St. However, the risks need to be considered in the context of the potential for increased intensification of agricultural use immediately north of Lyttleton St, which is considered to be relatively low.

PLANNING AUTHORITY 2 - ATTACHMENT 1

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Figure 1. Location Map.

Map Name: Aerial Image
Project: Ag Assessment
Client: MVC
Date: 13/02/2020

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

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Figure 2. Aerial Image.

Map Name: Farm Titles
Project: Ag Assessment
Client: MVC
Date: 13/02/2020

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

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Figure 3. Existing Farm Titles.

Map Name: Exisitng Planning Zones
Project: Ag Assessment
Client: MVC
Date: 13/02/2020

BaseMap image by LIST Ortho
Cadastre from LIST
Zones from LIST
Building Points from LIST (C) State of Tas

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Figure 4. Existing zoning and surrounding dwellings.

Map Name: Assessed Land Capability
(1:100,000)
Project: Ag Assessment
Client: MVC

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

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Figure 5. Assessed Land Capability (1:10,000)

Figure 6. Published Soils and assessed soil boundaries on the subject site.

APPENDIX 2. LAND CAPABILITY DEFINITIONS FROM GROSE (1999)

PRIME AGRICULTURAL LAND AS DESCRIBED IN THE PROTECTION OF AGRICULTURAL LAND 2009:

CLASS 1. Land well suited to a wide range of intensive cropping and grazing activities. It occurs on flat land with deep, well drained soils, and in a climate that favours a wide variety of crops. While there are virtually no limitations to agricultural usage, reasonable management inputs need to be maintained to prevent degradation of the resource. Such inputs might include very minor soil conservation treatments, fertiliser inputs or occasional pasture phases. Class 1 land is highly productive and capable of being cropped eight to nine years out of ten in a rotation with pasture or equivalent without risk of damage to the soil resource or loss of production, during periods of average climatic conditions.

CLASS 2. Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight, and these can be readily overcome by management and minor conservation practices. However, the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted, than for Class 1 land. This land is highly productive but there is an increased risk of damage to the soil resource or of yield loss. The land can be cropped five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years, if reasonable management inputs are maintained.

CLASS 3. Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. Land is moderately productive, requiring a higher level of inputs than Classes I and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five yens out of ten in a rotation with pasture or equivalent during normal years.

NON-PRIME AGRICULTURAL LAND AS DESCRIBED IN THE PROTECTION OF AGRICULTURAL LAND 2009:

CLASS 4. Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited. (NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate being drier than 'normal'. However, there is a high risk of crop or soil damage if 'normal' conditions return.).

CLASS 5. This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

CLASS 6. Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

CLASS 7. Land with very severe to extreme limitations which make it unsuitable for agricultural use.

APPENDIX 3. PROTOCOL FOR LAND CAPABILITY ASSESSMENT USED BY AK CONSULTANTS

This protocol outlines the standards and methodology that AK Consultants uses to assess Land Capability.

In general, we follow the guidelines outlined in the Land Capability Handbook (Grose 1999) and use the survey standards outlined in the Australian Soil and Land Survey Handbooks to describe (McDonald, et al. 1998), survey (Gunn, et al. 1988) and classify (Isbell 2002) soils and landscapes.

Commonly we are requested to assess Land Capability in relation to local government planning schemes. As such the level of intensity of the investigation is usually high and equivalent to a scale of 1:25 000 or better. The choice of scale or intensity of investigation depends on the purpose of the assessment. As the scale increases (becomes more detailed and the scale is a smaller number), the number of observations increases.

An observation can be as much as a detailed soil pit description or as little as measuring the gradient of an area using a clinometer or the published contours in a Geographical Information System and includes soil profile descriptions, auger hole descriptions, and observations confirming soil characteristics, land attributes or vegetation. The table below shows the relationship between scale, observations, minimum distances and areas that can be depicted on a map given the scale and suggested purpose of mapping.

Table 2. Land Capability Assessment Scales

Scale	Area (ha) per observation	Minimum width of map unit on ground	Minimum area of map unit on ground	Recommended use
1:100 000	400ha	300m	20ha	Confirmation of published land capability mapping
1 : 25 000	25ha	75m	1.25ha	Assessments of farms, fettering or alienation of Prime Agricultural Land
1 : 10 000	4ha	30m	2 000m^2	Area assessments of less than 15ha
1 : 5 000	1ha	15m	500m^2	Site specific assessments for houses and areas less than 4ha
1 : 1 000	0.04ha	3m	20m^2	Shown for comparison purposes

Based on 0.25 observations per square cm of map, minimum width of mapping units is 3mm on map as per (Gunn, et al. 1988).

ASSESSMENT METHODOLOGY

With all assessments we examine a minimum of three observations per site or mapping unit and determine Land Capability on an average of these observations.

Land Capability is based on limitations to sustainable use of the land, including the risk of erosion, soil, wetness, climate and topography. The most limiting attribute determines the Land Capability class. This is not always a soil limitation and thus soil profile descriptions are not always required for each mapping unit. For example, land with slopes greater than 28%, areas that flood annually and areas greater than 600m in elevation override other soil related limitations.

The availability of irrigation water can affect the Land Capability in some areas. An assessment of the likelihood of irrigation water and quality is made where it is not currently available.

As a minimum all assessment reports include a map showing the subject land boundaries, observation locations, published contours and Land Capability.

DEFINITIONS

Land Capability

A ranking of the ability of land to sustain a range of agricultural land uses without degradation of the land resource (Grose 1999).

PROTOCOL REFERENCES

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ON SITE LAND CAPABILITY ASSESSMENT

Published Land Capability (LIST 1:100,000) maps the subject land as Class 4.

A site inspection was undertaken on the 29th of January 2020 and a Land Capability assessment was undertaken at a scale of 1:10,000. Four assessment pits were augured across the assessment area. This was accompanied by visual inspections across the title and slope calculations.

The results of the onsite Land Capability assessment correlates with the published mapping and confirms that the land has a Land Capability of Class 4.

For the assessment pits augered there were two key characteristics that determined the assessed Land Capability:

- Drainage (d) – All profiles showed imperfect drainage characteristics through mottling (common & distinct or common & faint) from around 20cm to 60cm depth.
- Gravel (g) – Gravel was present in the profiles of three of the four pits. This was associated with a hard pan layer. Ferruginous nodules were also present throughout the profiles of all assessment pits.

For pits 1 to 3, there was a 5cm hardpan overlaying mottled clay at various depths (ranged from 15cm to 35cm). This hard pan was made up of gravel, (mainly quartz) at a density of 50-70%. The mottling (common & distinct), defines an imperfectly drained soil profile which dicates a Land Capability classification of Class 4d. In addition, the gravel hardpan dictates a Land Capability classification of 4dg. While published soil mapping maps the entirety of the site as Brickendon Soils, the characteristics of pits 1 to 3 more closely resemble Cressy Soils, which are mapped 700m to the north east.

Pit 4 also showed signs of being imperfectly drained, with mottling (common & faint) occurring from 40cm, which dictates a Land Capability Class of 4d. This profile displayed Brickendon Association characteristics. This profile was also located in an area where there was a visible difference in surface soil colour and reduced pasture vigour. This area has been mapped as the boundary between Cressy Soils and Brickendon Soils on the subject land.

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Table 3. Land Capability Assessment Summary Table for Assessment Pits 2019

	Soil	Comments	Coarse fragment size (g)	Coarse fragment abundance (g)	Soil Drainage (d)	Surface Stone (r)	Texture	Structure (e)	Slope (e)	Erosion Risk		Flood Risk	Colour	Land Capability
Pit No	Depth (cm)		Type, mm	%	Mottle Severity	Presence			%	Water	Wind			
1	0-20	Ironstone throughout the profile. Hardpan layer at 20-25cm is predominately quartz.	2-60	2-20			Loam	Strong	0-5	Low	Low	Low	Very dark brown	**4dg**
	20-25		2-20	50-70			Light clay	Strong					Dark reddish brown	
	25-60				Common/distinct		Heavy clay	Massive					Yellowish brown	
2	0-15	Ironstone throughout the profile. Hardpan layer at 15-20cm is predominately quartz.	2-60	2-20			Loam	Strong	0-5	Low	Low	Low	Very dark brown	**4dg**
	15-20		2-20	50-70			Light clay	Strong					Dark brown	
	25-60				Common/distinct		Heavy clay	Massive					Yellowish brown	
3	0-35	Ironstone throughout the profile. Hardpan layer at 35-40cm is predominately quartz.	2-60	2-20			Loam	Strong	0-5	Low	Low	Low	Very dark brown	**4dg**
	35-40		2-20	50-70			Light clay	Strong					Dark brown	
	40-60				Common/distinct		Heavy clay	Massive					Yellowish brown	

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4	0-30	Ironstone present throughout the profile					Silt loam	Moderate	0-5	Low	Low	Low	Dark greyish brown	**4d**
	30-40						Silt loam	Weak					Greyish brown	
	40 – 60				Common/faint		Light clay	Moderate					Dark yellowish brown	

Pit 1

Site: 46 Lyttleton St
Date: 29th January 2020
Pit: 1
Flood Risk: Low
Slope: 0-5%
Morphology: Gentle westerly aspect
Surface condition: Semi-improved Pasture.

Profile description

Depth (cm)		Munsell Colour		Structure	Texture	Gravel	Mottle	Comments
0	20	7.5YR	2.5/2	S	L	2-20%	-	Ironstone present throughout the profile
20	25	2.5	4/3	S	LC	50-70%	-	Hardpan layer, dominated by quartz
25	60	10YR	5/8	V	HC	-	5	

Duplex profile with well-structured soils with a Loam at the surface, over a Light Clay, with a Heavy Clay at depth. At 20 to 25cm there is a 50-70% predominantly quartz gravel hardpan, however, this hardpan is not limiting to root growth. Mottling (common & distinct) below the hardpan in the heavy clay indicates these soils are 'imperfectly' drained, which dictates a Land Capability Classification of Class 4dg. Pits 2 and 3 displayed the same characteristics, but with the hardpan layer occurring at different depths. For Pit 2 it was at 15cm and pit 3 it was at 35cm.

Pit 4

Site: 46 Lyttleton St
Date: 29th January 2020
Pit: 4
Flood Risk: Low
Slope: 0-5%
Morphology: Flat
Surface condition: Semi-improved Pasture.

Profile description

Depth (cm)		Munsell Colour		Structure	Texture	Gravel	Mottle	Comments
0	30	10YR	4/2	M	SiL	-	-	Ironstone throughout profile
30	40	10YR	5/2	W	SiL	-	-	
40	60	10YR	4/6	M	SiC	-	-	

Duplex profile with moderately-structured soils; a Silty Loam over Silty Clay at depth. Mottling (common & faint) occurred in the clay layer, this is an indicator of imperfectly drained soils and dictates a Class 4 Land Capability Class. There was also evidence of reduced pasture vigour around this pit in comparison to the other three pits, which has been attributed to a reduced moisture holding capacity and lower inherent fertility.

APPENDIX 4. PHOTOS – TAKEN BY MICHAEL TEMPEST 29/01/2020

Photo 1: The north east corner of the subject land looking south towards dwellings in the General Residential Zone

Photo 2: North east corner of subject land looking north across Lyttleton St at adjacent farmland that the subject land is farmed in conjunction with.

Photo 3: Near the south west corner of the subject land looking south at dwellings in the General Residential Zone.

Photo 4: View from south east of subject land looking north west across the land.

Photo 5: Area associated with Bk soils, where pasture vigour is reduced in comparison to the rest of the assessment area.

Photo 6: View from the north west corner looking south east.

APPENDIX 5. POTENTIAL CONFLICT ISSUES

Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast. Learmonth, R., Whitehead, R., Boyd, B., and Fletcher, S. n.d.

Table 1. Typical rural land use conflict issues in the north coast region

Issue	Explanation
Absentee landholders	Neighbours may be relied upon to manage issues such as bush fires, straying stock, trespassers etc. while the absentee landholder is at work or away.
Access	Traditional or informal 'agreements' for access between farms and to parts of farms may break down with the arrival of new people.
Catchment management	Design, funding and implementation of land, water and vegetatin management plans are complicated with larger numbers of rural land-holders with differing perspectives and values.
Clearing	Neighbours may object to the clearing of trees, especially when it is done apparently without approvals or impacts on habitat areas or local amenity.
Cooperation	Lack of mutual co-operation through the inability or unwillingness on behalf individuals to contribute may curtail or limit traditional work sharing practices on-farm or in the rural community.
Dogs	Stray domestic dogs and wild dogs attacking livestock and wildlife and causing a nuisance.
Drainage	Blocking or changing drainage systems through a lack of maintenance or failure to cooperate and not respect the rights of others.
Dust	Generated by farm and extractive industry operations including cultivating, fallow (bare) ground, farm vehicles, livestock yards, feed milling, fertiliser spreading etc.
Dwellings	Urban or residential dwellings located too close to or affecting an existing rural pursuit or routine land use practice.
Electric fences	Electric shocks to children, horses and dogs. Public safety issues.
Fencing	Disagreement about maintenance, replacement, design and cost.
Fire	Risk of fire escaping and entering neighbouring property. Lack of knowledge of fire issues and the role of the Rural Fire Service.
Firearms	Disturbance, maiming and killing of livestock and pest animals, illegal use and risk to personal safety.
Flies	Spread from animal enclosures or manure and breeding areas.
Heritage management	Destruction and poor management of indigenous and non indigenous cultural artefacts, structures and sites.
Lights	Bright lights associated with night loading, security etc.
Litter	Injury and poisoning of livestock via wind blown and dumped waste. Damage to equipment and machinery. Amenity impacts.
Noise	From farm machinery, scare guns, low flying agricultural aircraft, livestock weaning and feeding, and irrigation pumps.
Odours	Odours arising from piggeries, feedlots, dairies, poultry, sprays, fertiliser, manure spreading, silage, burning carcases/crop residues.
Pesticides	Perceived and real health and environmental concerns over the use, storage and disposal of pesticides as well as spray drift.
Poisoning	Deliberate poisoning and destruction of trees/plants. Spray drift onto non-target plants. Pesticide or poison uptake by livestock and human health risks.
Pollution	Water resources contaminated by effluent, chemicals, pesticides, nutrients and air borne particulates.
Roads	Cost and standards of maintenance, slow/wide farm machinery, livestock droving and manure.
Smoke	From the burning of crop residues, scrub, pasture and windrows.
Soil erosion	Loss of soil and pollution of water ways from unsustainable practices or exposed soils. Lack of adequate groundcover or soil protection.
Straying livestock	Fence damage, spread of disease, damage to crops, gardens and bush/rainforest regeneration.
Theft/vandalism	Interference with crops, livestock, fodder, machinery and equipment.
Tree removal	Removal of native vegetation without appropriate approvals. Removal of icon trees and vegetation.
Trespass	Entering properties unlawfully and without agreement.
Visual/amenity	Loss of amenity as a result of reflective structures (igloos, hail netting), windbreaks plantings (loss of
Water	Competition for limited water supplies, compliance with water regulations, building of dams, changes to flows. Stock access to waterways. Riparian zone management.
Weeds	Lack of weed control particularly noxious weeds, by landholders.
	Based on: Smith, RJ (2003) Rural Land Use Conflict: Review of Management Techniques – Final Report to Lismore Living Centres (PlanningNSW).

APPENDIX 6. AGRICULTURAL ENTERPRISES REQUIREMENTS AND POTENTIAL CONSTRAINTS

Table 4 describes the general resource requirements for various agricultural land uses.

Table 4. Resource Requirements for Various Land Uses

Resource	Livestock			Broad acre crops		Vegetables		Berries	Orchard fruits & vines	Nurseries & cut flowers	Forestry plantations
	Sheep	Cattle	Dairy	Cereals	Others	Processed	Un-processed				
Land Capability	LC 3-6	LC 3-5/6	LC 3-5	LC 1-4	LC 1-4	LC 1-4	LC 1-4	LC 1-4/5	LC 1-4/5	LC 1-4 or N/A	LC 4-6
Minimum paddock sizes	No minimum	No minimum	To suit grazing	10-15ha min.	5-10ha min.	10ha min.	10ha min.	2-4ha	2-5ha	2-4ha min.	10-20ha min.
Farm size for a "viable" business	5,000-10,000 dse (area depends on rainfall)	5,000-10,000 dse (area depends on rainfall)	Capacity for at least 350 milkers	Broadacre cropping will be a mix of crops in rotation with pasture and livestock. The area required for viability is highly variable.				4-10ha	10-30ha	5-10ha	10-20ha min.
Irrigation water	Not required	Not required	Preferable 4-6ML/ha.	Not necessary	Mostly necessary, 2-3 ML/ha	Necessary, 2-6ML/ha	Necessary, 2-6ML/ha	Necessary, 1-3ML/ha	Necessary, 2-3ML/ha	Necessary, small quantity	Not required
Climate specifications	Lower rainfall preferred for wool	No preferences	High rainfall (or irrigation)	Susceptible to spring frosts. Difficult to harvest in humid coastal conditions	Susceptible to spring frosts	Susceptible to spring frosts	Susceptible to spring frosts	High rainfall (or irrigation)	Susceptible to spring frosts for vines. Susceptible to summer rains for cherries. Susceptible to disease in high humidity in March for vines	Preferably low frost risk area	Rainfall above 700-800 mm
Infrastructure	Yards & shed	Yards, crush, loading ramp	Dairy shed	Minimal	Irrig facilities	Irrig facilities	Irrig facilities	Irrig facilities	Irrig facilities	Plastic/glass houses	None
Plant & equipment	Minimal	Minimal; hay feeding plant	General purpose tractor, hay/silage feeding	Tractors & implements	Tractors & implements	Tractors & implements	Tractors & implements	Tractors & implements	Tractors & implements	Small plant	None
Market contracts	Not required	Not required	Necessary	Not required	Generally required	Necessary	Highly preferred	Desired	Desired	Contracts preferable	Varies
Labour	Medium	Low	High	Low	Low	Low	Variable/medium	High at times	High at times	High at times	Low
Local services	Shearers	Vet	Vet, dairy shed technician	Agronomist, contractors	Agronomist, contractors	Agronomist, contractors	Agronomist, contractors	Pickers	Pickers	Pickers	Contractors
Regional suitability	Dryer areas good for wool. All areas suitable; larger farm sizes needed for viability.	All areas suitable. Suits small farms.	Economics dictate large area necessary. Needs high rainfall or large water resource for irrigation.	Generally large areas, so need larger paddocks and larger farms.	Generally large areas, so need larger paddocks and larger farms.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Medium sized paddocks & farms; area for crop rotations and irrigation;	Specific site requirements; proximity to markets and transport/carriers.	Specific site requirements; potentially available in most municipalities.	Proximity to markets is important.	Low rainfall areas less preferred.
Recommended min. buffer for individual dwellings (1)	50m to grazing area	50m to grazing area	50m to grazing area, 250m to dairy shed and 300m to effluent storage or continuous application areas (2)	200m to crop	200m to crop	200m to crop	200m to crop	200m to crop	200m to crop	200m to crop	100m from crop for aerial spraying.
Recommended min. buffer for residential areas (1)	50m to grazing area	50m to grazing area	50m to grazing area, 500m to dairy shed	300m to crop	300m to crop	300m to crop	300m to crop	300m to crop	300m to crop	300m to crop	Site specific (1)

(1) From (Learmonth, Whitehead, Boyd & Fletcher, 2007). These are industry specific recommended setbacks which do not necessarily align with Planning Scheme Setback requirements. Council should ensure they are aware of attenuation setback requirements for specific activities.

(2) From (State Dairy Effluent Working Group, 1997)

Tables 5 to 7 describes the frequency and intensity of the management activities associated with grazing, poppy crops and potatoes. All three activities are feasible to occur at various times on land associated with the agricultural enterprise.

Table 5. Farming activity - Grazing

Management Activity	Issues likely to constrain the activity	Comment
Pasture sowing Herbicide spraying Cultivation Drilling	Spray drift, noise Noise, dust Noise, dust	Ground based or aerial – often very early in the morning
Graze	Noise at certain time eg weaning calves Livestock trespass	Tractor
Forage conservation Mow, Rake, Bale, Cart bales	Noise, dust	Tractor
Fertiliser spreading	Noise	Tractor
Insecticide spraying	Spray drift Noise	Ground based or aerial – often very early in the morning

Table 6. Farming Activity – Poppy crop

Management Activity	Issues likely to constrain the activity	Comment
Pre-cultivation spray	Spray drift Noise	Ground based or aerial – often very early in the morning
Cultivation – several passes (2-4)	Noise Dust	Tractor Dust is unlikely as soils are likely to be moist
Lime spreading	Noise	Tractor
Drilling	Noise	Tractor
Herbicide sprays (2)	Spray drift Noise	Ground based or aerial often very early in the morning
Insecticide & fungicide sprays (2-3)	Spray drift Noise	Ground based or aerial – likely to be very early in the morning
Irrigation	Spray drift Noise	Potentially turbid and not potable Pump
Harvesting	Noise	Tractor
Potential forage crops after harvesting, cultivation Broadcast seed & harrow, Irrigate	Noise Noise Noise, spray drift	Tractor Tractor Pump

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Table 7. Farming Activity - Potato crop

Management Activity	Issues likely to constrain the activity	Comment
Pre-cultivation spray	Spray drift Noise	Ground based or aerial – often very early in the morning
Cultivation – several passes (2-4)	Noise Dust	Tractor Dust is unlikely as soils are likely to be moist
Planting	Noise	
Herbicide spray	Spray drift Noise	Ground based or aerial – often very early in the morning
Insecticide & fungicide sprays (5+)	Spray drift Noise	Ground based or aerial – likely to be very early in the morning
Fertiliser Spreading	Noise Odour	Tractor From manure/organic fertilisers
Irrigation	Spray drift Noise	Potentially turbid and not potable Pump
Harvesting	Noise	Tractor

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AK Consultants
AGRICULTURAL &
NATURAL RESOURCE
MANAGEMENT

Meander Valley Council
PO Box 102
Westbury, TAS 7303

Via email; jo.oliver@mvc.tas.gov.au

14th July 2020

Dear Sir/Madam,

Agricultural Assessment – Rezone 12 Lyttleton Street, Westbury from Rural Resource to Rural Living

I understand you are intending to seek approval for a proposed rezoning of 12 Lyttleton Street, Westbury (CT 130408/1) from 'Rural Resource' to 'Rural Living' under the *Meander Valley Interim Planning Scheme 2013* (the Planning Scheme) in order to have zoning consistent with land characteristics and allow for future potential subdivision. This is in addition to the proposed rezoning of 46 Lyttleton St, Westbury from 'Rural Resource' to 'General Residential' assessed in the AK Consultants *Agricultural Report,* 21/02/2020. I understand an assessment of the impacts of the proposal on the agricultural potential of 12 Lyttleton Street, Westbury and surrounding land is required.

In assessing the impacts of the proposal, the objectives of the Rural Resource Zone under the *Meander Valley Interim Planning Scheme 2013* have been considered. These objectives include consideration of the principles of the State Policy on the *Protection of Agricultural Land 2009* (PAL Policy) and can be consolidated into two key assessment issues:

1. The impact on the primary industry potential of the subject title; and
2. The potential for any future proposed subdivision and additional dwellings, subsequent to successful rezoning to Rural Living, to constrain adjacent primary industry activity.

The subject title is 8.9ha in area and is reasonably flat with a slight north westerly aspect. The title sits at approximately 170m above sea level. There is an existing dwelling and shed in the north of the title and an additional shed in the centre of the title. Published Land Capability at 1:100,000 maps the majority of the subject title as Class 4, with a 2.5ha section of Class 5 land mapped along the northern boundary. The LIST defines Class 4 land as land well suited to grazing, but which is limited to occasional cropping or a very restricted range of crops. Class 5 land is defined as land unsuited to cropping and with slight to moderate limitations to pastoral use.

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Published soils at a scale of 1:100,000 map the majority of the title as Brickendon Association (Bk). Bk is described as having a grey sandy surface over a light grey sand with varying amount of quartz and ironstone gravels and a mottled friable clay subsoil at around 50cm depth (Spanswick & Zund 1999). The strip along the northern boundary is mapped as Eastfield Association (Ea), which is described as imperfectly drained texture contrast soils developed from Jurassic dolerite on rugged hilly land with frequent rock outcrops.

Underlying geology of the northern portion of the title is mapped as basalt (Tb) and the southern portion is mapped as poorly consolidated clay, silt, and clayey labile sand with rare gravel and lignite; some iron oxide-cemented layers and concretions; some leaf fossils (Tsa).

The majority of the title is mapped as agricultural land (FAG) by TASVEG 3.0, with the remainder, a 1.5ha strip along the northern boundary, mapped as weed infestation (FWU). There are no threatened flora or fauna records associated with the title.

The title is situated in the Meander Catchment and Quamby Brook forms the northern boundary of the subject title. The land along this boundary, as well as much of the eastern portion of the title, is mapped as a 'Flood Prone Area' under the Planning Scheme. According to DPIPWE's Water Information System of Tasmania (WIST) there are no water licences or allocations associated with the title. As the title is within the Meander catchment, there is limited scope to acquire reliable new surface water allocations for irrigation because there is only Surety 8 water available to be allocated. Surety 8 water is only available during Hydro Tasmania declared flood take periods. The subject title is also within the Greater Meander Scheme Irrigation District, specifically within the Quamby Osmaston area of the Scheme, which is currently fully allocated. There are no existing bores associated with the title.

Surrounding land is primarily also within the 'Rural Resource' zone with land to the west and north west, associated with Birralee Road and the Bass Highway, in the 'Utilities' zone. To the north of the subject title, between Quamby Brook and the Bass Highway is a 1.2ha title of Crown land. Adjacent to the north east is a 304ha title, the majority of which extends to the north of Bass Highway. Adjacent to the east and to the south east, across Lyttleton Street, are two titles that are farmed in conjunction with a larger agricultural holding associated with 46 Lyttleton Street, which is described in AK Consultants *Agricultural Report,* 21/02/2020. The holding has irrigation water and land suitable for irrigation. The title to the south east, as well as three titles adjacent to this, which are farmed in conjunction as part of this holding, are proposed to be rezoned to 'General Residential'. To the south of the subject title, also across Lyttleton Road is a 2.0ha title managed as pasture. To the south west of the subject title, across Birralee Road is a 5.6ha title managed in conjunction with two additional titles to the south, totaling 11.0ha. There is an existing dwelling in the southern most of these titles.

The title has no potential to be utilised for a 'viable'[1] agricultural enterprise in its own right due to existing limitations of size, the presence of an existing dwelling, flood hazards, and lack of irrigation water. To be able to realise its productive potential, land with these characteristics is best farmed in conjunction with other land. However, the limitations of the title and surrounding land limit its ability to be farmed in conjunction to some extent. There is approximately 6ha of utilisable Class 4 land on the subject title and this is well connected to immediately adjacent land to the east, which is part of a larger

[1]In our opinion a viable farm is one producing sufficient income to provide for a family and provide full time employment for one person. On this basis the long-term viability of farms producing less than $200,000 Gross Income is questionable.

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holding extending to the east. Other than the connection with this holding, the subject title is isolated from other farming activity. This approximate 6ha of Class 4 land on the subject title is well connected to an existing farm and could be farmed in conjunction under a lease arrangement. Other than this one option for improving the productive capacity of the land, the subject title is limited to dryland grazing at a hobby scale[2].

The potential for any future non-agricultural use to constrain agriculture or primary industry in the vicinity also needs to be considered. The Rural Resource Zone requires a 200m setback from adjacent titles. The existing dwelling on the title is 137m from the adjacent agricultural land to the east, which sets a precedence for potential future subdivision and construction of dwellings on the title. Because of the lack of agricultural/primary industry activity and lack of future potential for agricultural/primary industry activity on other surrounding 'Rural Resource' land adjacent to the subject title, there are no agricultural reasons to apply minimum setbacks for a new dwelling from the other title boundaries beyond the existing setback created by Lyttleton Road to the south, Birralee Road to the west, and existing vegetation associated with Quamby Brook to the north.

It is unlikely that rezoning and any future subdivision, provided the minimum setback of 137m to the east is adhered to, would place any further constraints on adjacent 'Rural Resource' land than already exists.

It is my assessment that the subject title (CT 130408/1) has little, if any, potential for 'commercial scale' agriculture due to size, the presence of an existing dwelling, flood risk, and lack of irrigation water. The land is well connected and could be farmed in conjunction with the adjacent land to the east. This could improve the productive capacity through improved economies of scale and potential access to irrigation water. Other than this one option for improving the productive capacity of the land, the title is limited to hobby scale dryland grazing on approximately 6ha of Class 4 land. Sufficient setbacks from adjoining 'Rural Resource' titles can be achieved such that rezoning and any subsequent development of the subject title will not affect the existing or potential agricultural use of surrounding titles any more than occurs from the existing dwelling on the title.

Yours Sincerely,

Michael Tempest
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Member Ag Institute of Australia

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[2] As defined by AK Consultants in Ketelaar, A and Armstrong, D. 2012, *Discussions paper – Clarification of the Tools and Methodologies and Their Limitations for Understanding the Use of Agricultural Land in the Northern Region* which was a paper written for Northern Tasmania Development.

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Map Name: Location
Project: Rezoning
Client: MVC
Date: 13/07/2020

BaseMap image by Tasmap 25K
Cadastre from LIST
(C) State of Tas

N

AK Consultants

Figure 1. Location

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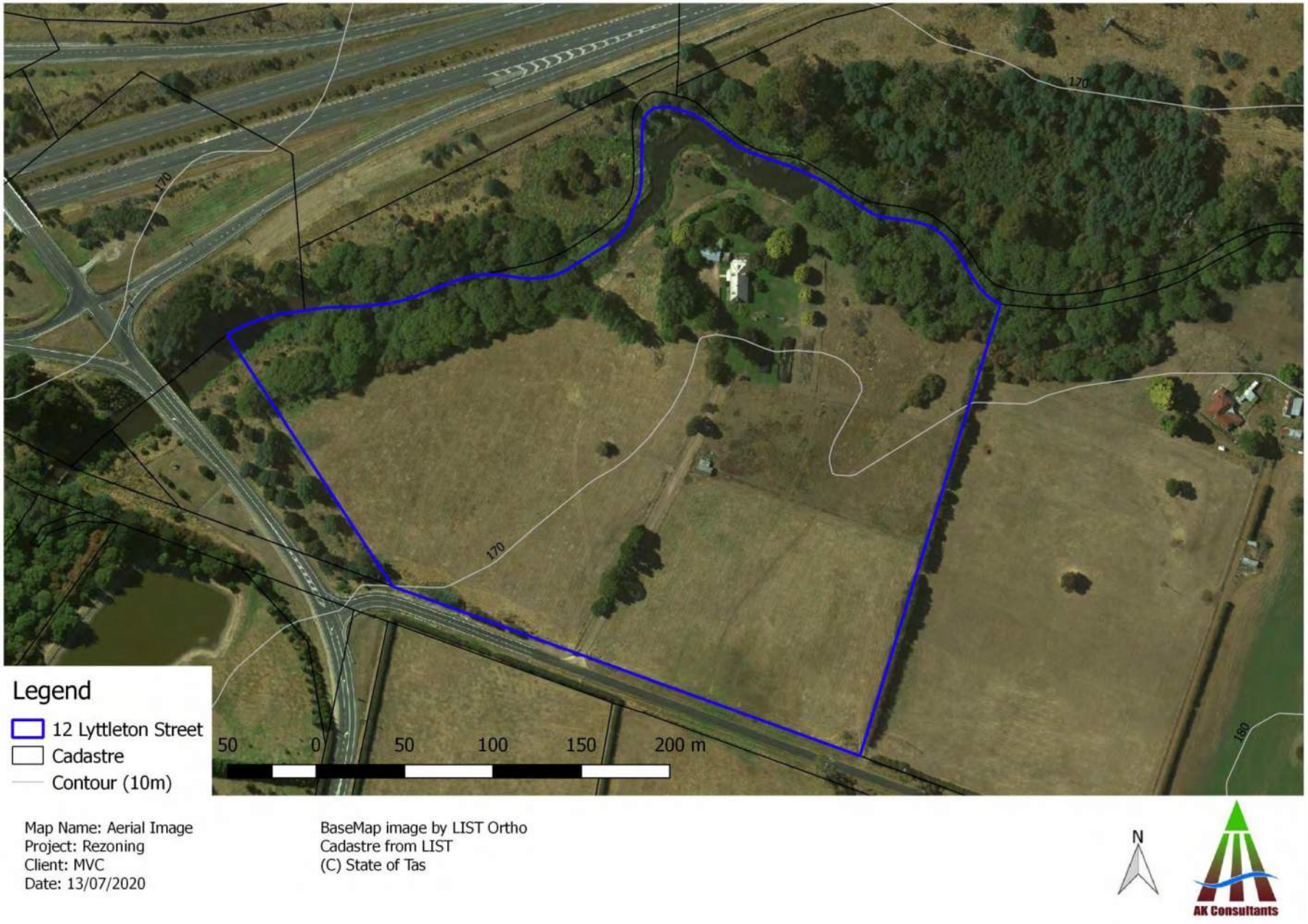

Figure 2. Aerial Image

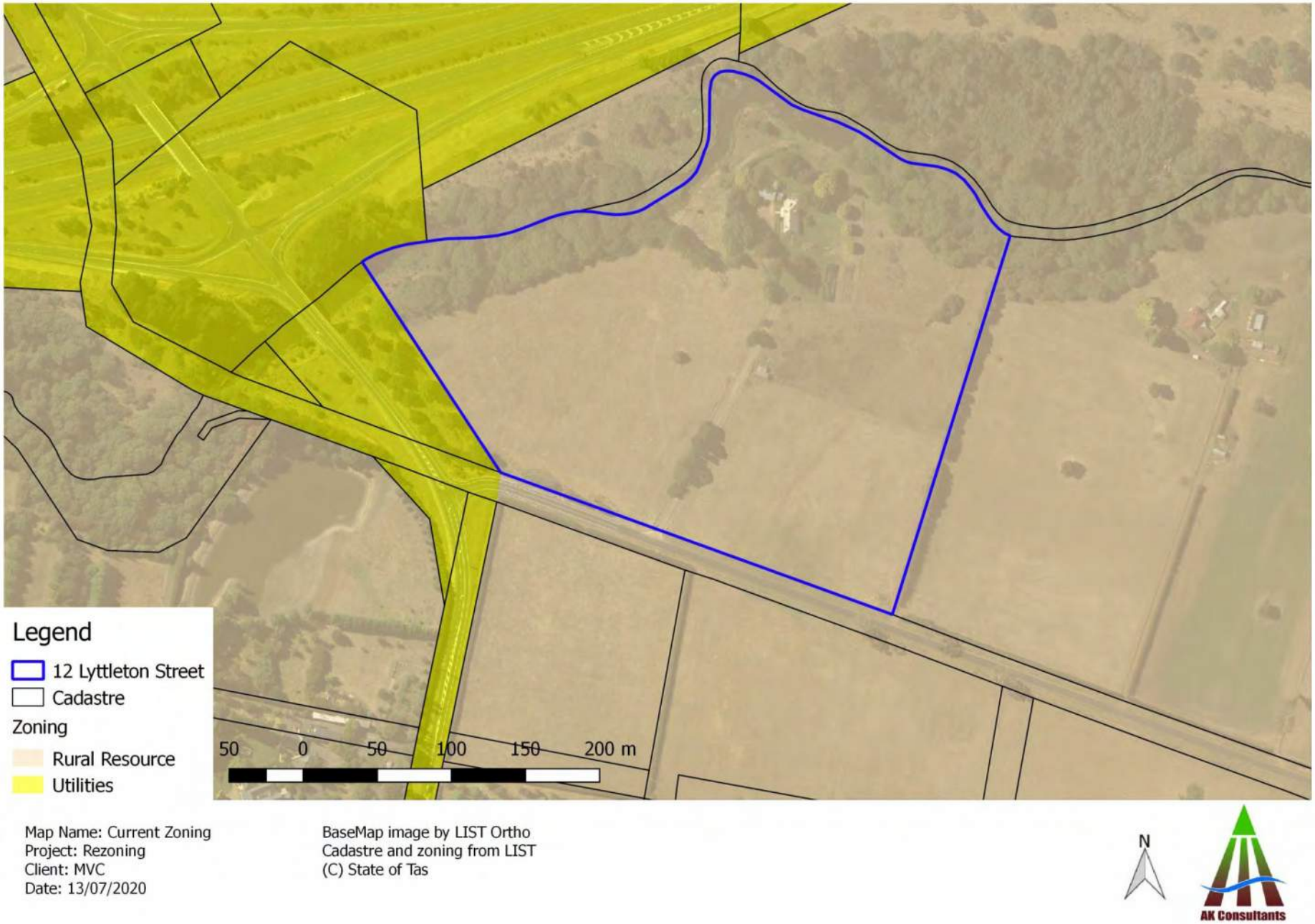

Figure 3. Current zoning

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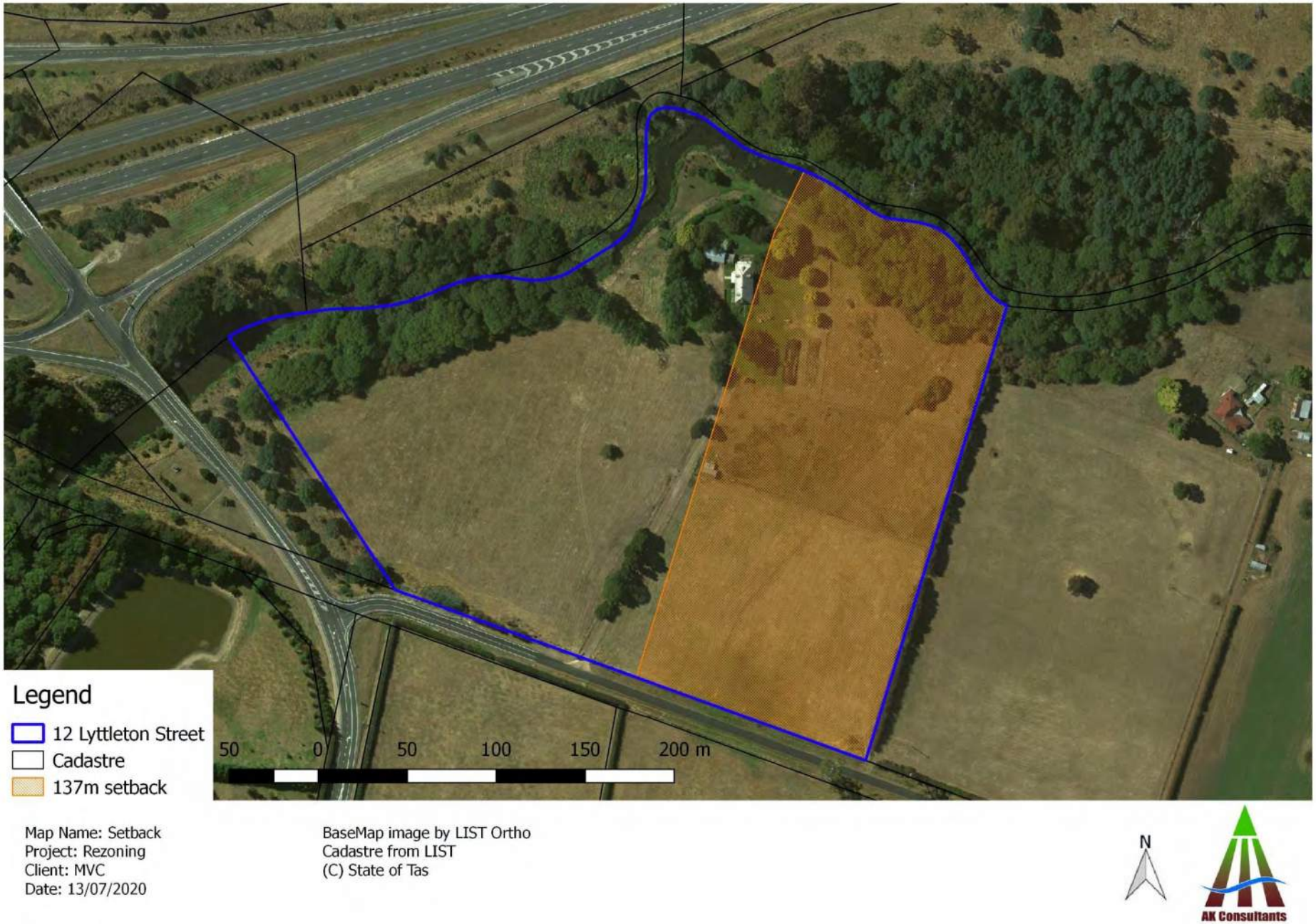


Figure 4. Setback

Appendix B

Bushfire Assessment Report

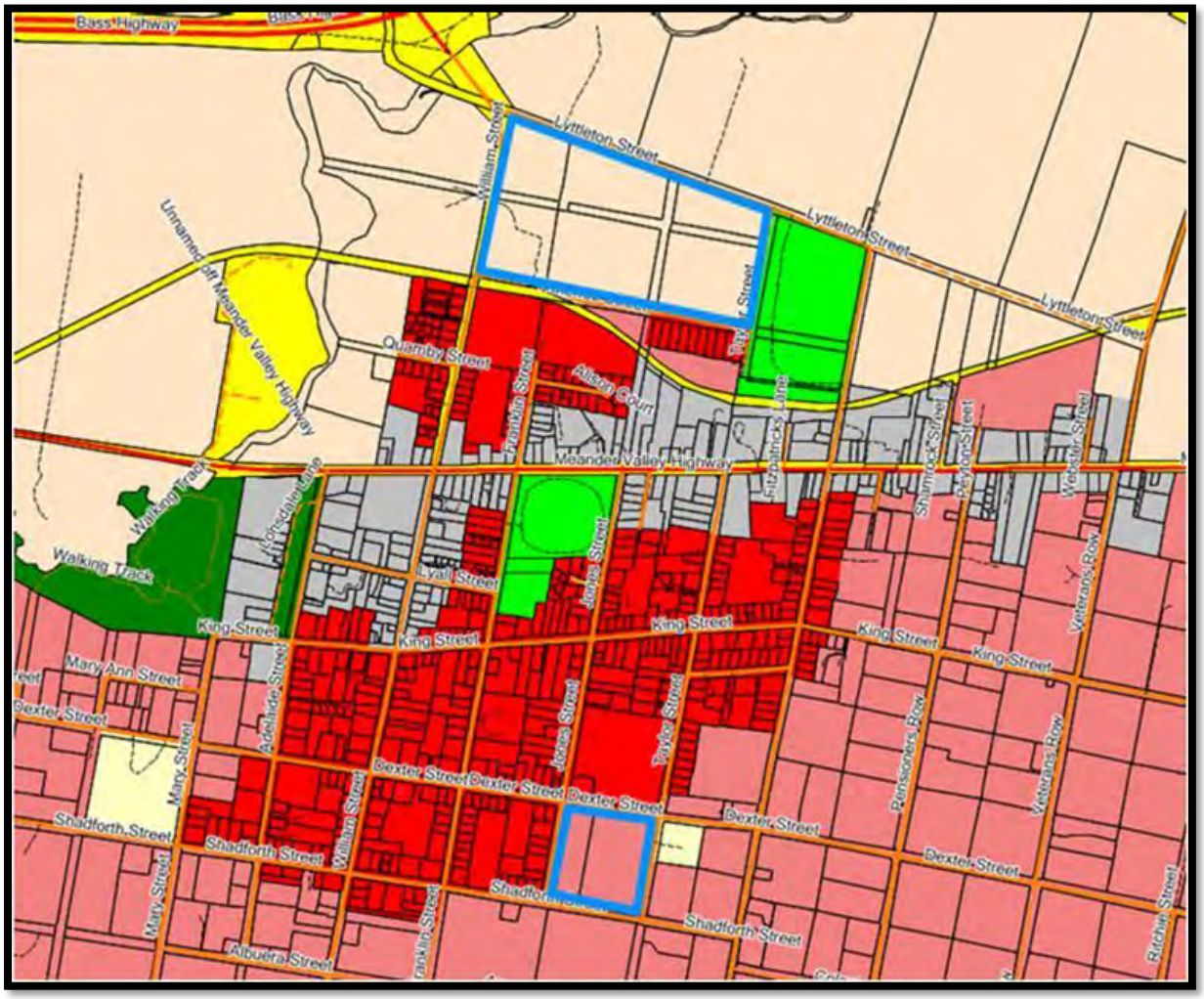
PLANNING AUTHORITY 2 - ATTACHMENT 1

Rebecca Green & Associates

Bushfire Hazard Assessment Report &

Bushfire Hazard Management Plans

Proposed Rezones to General Residential Zone



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Rebecca Green & Associates

Prepared for (Client)

Meander Valley Council

Attention: Ms Jo Oliver

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Assessed & Prepared by

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Version 1

20 February 2020

Job No: RGA-B1382

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Executive Summary

The proposed rezones at land identified on coversheet and hereby referred to as Lyttleton Street and Dexter Street rezones, are subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject the sites to considerable radiant heat, ember attack along with wind and smoke.

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

Both subject sites are combined managed land and grassland. Dependent on staging of future development, the sites demonstrate that the General Residential zone and subsequent acceptable future lot sizes can achieve low risk bushfire assessments taking into consideration staging and specified distances to bushfire prone vegetation.

Rebecca Green & Associates

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Schedule 1 – Bushfire Report

1.0 Introduction

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

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

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

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

1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing properties should the properties be rezoned to General Residential with the ultimate development potential being undertaken in a single stage.

1.2 Limitations

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

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

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

1.3 Proposal

The proposal is to rezone both sites to General Residential zone. It is envisaged that the sites will later be subject to development applications for subdivision. Should the sites be subdivided at one stage, with lots less than 1500m^2, the only risk would be bushfire prone vegetation to the perimeter of each site. Reference is made to BHAN No. 1 – 2014 (Ver 3.0), in that land zoned General Residential zone and less than 1500m^2 shall be considered as low threat vegetation.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

Figure 1: Location Plan of Lyttleton Street Rezone

2.2 Site Details

Property Address	41 Waterloo Street, 1 William Street, 46 Lyttleton Street, Westbury
Certificate of Title	Volume 118081 Folio 6, 4 & 2 Volume 103133 Folio 3 (Acquired Road) Volume 129939 Folio 1 & 2 Volume 110565 Folio 4 & 2
Owners	Roger Donald Travis & Wendy Alison Travis The Crown Philip Robert Leith & Dinah Fitzgerald Dale Stewart Badcock
Existing Use	Rural
Type of Proposed Work	Rezone to General Residential
Water Supply	Reticulated TasWater supply
Road Access	Lyttleton Street, William Street, Waterloo Street and Taylor Street

2.3 Locality Plan

Figure 1: Location Plan of Dexter Street Rezone

2.4 Site Details

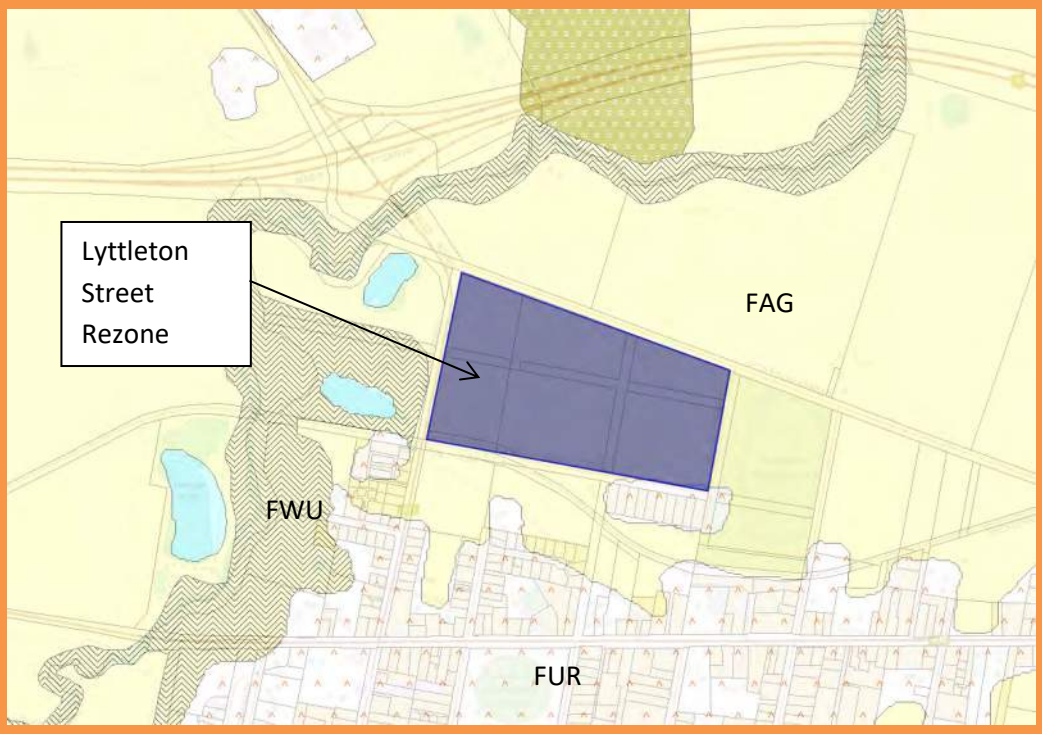
Property Address	126 Dexter Street and Dexter Street, Westbury
Certificate of Title	Volume 15169 Folio 1 Volume 108079 Folio 1
Owners	John William Johnston & Jennifer Maria Johnston John William Johnston
Existing Use	Residential/ Rural
Type of Proposed Work	Rezone to General Residential
Water Supply	Reticulated TasWater supply
Road Access	Dexter Street, Taylor Street, Shadforth Street and Jones Street North

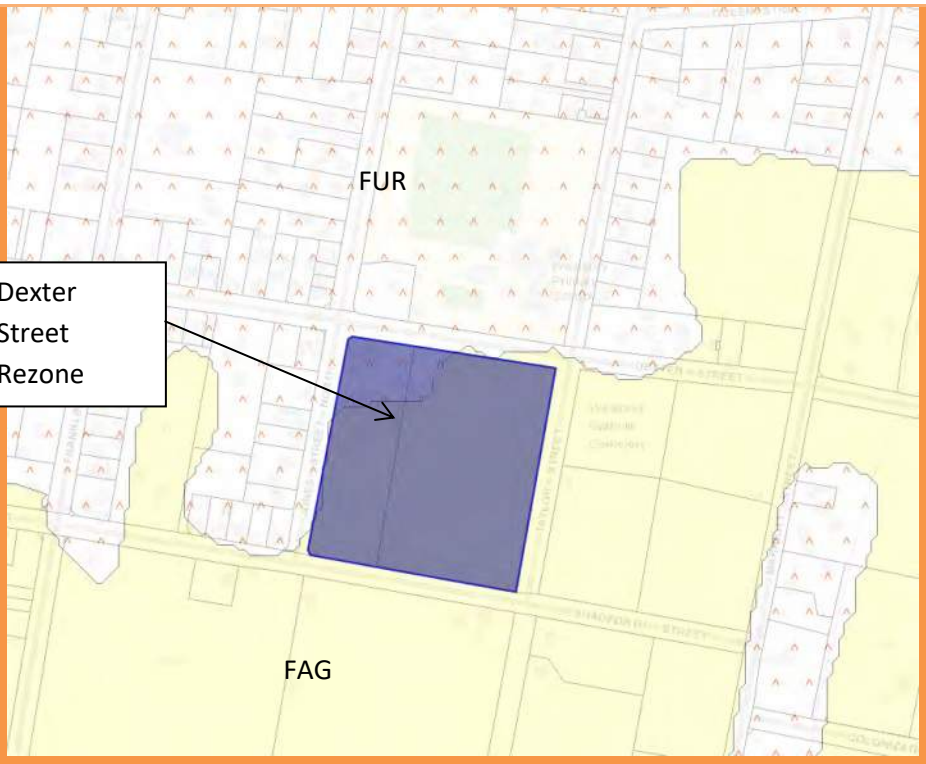
3.0 Bushfire Site Assessment

3.1 Vegetation Analysis

3.1.1 TasVeg Classification

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





Code	Species	Vegetation Group
FAG	• Agricultural land	Agricultural, urban and exotic vegetation
FUR	• Urban areas	Agricultural, urban and exotic vegetation
FWU	• Weed infestation	Agricultural, urban and exotic vegetation

3.1.2 Site & Vegetation Photos

Lyttleton Street Rezone	Lyttleton Street Rezone
Lyttleton Street Rezone	Lyttleton Street Rezone
Lyttleton Street Rezone	Lyttleton Street Rezone

Lyttleton Street Rezone	Lyttleton Street Rezone
Lyttleton Street Rezone	Lyttleton Street Rezone
Lyttleton Street Rezone	Lyttleton Street Rezone

Lyttleton Street Rezone	Lyttleton Street Rezone
Dexter Street Rezone	Dexter Street Rezone
Dexter Street Rezone	Dexter Street Rezone

Dexter Street Rezone	Dexter Street Rezone
Dexter Street Rezone	Dexter Street Rezone
Dexter Street Rezone	Dexter Street Rezone

3.2 BAL Assessment – Rezone

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

Lyttleton Street Rezone

Vegetation classification AS3959	**North ☒ North-East ☐**	**South ☒ South-West ☐**	**East ☒ South-East ☐**	**West ☒ North-West ☐**
Group A	☐ Forest	☐ Forest	☐ Forest	☐ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☒ Grassland	☒ Grassland	☐ Grassland	☒ Grassland
	☒ Managed Land	☒ Managed Land	☒ Managed Land	☒ Managed Land
Effective slope (degrees)	☒ Up/0^0	☐ Up/0^0	☒ Up/0^0	☐ Up/0^0
	☐ >0-5^0	☒ >0-5^0	☐ >0-5^0	☒ >0-5^0
	☐ >5-10^0	☐ >5-10^0	☐ >5-10^0	☐ >5-10^0
	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0
	☐ >15-20^0	☐ >15-20^0	☐ >15-20^0	☐ >15-20^0
Likely direction of bushfire attack	☒	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
REQUIRED Distance to classified vegetation for BAL 19	**10-<14 (achieved by Lyttleton Street)**	**11-<16 (achieved by Waterloo Street)**	**10-<14 (achieved by Taylor Street)**	**11-<16 (achieved by William Street)**
REQUIRED Distance to classified vegetation for BAL 12.5	**14-<50 (achieved by Lyttleton Street)**	**16-<50 (achieved by Waterloo Street)**	**14-<50 (achieved by Taylor Street)**	**16-<50 (achieved by William Street)**
REQUIRED Distance to classified vegetation for BAL LOW	**Minimum 50m**	**Minimum 50m**	**Minimum 50m**	**Minimum 50m**

Lyttleton Street Rezone

Vegetation classification AS3959	North ☒ North-East ☐	South ☒ South-West ☐	East ☒ South-East ☐	West ☒ North-West ☐
Group A	☐ Forest	☐ Forest	☐ Forest	☐ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☐ Grassland	☒ Grassland	☒ Grassland	☐ Grassland
	☒ Managed Land	☒ Managed Land	☒ Managed Land	☒ Managed Land
Effective slope (degrees)	☒ Up/0^0	☒ Up/0^0	☒ Up/0^0	☒ Up/0^0
	☐ >0-5^0	☐ >0-5^0	☐ >0-5^0	☐ >0-5^0
	☐ >5-10^0	☐ >5-10^0	☐ >5-10^0	☐ >5-10^0
	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0
	☐ >15-20^0	☐ >15-20^0	☐ >15-20^0	☐ >15-20^0
Likely direction of bushfire attack	☐	☒	☒	☐
Prevailing winds	☐	☐	☐	☒
REQUIRED Distance to classified vegetation for BAL 19	**N/A**	**10-<14 (achieved by Shadforth Street)**	**10-<14 (achieved by Taylor Street)**	**N/A**
REQUIRED Distance to classified vegetation for BAL 12.5	**N/A**	**14-<50 (achieved by Shadforth Street)**	**14-<50 (achieved by Taylor Street)**	**N/A**
REQUIRED Distance to classified vegetation for BAL LOW	**N/A**	**Minimum 50m**	**Minimum 50m**	**N/A**

BAL – 12.5	**The risk is considered to be LOW.** There is a risk of ember attack. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m^2.
BAL – 19	**The risk is considered to be MODERATE.** There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m^2.

3.3 Staged Subdivision

Should future subdivision of either site be undertaken in stages, a hazard management area within the Balance managed under a Part V Agreement of the *Land Use Planning and Approvals Act 1993*, will ensure that the future lots adjacent to Balance lot can be adequately managed to a BAL 19 or lower level, provided that the Hazard Management Area is specified distance taking into account consideration of the existing vegetation of the Balance (Grassland) and effective slope. Consideration of the specified distances provided within 3.2 above, will ensure that each stage of a future subdivision can ensure compliance with E1.0 Bushfire Prone Areas Code and provide lots at a low risk level. It is noted that the subject sites have areas of managed / low threat as well as grassland. The effective slope is either flat or in the instance of Lyttleton Street a 0-5 degree downslope to the south and south-west. Both sites are surrounded on all four boundaries by constructed and maintained roads and slashed/mowed road verges. The road reserves are considered to be in a low threat/managed state.

3.4 Road Access

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

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

All Future Lots Driveways	Access is likely to be less than 30m – no specified access requirements.
Future Roads	Table E1: Standards for roads

Table E1: Standards for roads

Element		Requirement
A.	Roads	Unless the development standards in the zone require a higher standard, the following apply: (a) two-wheel drive, all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with *Australian Standard AS1743-2001 Road signs-Specifications.*

3.5 Water Supply

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

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

(i) A fire hydrant with a minimum flow rate of 600L per minute and pressure of 200kpa; or

(ii) A stored water supply in a water tank, swimming pool, dam or lake available for firefighting at all times which has the capacity of at least 10,000L for each separate building.

All future lots	Lots are to all to be within 120m of existing fire hydrants in road reserves or future fire hydrants provided as part of subdivision approval Table E4. It is noted that a number of fire hydrants exist in proximity to both sites, however any future subdivision will need to consider further fire hydrants to ensure that all land (future habitable building) is accessible and within 120m hose lay of a fire hydrant.

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

Table E4 Reticulated water supply for fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 120m of a fire hydrant; 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.
B.	Design criteria for fire hydrants	The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with *TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition*; and (b) fire hydrants are not installed in parking areas.
C.	Hardstand	A hardstand area for fire appliances must be: (a) no more than 3m from the hydrant, measured as a hose lay; (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.

4.0 Conclusions and Recommendations

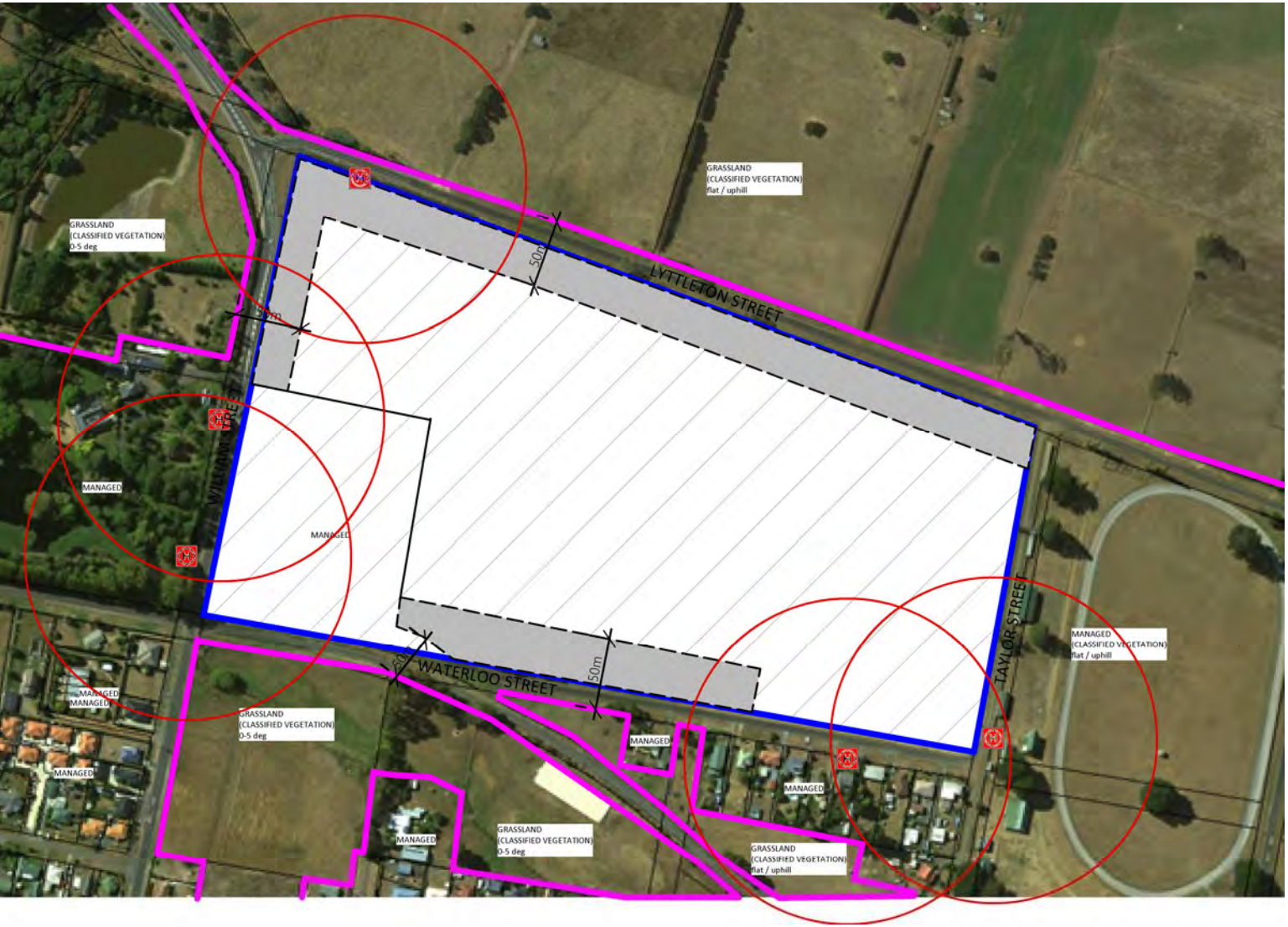
Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site generally and to provide sources of water supply dedicated for firefighting purposes and the construction and maintenance of a safe egress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

The sites have been assessed as demonstrating that future subdivision and building areas that have the dimensions equal to or greater than the separation distance required for BAL 19 & BAL 12.5 and BAL-LOW in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas.

<u>Fuel Managed Areas</u>

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

Schedule 2 – Bushfire Hazard Management Plans



NOTES

* PROPERTY ACCESS & ROAD REQUIREMENTS - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT

* FIREFIGHTING WATER SUPPLY - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT

* HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT

BAL 12.5

~~BAL LOW~~

Proposed General Residential zone

* THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B1382, R. GREEN, 20 FEBRUARY 2020

* THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF E1.0 BUSHFIRE-PRONE AREAS CODE - MEANDER VALLEY INTERIM PLANNING SCHEME 2013

N

BUSHFIRE HAZARD MANAGEMENT PLAN

BUSHFIRE ATTACK LEVEL (BAL) - REZONE CONSIDERATION
GENERAL RESIDENTIAL ZONE - ULTIMATE BAL RATINGS

LYTTLETON STREET, WESTBURY
GENERAL RESIDENTIAL REZONE

DATE: 20 FEBRUARY 2020
VERSION: 1
DRAWN: REBECCA GREEN
PHONE: 0409 284 422
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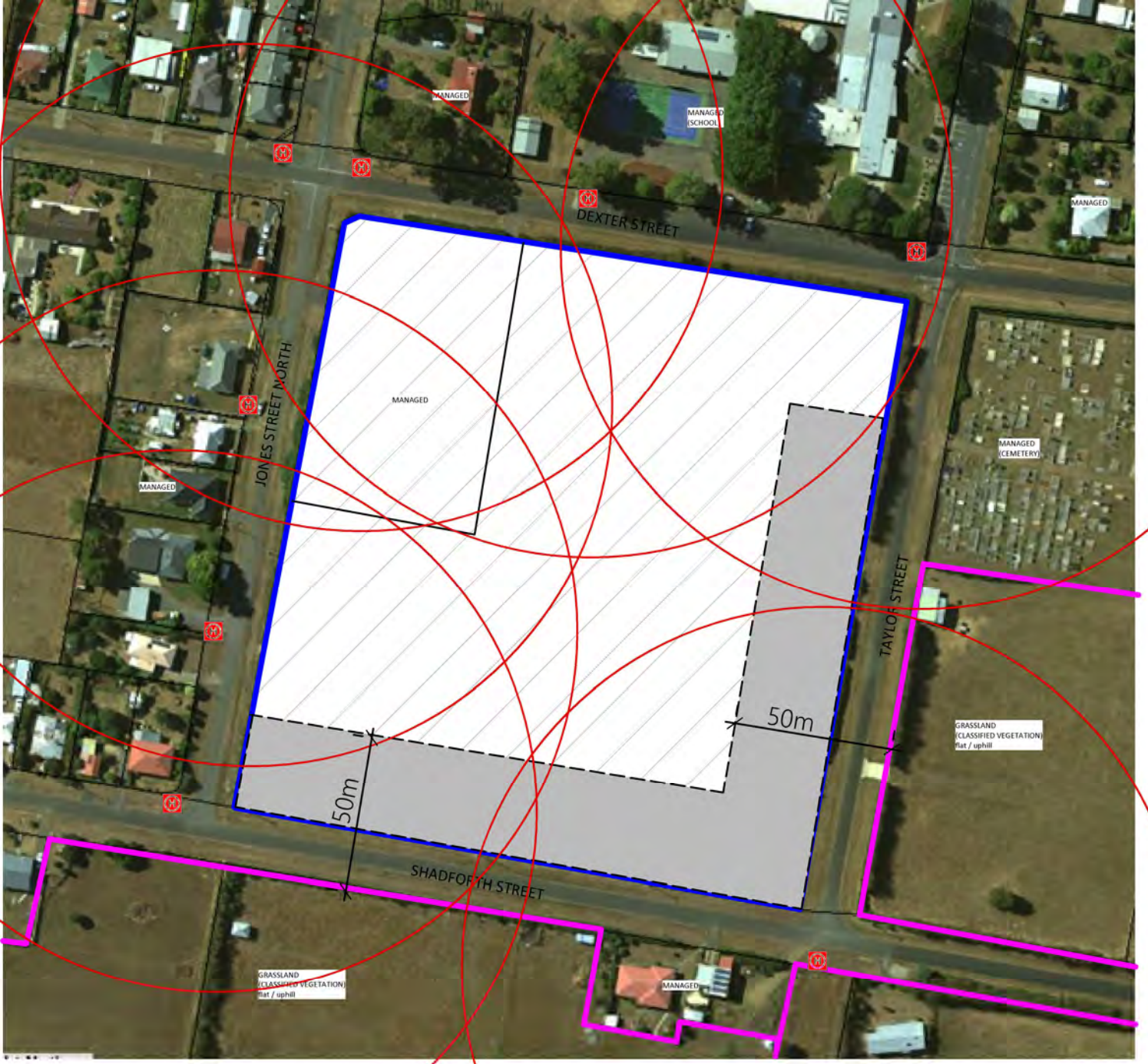
BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C

Rebecca Green & Associates



NOTES

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* FIREFIGHTING WATER SUPPLY - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT

* HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT

BAL 12.5

BAL LOW

Proposed General Residential zone

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BUSHFIRE HAZARD MANAGEMENT PLAN

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GENERAL RESIDENTIAL ZONE - ULTIMATE BAL RATINGS

DEXTER STREET, WESTBURY

GENERAL RESIDENTIAL REZONE

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Rebecca Green & Associates

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References

(a) Tasmanian Planning Commission 2017, *Tasmanian Planning Directive No. 5.1, Bushfire-Prone Areas Code*, Tasmania.

(b) Australian Standards, AS 3959-2009, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.

(c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.

(d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au

Appendix C

Traffic Impact Assessment

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TRAFFIC & CIVIL SERVICES

46 LYTTLETON STREET
150 LOT SUBDVISION
WESTBURY

TRAFFIC IMPACT ASSESSMENT
AUGUST 2020

PLANNING AUTHORITY 2 - ATTACHMENT 1

46 Lyttleton Street
150 Lot Subdivision, Westbury

TRAFFIC IMPACT ASSESSMENT

- Final Report

August 2020

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Document history and status

Revision	Date issued	Reviewed by	Approved by	Date approved	Revision type
1	16th April 2020	R Burk	R Burk	16th April 2020	Draft
2	31st Aug 2020	R Burk	R Burk	31st Aug 2020	Final

Distribution of copies

Revision	Copy no	Quantity	Issued to
Draft	1	1	MVC (Jo Oliver)
Final	1	1	MVC (Jo Oliver)

Printed:	31 August 2020
Last saved:	31 August 2020 09:41 AM
File name:	Lyttleton Street
Author:	Richard Burk
Project manager:	Jo Oliver (MVC)
Name of organisation:	MVC
Name of project:	Lyttleton Street
Name of document:	Lyttleton Street
Document version:	Final
Project number:	

PLANNING AUTHORITY 2 - ATTACHMENT 1

1. Introduction

1.1 Background

A 150-lot subdivision of the 12.9 Ha property at 46 Lyttleton Street, Westbury is proposed.

This report has been prepared to assess the traffic impact of the proposal.

This TIA has been prepared based on Department of State Growth (DSG) guidelines and responds to Meander Valley Council Interim Planning Scheme 2013 – Road and Railway Assets Code E4.

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 2030.

1.3 Scope of Traffic Impact Assessment (TIA)

This TIA considers in detail the impact of the proposal on:

- William Street
- Lyttleton Street
- Waterloo and Taylor Street
- Marriott Street and
- Meander Valley Road intersections.

Emu Plain Road is not included as part of this TIA as traffic impact from the proposal is expected to be minimal.

1.4 References

- RTA Guide to Traffic Generating Development 2002
- Meander Valley Council Interim Planning Scheme 2013
- Austroads Guide Road Design Part 4A: Unsignalized & Signalised Intersections 2017
- Guide to Traffic Management Part 6: Intersections, Interchanges & Crossings 2019.
- AS 1742.7: Railway Crossings
- LGAT Tasmanian Standard Drawings

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1.5 Statement of Experience and Qualifications

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

Richard Burk

BE (Civil) M Traffic Dip Man. MIE Aust CPEng

Director Traffic and Civil Services Pty Ltd

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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 stared 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 experiences by a vehicle or pedestrian with reference to a vase 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.

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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 tragic 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.

1.7 Site Specific Glossary of Terms

MVC	Meander Valley Council
SSA	Safe System Assessment

PLANNING AUTHORITY 2 - ATTACHMENT 1

2. Site Description

Figures 1 and 2 show the development location and local road network.

Lyttleton Street provides access to Recreation and Rural Resource zones immediately north of the Westbury urban area south of the Western Rail Line, see figure 3. Currently 3 rural residencies access Lyttleton Street.

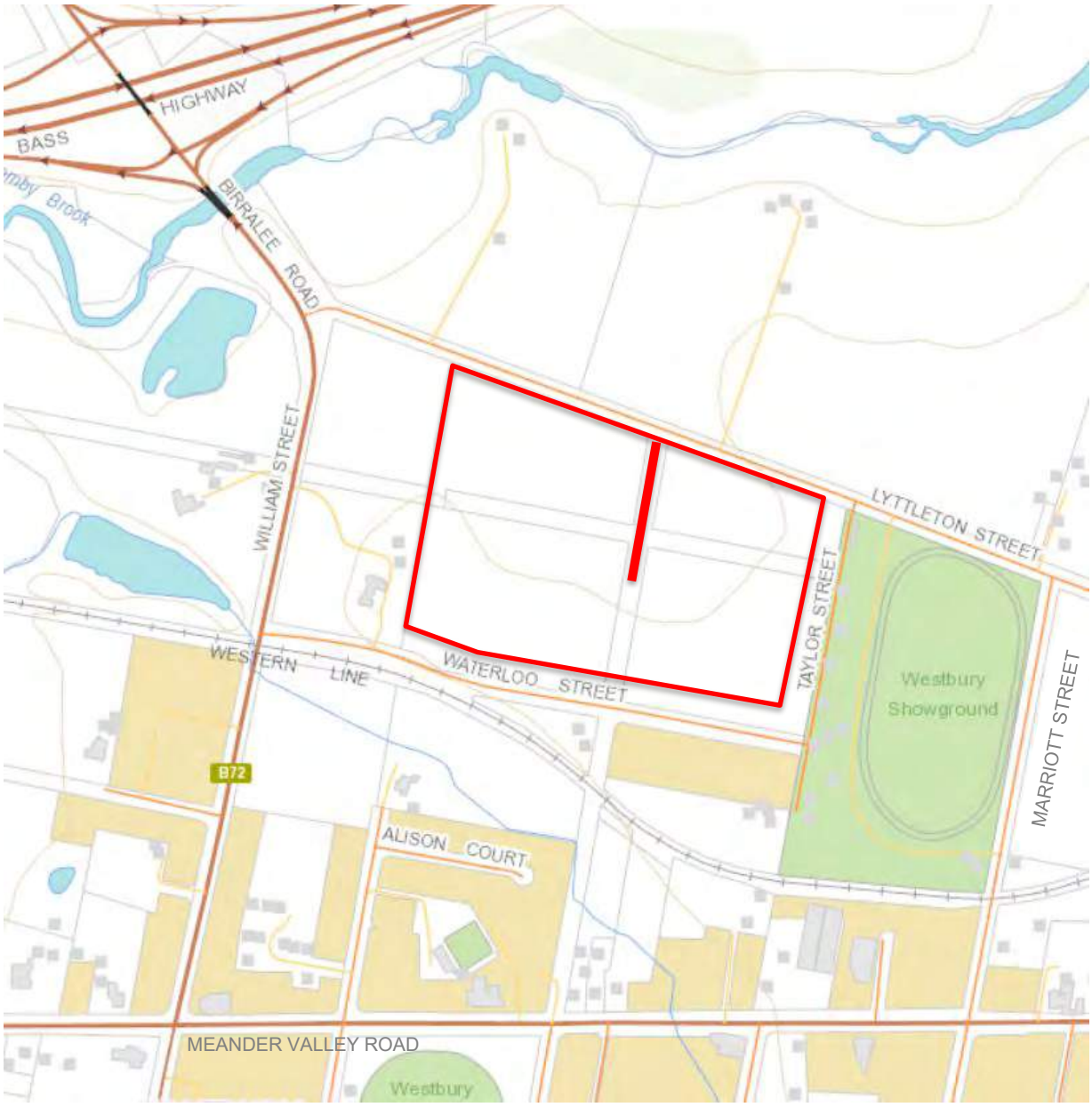
The proposed subdivision site is zoned Rural Resource. The land is relatively level and consists of cleared farmland.

Figure 1 – Development location

LISTmap DPIPWE

PLANNING AUTHORITY 2 - ATTACHMENT 1

Figure 2 – Local road network adjacent to the development site.



LISTmap DPIPWE

PLANNING AUTHORITY 2 - ATTACHMENT 1

3. Proposal, Planning Scheme and Road Owner objectives

3.1 Description of Proposed Development

The proposal is to subdivide the 12.9-hectare development site shown in figures 1 and 2 with an access via Lyttleton Street and approximately 700m² lots. It is assumed this will involve rezoning to General Residential.

3.2 Council Planning Scheme

The proposed development involves land currently zoned Rural Resource in accordance with the Tasmanian Interim Planning Scheme 2013 shown in Figure 3.

Figure 3 – Rural Resource Zone - Tasmanian Interim Planning Scheme 2013

LISTmap DPIPWE

3.3 Local Road Network Objectives

Meander Valley Council (MVC) is the authority responsible for the Council road network impacted by the proposal. MVC objectives are to maintain traffic safety and capacity for relevant road users.

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4. Existing Conditions

4.1 Transport Network

The transport system surrounding Lyttleton Street includes Birralee Road, William Street, Marriott Street, Waterloo Street, Taylor Street and Meander Valley Road. Most of Birralee Road and Meander Valley Road are state roads, see link maps in Appendix F and the remainder are council roads.

4.2 William Street

William Street is a 2 lane 2way council road with a major collector function between Westbury (Meander Valley Road) and Lyttleton Street and continues as Birralee Road to the Bass Highway interchange and further north to Frankford Main Road. William Street traffic activity is estimated at 1,280 vpd based on traffic data collected in March 2020 by TCS for the purposes of this TIA. Appendix A contains the traffic survey data.

The road is well delineated with thermoplastic line marking and streetlighting provided from the Waterloo Street junction to Meander Valley Road. A 50km/h posted speed limit applies and footpath is provided on most of the west side of the road along the road reservation boundary. William Street is part of the Tasmanian B Double network, see Appendix C and a school bus route.

4.2.1 Birralee Road / Bass Highway Interchange

This interchange is shown in figure 2 and is built to National Highway Standard and provides full access to the Bass Highway for 26m B Doubles. Birralee Road (Bass Hwy – Lyttleton St) has a 60km/h speed limit.

4.2.2 William Street / Lyttleton Street Junction

This junction has a fully channelized right turn lane to Lyttleton Street. The left turn to Lyttleton Street has a simple left layout. The junction layout is shown in figure 4. Sight distances and the junction layout are shown in figures 5 to 9.

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Figure 4 – William Street / Lyttleton Street junction

LISTmap DPIPWE

Figure 5 – Looking right along William Street from Lyttleton Street

Sight distance to the right is >300m

Figure 6 – Looking left along William Street from Lyttleton Street

Sight distance to the left is 115m

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Figure 7 – Lyttleton Street approach to William Street

Figure 8 – William Street north bound approach to Lyttleton Street

The right turn into Lyttleton is Channelized (CHR)

Figure 9 – William Street south bound approach to Lyttleton Street

The left turn into Lyttleton is Simple only.

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4.2.3 William Street / Waterloo Street junction

Waterloo / William Street junction has a simple junction layout. There is a railway crossing on William Street immediately south of the junction which limits the capacity of the junction for vehicles turning right into Waterloo Street. Figures 10 to13 show the junction layout.

Figure 10 – Looking right along William Street from Waterloo Street

Sight distance to the right is 150m

Figure 11 – Looking left along William Street from Waterloo Street

Sight distance to the left is >300m

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Figure 12 –Waterloo Street approach to William Street

Figure 13 - William Street north bound approach to Waterloo Street

No pedestrian facilities are provided where the footpath meets the railway crossing.

4.2.4 Waterloo Street

The General Urban Speed Limit of 50km/hr applies to Waterloo Street and the road width is typically 5m from edge to edge of seal. There is no line marking and the road is in fair condition. There is a water filling station near the junction with William Street which can be seen in figure 12.

4.2.5 William Street Railway Crossing

The William Street railway crossing has active controls with flashing signals. The road markings and signs are in good condition. Figures 14- 17 show the crossing approaches. There is no provision for pedestrians crossing the rail line, see figure 13.

Figure 14 – Northern approach to William Street level crossing

Figure 15 – Northern approach to William Street level crossing

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Figure 16 – Southern approach to William Street level crossing

Figure 17 – Southern approach to William Street level crossing

4.3 Lyttleton Street

Lyttleton Street has a posted speed limit of 60km/h. The seal width is typically 5m. There is no line marking or streetlighting provided. Figures 18 and 19 show the sight distances from the assumed access point to the proposed subdivision.

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Figure 18 – Looking right along Lyttleton Street from subdivision access road

Sight distance to the right is >200m

Figure 19 – Looking left along Lyttleton Street from subdivision access road

Sight distance to the left is >400m

4.3.1 Lyttleton Street / Taylor Street junction

The Lyttleton Street / Taylor Street junction has a simple layout with no line marking or street lighting. Sight distances are shown in figures 20 and 21.

Figure 20 – Looking right along Lyttleton Street from Taylor Street

Sight distance to the right is <100m

Figure 21 – Looking left along Lyttleton Street from Taylor Street

Sight distance to the left is 600m

Figure 22 – Lyttleton Street approach to Taylor Street

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4.3.2 Taylor Street

Taylor Street is a short-unsealed road with a trafficable width of 5m, see figure 23. Racecourse infrastructure in the form of 2 sheds occupy the Council road reservation.

Figure 23 – Lyttleton Street approach to Taylor Street

The Council Road reservation is 20m wide and where the sheds encroach the width available from the fence line to the sheds is some 11.5m.

For an urban access road only and no through traffic the minimum road width from LGAT Urban Road standards is 6.9m from face to face of kerb. See standard drawing TSD-R06-v1.

The 11.5m pinch points still allow for a 6.9m road width and 1.5m footpath on the west side with some room for above and below ground services.

Taylor and Waterloo Streets should be limited in function to local access only as the William / Waterloo Street junction has very limited capacity due to the level crossing adjacent. Accordingly, both streets should be managed to discourage through traffic as much as possible. A 6.9m road width would support this strategy.

4.4 Marriott Street

The General Urban Speed Limit of 50km/hr applies to Marriott Street. The seal width is typically 5m. There is no line marking or street lighting provided. There is a rail crossing towards the southern end of Marriott Street.

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4.4.1 Marriott Street / Lyttleton Street junction

The Lyttleton Street / Marriott Street junction has a simple layout with line marking and no streetlighting. Available sight distances are shown in figures 24 -26.

Figure 24 – Marriott Street looking right along Lyttleton Street

Sight distance to the right is >300m

Figure 25 – Marriott Street looking left along Lyttleton Street

Sight distance to the left is 160m

Figure 26 – Lyttleton Street on approach to Marriott Street

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4.4.2 Marriott Street Level Crossing

This level crossing has passive controls to the Australian Standard as shown in figures 27-34. The stopped sight angles comply with AS1742.7.

Figure 27 – Northbound looking left along Marriott Street level crossing

Sight distance to the left is >200m

No pedestrian facilities are provided where the footpath meets the railway crossing.

Figure 28 – Northbound looking right along Marriott Street level crossing

Sight distance to the right is >200m

Figure 29 – Southbound looking right along Marriott Street level crossing

Sight distance to the right is >200m

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Figure 30 – Southbound looking left along Marriott Street level crossing

Figure 31 – Northern approach to Marriott Street level crossing

Figure 32 – Northern approach to Marriott Street level crossing

No pedestrian facilities are provided where the footpath meets the railway crossing.

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Figure 33 – Southern approach to Marriott Street level crossing

Figure 34 – Southern approach to Marriott Street level crossing

Old footage of level crossing approach showing pavement markings and advance warning sign which are still in place

4.5 Meander Valley Road

A posted speed limit of 50km/h applies between Jones Street North and William Street Junctions. The road is in good condition, with Thermoplastic line markings and street lighting. The road is some 14.4m wide with 4m traffic lanes, a 2m wide median turn lane and 2.2m parking lanes. Meander Valley Road is a part of Tasmania's 26m B Double network East of William Street.

4.5.1 Meander Valley Road / Marriott Street intersection

The Meander Valley Road / Marriott Street intersection has a cross layout with adequate width for through traffic to pass propped right turners on Meander Valley Road. The intersection is marked with Thermoplastic lines in good condition and street lighting is provided. Available sight distances are shown in figures 35 to 38.

Figure 35 – Looking right along Meander Valley Road from Marriott Street

Sight distance to the right is <150m

Figure 36 – Looking left along Meander Valley Road from Marriott Street

Sight distance to the left is >200m

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Figure 37 –Marriott Street approach to Meander Valley Road

Figure 38 - Meander Valley Road approach to Marriott Street

4.5.2 Meander Valley Road / William Street intersection

The Meander Valley Road / William Street intersection has a cross layout with adequate width for through traffic to pass propped right turners on Meander Valley Road. The intersection is marked with painted lines in average condition, street lighting is provided. Sight distances are noted in figures 39 and 42.

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Figure 39 – Looking right along Meander Valley Road from William Street

Sight distance to the right is 100m

Figure 40 – Looking left along Meander Valley Road from William Street

Sight distance to the left is 170m.

Figure 41 –William Street northern approach to Meander Valley Road

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Figure 42 - Meander Valley Road eastern approach to William Street

4.6 Traffic Activity

Traffic turning count surveys were conducted during the PM peak of Monday 23rd March 2020 and AM peak of Tuesday 24th March 2020. Figures 43-46 summarise the survey data. AADT for each road was estimated by taking an average of estimated PM and AM peak hour counts and multiplying by 10 to give a broad-brush indication of AADT.

4.6.1 William Street

Data collected is summarised in figure 43.

Figure 43 – William Street estimated AADT 2020

Location	Occasion			
William Street / Lyttleton Street	Surveyed		Estimated Hourly Peak	
	8:00 - 8:30	17:00 - 17:30	AM	PM
William Street				
North Bound	32	37	64	74
South Bound	23	36	46	72
AADT (vehicles per day)			**1280**	

4.6.2 Lyttleton Street

Data collected is summarised in figure 44.

Figure 44 – Lyttleton Street estimated AADT 2020

Location	Occasion			
William Street / Lyttleton Street	Surveyed		Estimated Hourly Peak	
	8:00 - 8:30	17:00 - 17:30	AM	PM
Lyttleton Street				
West Bound	2	7	4	14
AADT (vehicles per day)			**90**	

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4.6.3 Marriott Street

Data collected is summarised in figure 45.

Figure 45 – Marriott Street estimated AADT 2020

Location	Occasion			
Meander Valley Road / Marriott Street	Surveyed		Estimated Hourly Peak	
	8:00 - 8:30	17:00 - 17:30	AM	PM
Marriott Street				
North Bound	34	14	68	28
South Bound	7	17	14	34
AADT (vehicles per day)			**720**	

4.6.4 Meander Valley Road

Data collected is summarised in figure 46.

Figure 46 – Meander Valley Road estimated AADT 2020

Location	Occasion			
Meander Valley Road / Marriott Street	Surveyed		Estimated Hourly Peak	
	8:00 - 8:30	17:00 - 17:30	AM	PM
Meander Valley Road				
East Bound	68	83	136	166
West Bound	86	123	172	246
AADT (vehicles per day)			**3600**	

4.7 Road Safety Review

4.7.1 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 reported crash history records 12 crashes within the study area:

- 6 crashes on Meander Valley Rd (1 serious and 6 property damage only) with the casualty crash involving 2 motorcyclists.
- 3 crashes at the Meander Valley Rd / William St intersection (1 serious, 1 minor and 1 PDO) with the single vehicle casualty crashes both involving motorcyclists.
- 1 crash at the Lyttleton/ Marriott St junction (1 PDO)
- 2 crashes at the Meander Valley Rd / Franklin St intersection (1FA and 1 PDO)

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The crash history indicates a general crash propensity on Meander Valley Road from William Street to Jones Street North. Figures 47-49 summarise the crash history and locations.

Figure 47 – 5 Year reported crash history within the study area.

ID	Description	Date	Time	Severity	Light	Location	Units
1471509	144 - Parking vehicles only	04-Mar-2016	13:15	PDO	Day	MVR	LV x2
2002247	179 - Other straight	31-Jan-2017	06:00	PDO	Dawn	Lyttleton/Marriott St Int.	LV
2014189	110 - Cross traffic	01-Mar-2017	19:30	PDO	Day	MVR/ William St Int.	LV x2
2014428	120 - Wrong side head on	02-Mar-2017	13:05	PDO	Day	MVR	LV x2
2022249	160 - Parked	20-Mar-2017	10:30	PDO	Day	MVR	LV x2
2066248	184 - Out of control on c/way	19-Apr-2017	14:00	Minor	Day	MVR/ William St Int.	MC
2112249	121 - Right through	03-Nov-2017	14:33	FA	Day	MVR / Franklin St Int.	LV x2
49833130	147 - Emerging - driveway/lane	09-Nov-2018	17:30	Serious	Day	MVR	MC x2
50151108	144 - Parking vehicles only	26-Jul-2019	13:51	PDO	Day	MVR	LV x2
50437009	110 - Cross traffic	19-Dec-2019	18:53	PDO	Day	MVR / Franklin St Int.	LV x2
50592852	184 - Out of control on c/way	08-Jan-2020	09:00	Serious	Day	MVR/ William St Int.	MC
50584621	144 - Parking vehicles only	12-Feb-2020	14:46	PDO	Day	MVR	LV x2

Legend:

MVR	Meander Valley Road
PDO	Propert Damage Only
FA	First Aid
LV	Light Vehicle
MC	Motorcycle

Figure 48 – Crash Locations within the Study Area

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Figure 49 – Crash location close-up on Meander Valley Road

4.7.2 Services

Street lighting is provided:

- William Street (Waterloo Street to Meander Valley Road), see figure 17
- Meander Valley Road / Marriott Street intersection see figure 38.
- Along Meander Valley Road

Above and below ground services within the surrounding road reservations do not appear to disaffect traffic capacity and safety.

4.7.3 Road Safety Audit

William Street

- The William Street Railway Crossing is immediately adjacent to the William / Waterloo Street junction. This limits the capacity of the junction for traffic turning right into Waterloo Street as there is some 20m of storage available.

- No pedestrian facilities at the level crossing.

- The trafficable width of William Street is <8m between Waterloo Street and Meander Valley Road which is narrower than the 8m absolute minimum guideline for a road that is part of the Tasmanian 26m B Double Network.

- A Simple Left turn layout is provided for vehicles turning left into Lyttleton Street from William Street.

- The crash barrier fences have legacy crash attenuation terminals.

- The culverts do not have driveable culvert headwalls

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- The pedestrian ramps at the William / Meander Valley Road Intersection on the Hotel side of the main road are legacy standard.
- There is no street lighting of the pedestrian refuge island on the William Street northern approach to Meander Valley Road.
- The William / Meander Valley Road Intersection layout has no line marking to support the BAR layout though width is available.
- There is a missing link in the footpath on the west side of William – Birralee Road from the Level Crossing to the access to Culzean Gardens of some 200m.

Lyttleton Street

- Is a narrow rural access road in fair condition and 5.0m wide which is fit for current but not for proposed operation.
- The crash barrier fences have legacy crash attenuation terminals.
- Insufficient delineation with guideposts
- Junction line marking with Marriott Street has almost completely faded.

Marriott Street

- Is a narrow rural access road in fair condition and 5.0m wide which is fit for current but not for proposed operation.
- Has a passively controlled level crossing with traffic activity of 720vpd.
- There are no pedestrian facilities at the level crossing.
- The Marriott / Meander Valley Road Intersection layout has no line marking to support BAR layout though width is available.

Waterloo Street

- The Waterloo / Meander Valley Road junction combined with the railway crossing limits function of Waterloo Street to a local residential access only road.

Taylor Street

- The Waterloo / Meander Valley Road junction limits function of Taylor Street to a local residential access only road.

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4.7.4 Safe System Assessment.

William, Lyttleton and Marriott Streets have 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 is an indication of 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.*

Safe System Assessments details for each road are included in Appendix D. SSA scores were:

- William Street: 33/448 which indicates a very low crash risk.
- Lyttleton Street: 34/448 which indicates a very low crash risk.
- Marriott Street: 29/448 which indicates a very low crash risk.

Figure 50 shows how SSA score relates to crash risk.

Figure 50 – SSA Score guideline for crash risk

<40/448	Very low risk score
(40-80)/ 448	Low risk score
(80-180)/448	Moderate to high risk score
>180/448	High risk score
NS	Not suitable

4.8 Road Infrastructure Summary

Figure 51 summarises existing road infrastructure provisions within the study area.

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Figure 51 – Existing Road Infrastructure Provisions within the study area.

Road Users	Infrastructure	Location					
		Waterloo St	Taylor Street	Lyttleton Street	Marriot Street	William Street	Meander Valley Road
Estimated AADT (vpd)		150	< 50	90	720	**1280**	**3600**
Speed Limit (km/h)		50	50	60	50	**50**	50
Road Width (m)		5	7.4	5	5	8	14.5
Casualty crashes/5 yr		0	0	0	0	0	4
Pedestrians (ppd)		10	10	5	5	20	200
Pedestrians	Footpath	Grass - Sth Side	None	Grass - Sth Side	West Side	West Side	Both sides
Public Transport	Bus stops	No Designated bus stops					
TasRail							
	Level Crossings	No Crossing			Passive Control	Active Control	No Crossing
Cyclists	Footpath	Grass - Sth Side	None	Grass - Sth Side	West Side	West Side	Both sides
	Sealed Road	Sealed	Unsealed	Sealed			
	Sealed Shoulder	No Sealed Shoulders				Sealed shoulders / parking lane	
Motorcyclists	Alignment	straight urban roads with consistent surface					
Light Vehicles	On street parking	None					Both sides
Heavy Vehicles	General access	General Access				HPV & HML *	

* Meander Valley Road west of William Street

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5. Traffic Generation and Assignment

This section of the report estimates how traffic generated by the proposal is distributed within the adjacent road network now and ten years future.

5.1 Traffic Growth

Assumed background traffic compound annual growth of:

- William Street: 1.2 % (from DSG traffic counts)
- Lyttleton Street: 1.5%

5.2 Trip Generation

For a General Urban zone with an area of 12.9 hectares 150 *700m² lots are feasible allowing space for internal road reservation. Dwelling houses daily trip generation is assumed to be 10vpd/lot and 1 vph / lot at peak times based on RTA guidelines. This amounts to a total estimated traffic activity of 1500 vpd and 150 vph at peak times.

5.3 Trip Assignment

5.3.1 Network Assignment Assumptions

The following assumptions have been made in assigning traffic to the road network from the proposed development:

- 30 lots will directly access Waterloo and Taylor Street ,directing some 200 vpd along Waterloo Street and 100 vpd along Taylor Street.
- 120 lots will directly access Lyttleton Street with 1200 vpd.
- Traffic has been split up into ratios of 5:1 leaving (green) / returning (red) for the AM peak, see figure 52, and 3:1 returning (green) / leaving (red) for the PM peak, see figure 53.

Factors taken into consideration at each junction include:

- commuters directly accessing the Bass Highway junction
- residents accessing the Westbury CBD
- residents accessing Meander Valley Road for travel to other centres
- residents accessing Westbury Primary School, IGA and local destinations.

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Figure 52 – Estimated AM Peak hour traffic distribution (2030)

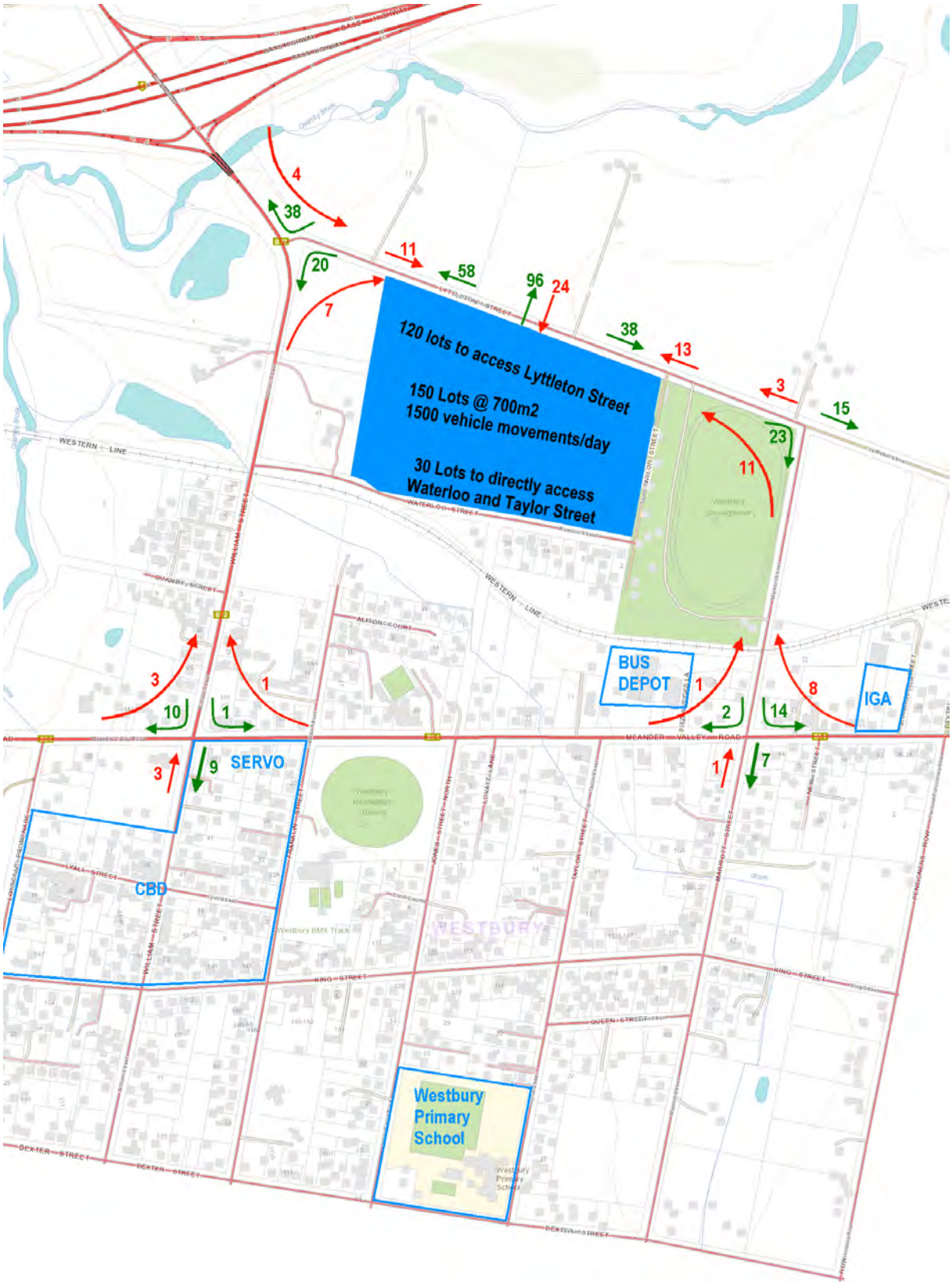

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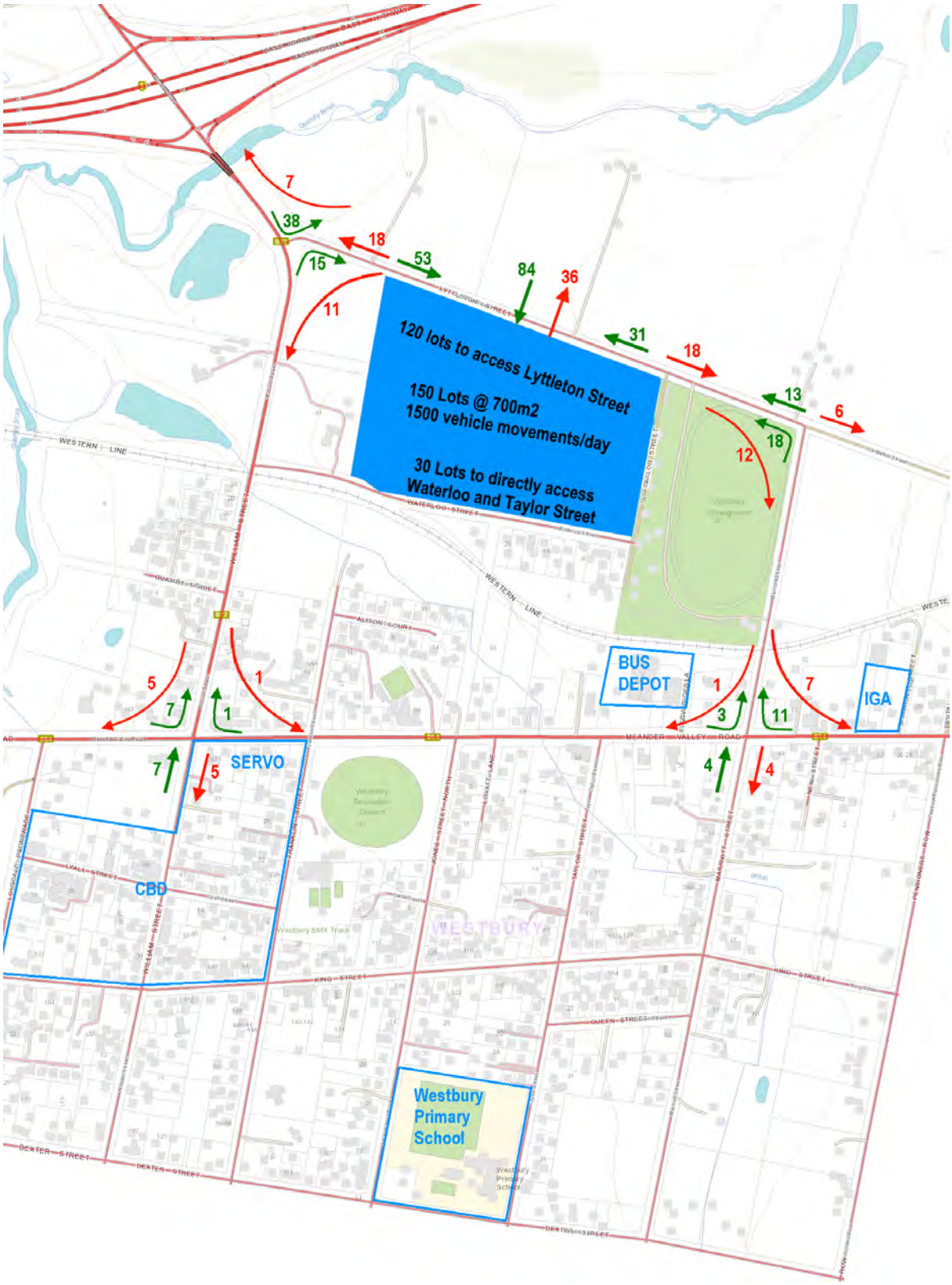
Figure 53 – Estimated PM Peak hour traffic distribution (2030)



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5.3.2 William Street / Lyttleton Street Junction

Figures 54 and 55 show projected peak hour traffic activity in 2020 and 2030 respectively.

Figure 54 – 2020 Traffic Activity at William / Lyttleton St Junction As-Is

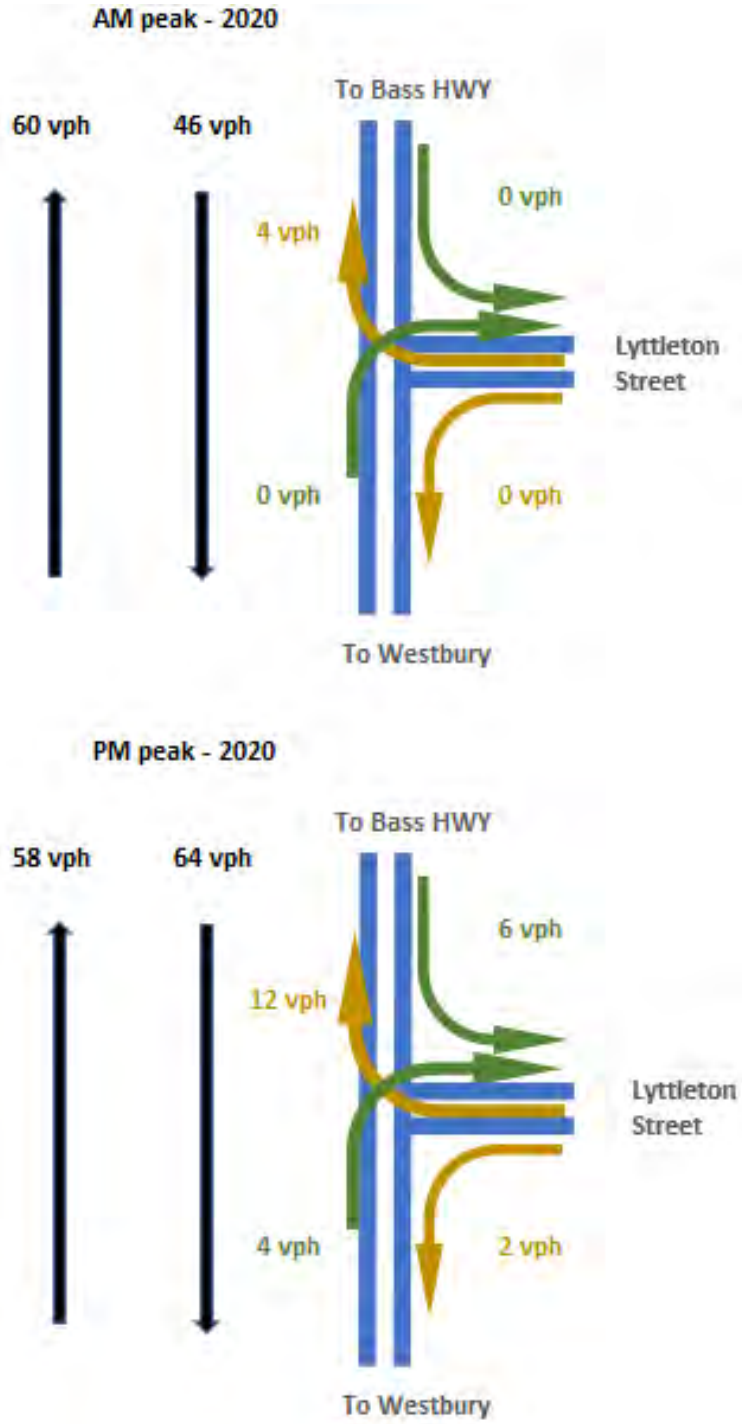

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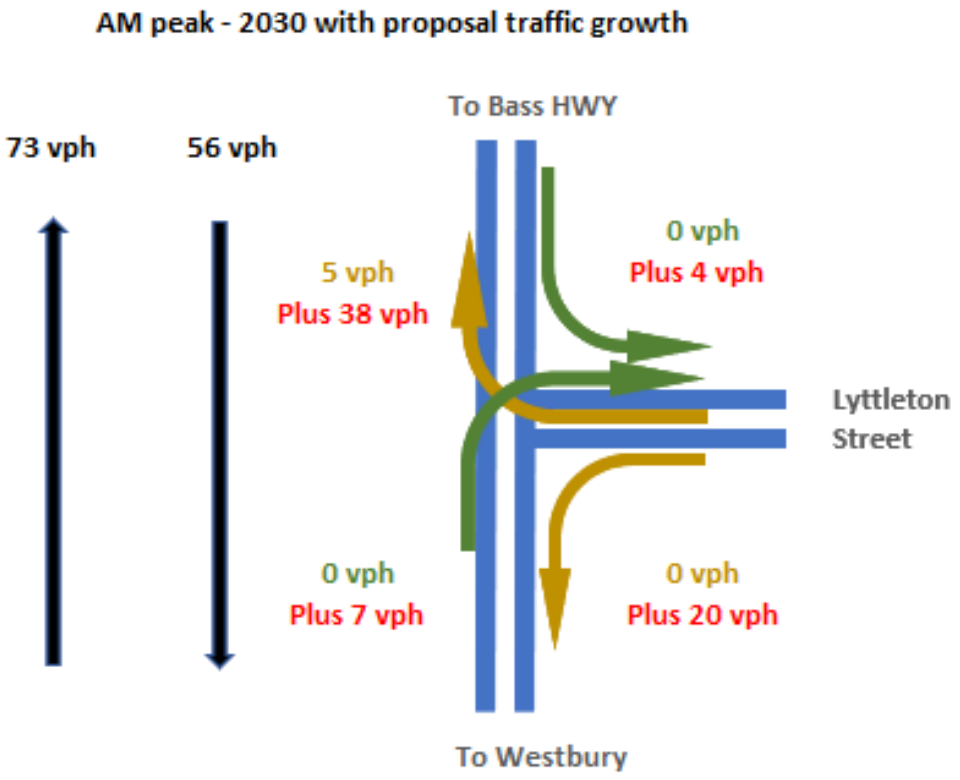
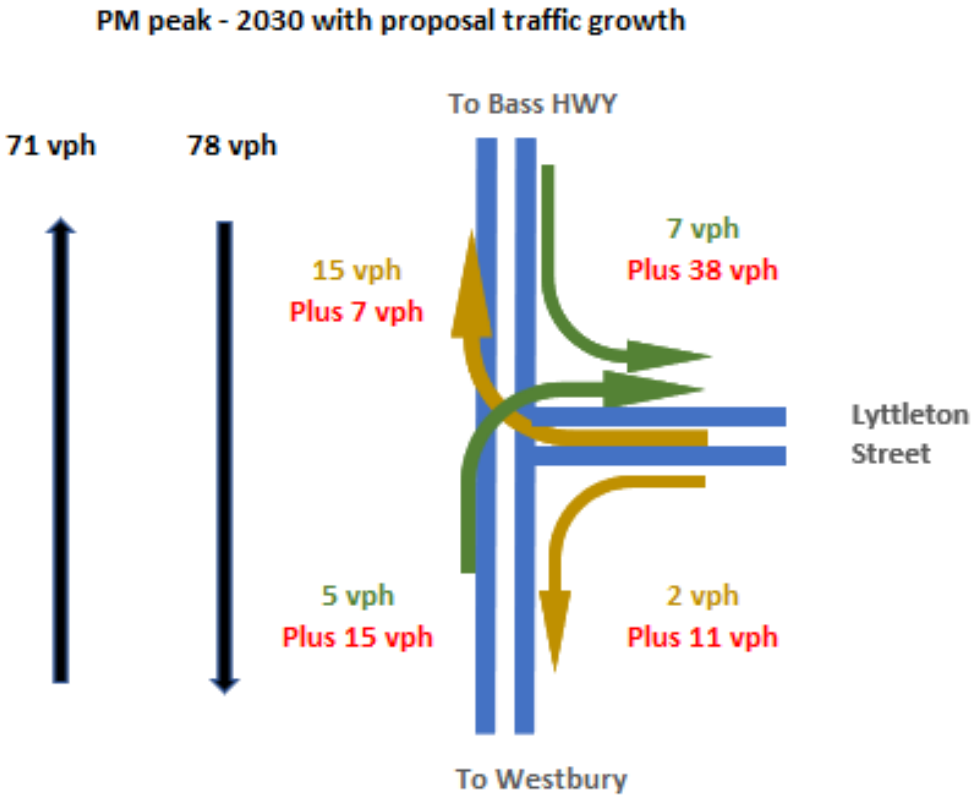
Figure 55 – 2030 Traffic Activity at William / Lyttleton St Junction Post Development





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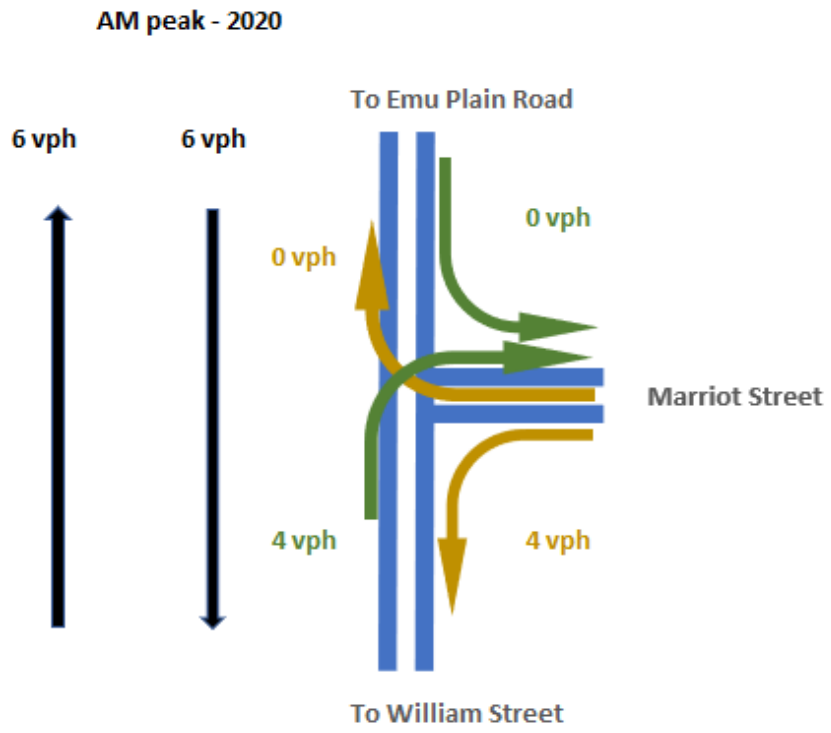
5.3.3 Lyttleton Street / Marriott Street Junction

Figures 56 and 57 show projected peak hour traffic activity in 2020 and 2030 respectively.

Figure 56 – 2020 Traffic Activity at Lyttleton / Marriott St Junction As-Is



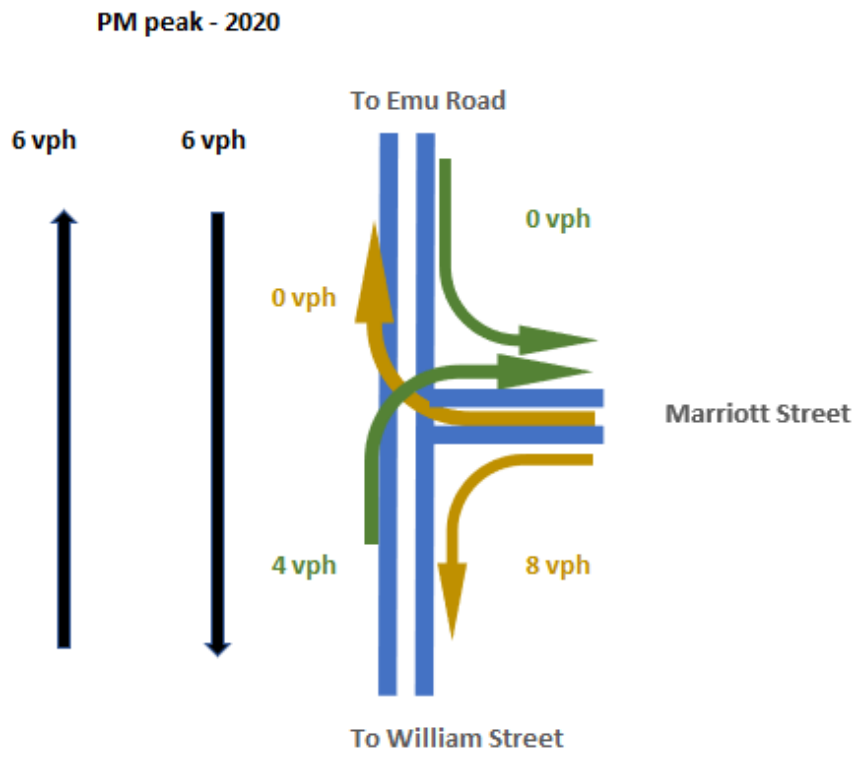


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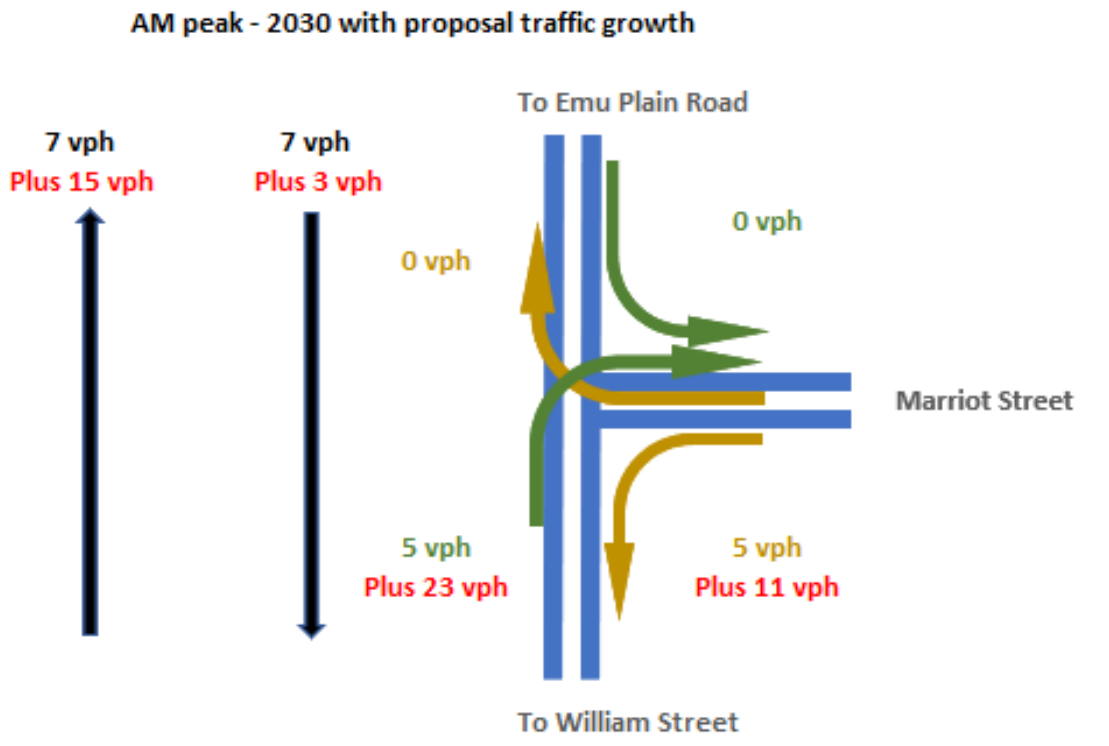
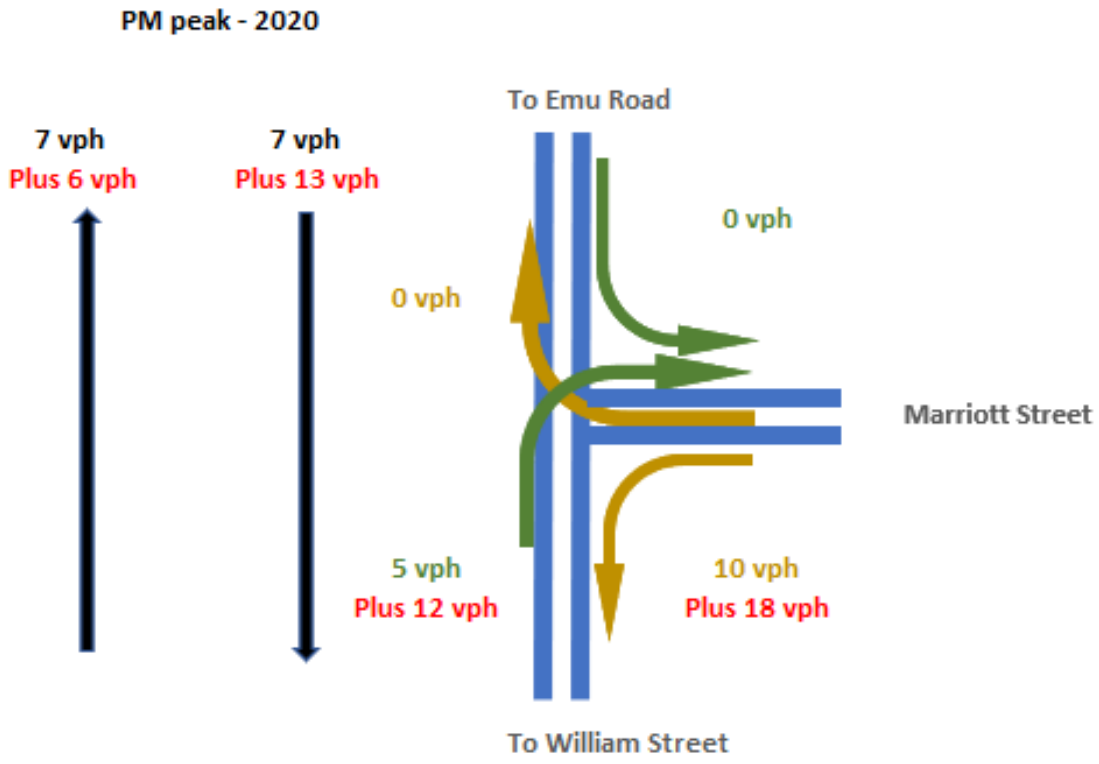
Figure 57 – 2030 Traffic Activity at Lyttleton /Marriott St Junction Post Development





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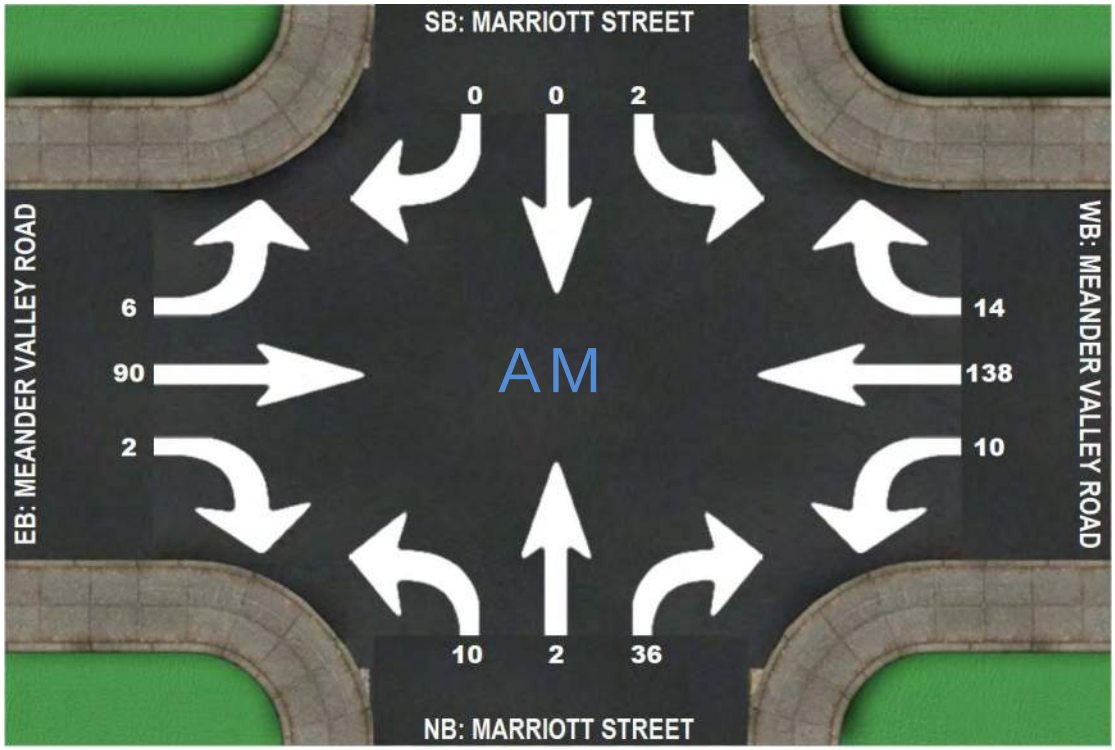
5.3.4 Marriott Street / Meander Valley Road intersection

Figures 58 and 59 show projected peak hour traffic activity in 2020 and 2030 respectively.

Figure 58 – 2020 Traffic Activity at Marriott / Meander Valley Road Intersection As-Is



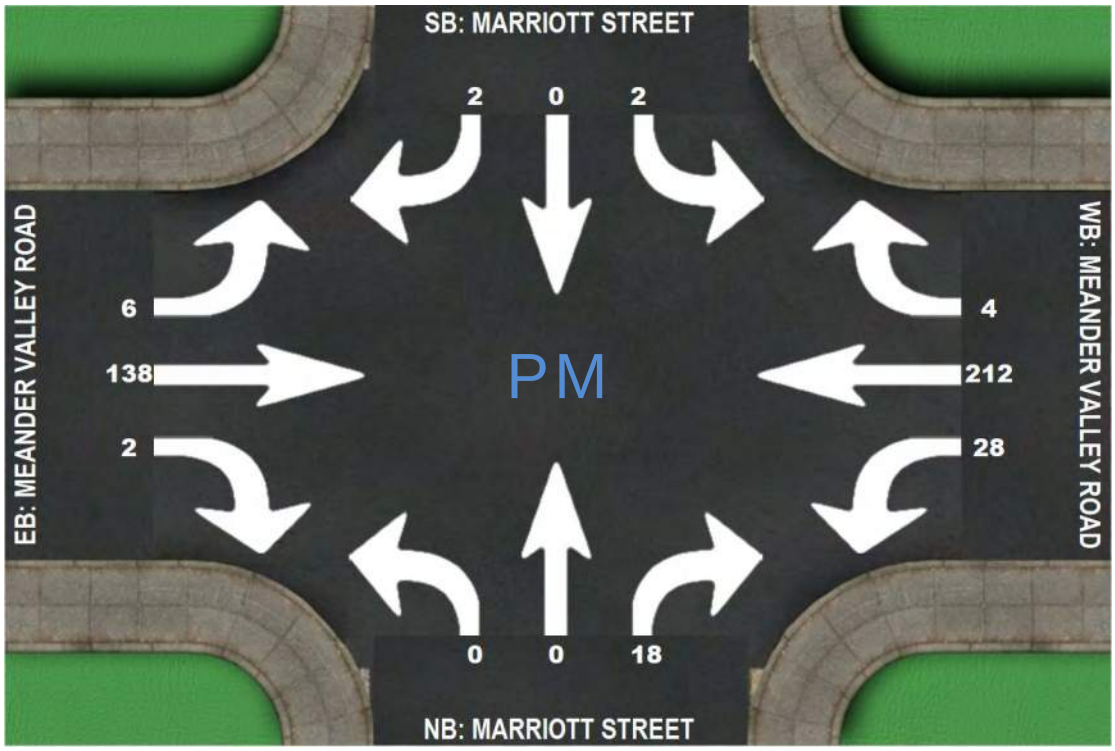


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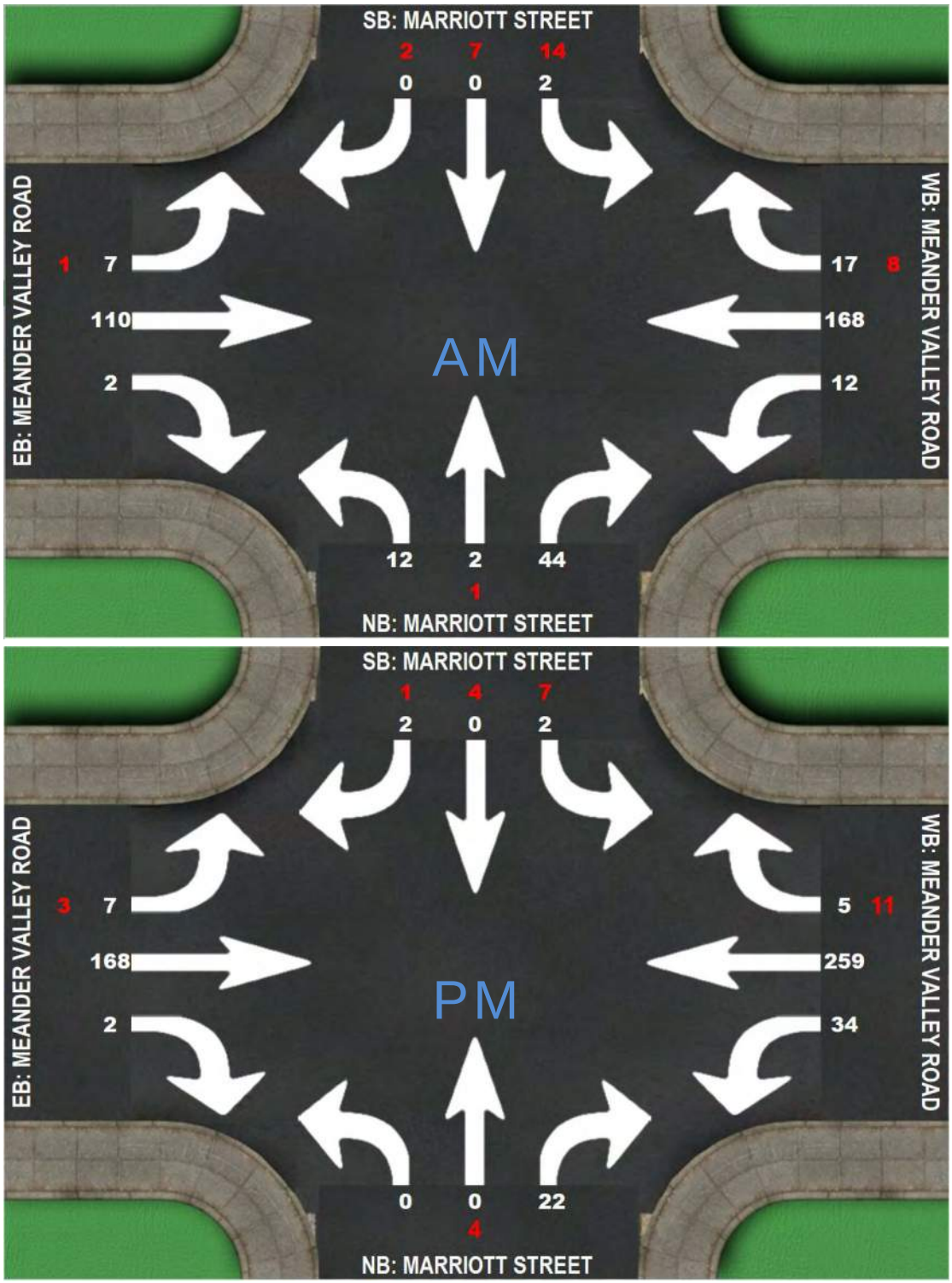
Figure 59 – 2030 Traffic Activity at Marriott/Meander Valley Rd Int. Post Development



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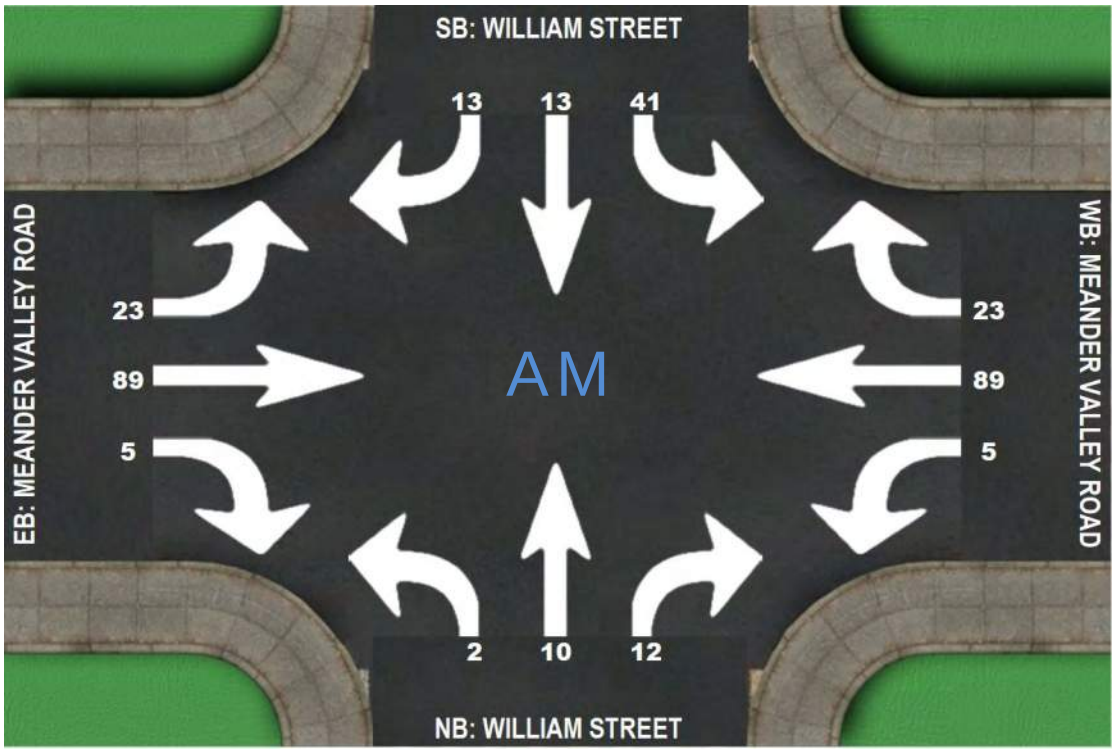
5.3.5 William Street / Meander Valley Road intersection

Figures 60 and 61 show projected peak hour traffic activity in 2020 and 2030 respectively.

Figure 60 – 2020 Traffic Activity at William /Meander Valley Rd Intersection As-Is



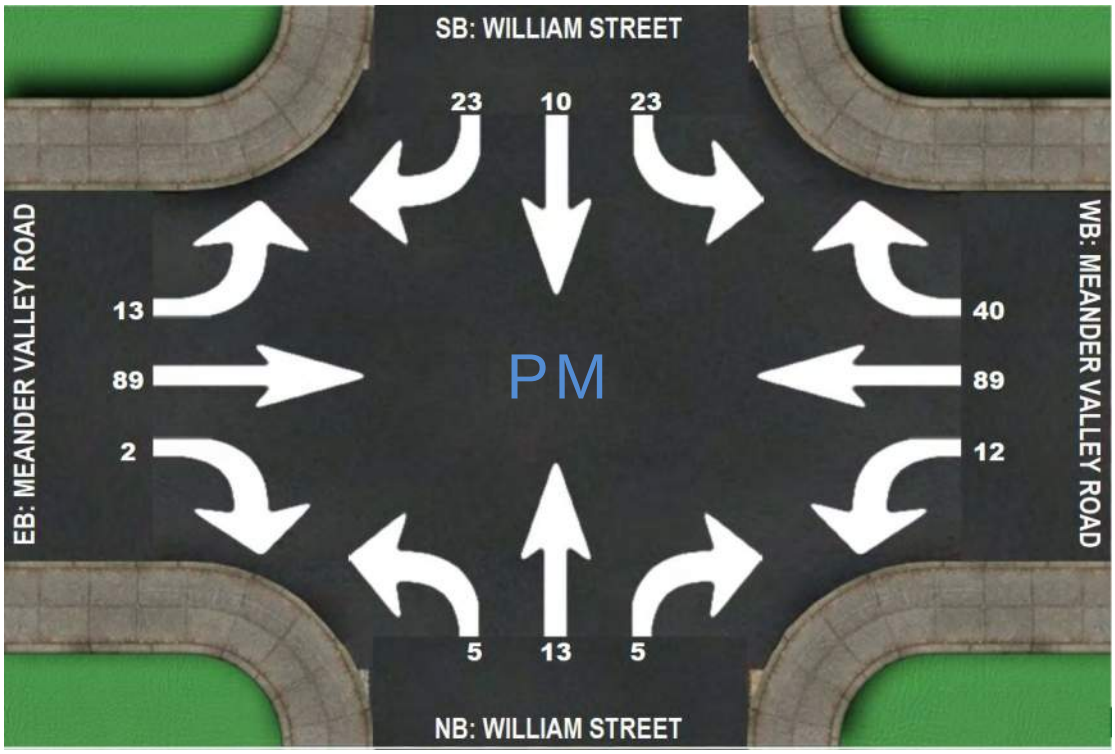


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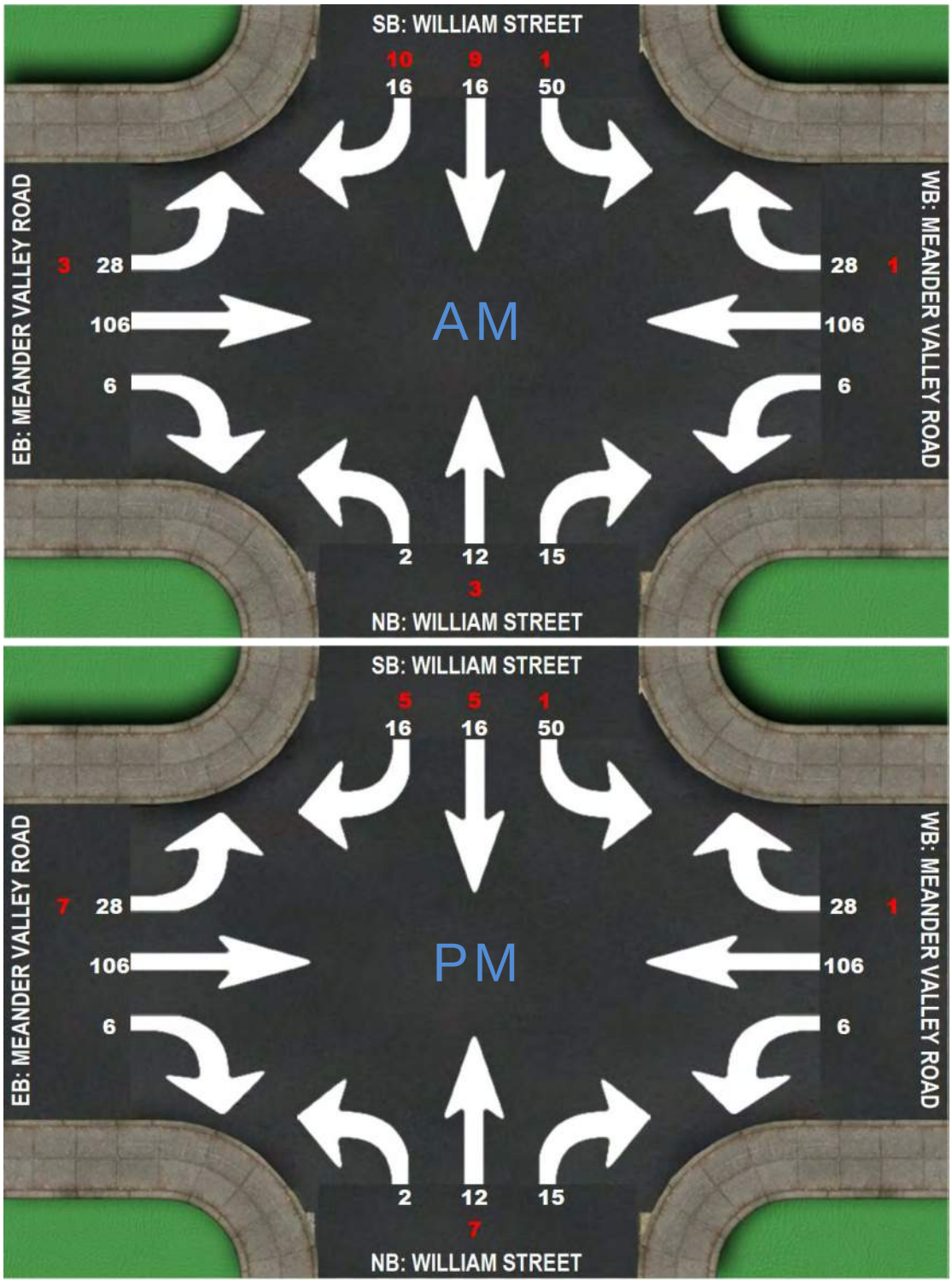
Figure 61 – 2030 Traffic Activity at William / Meander Valley Rd Int Post Development

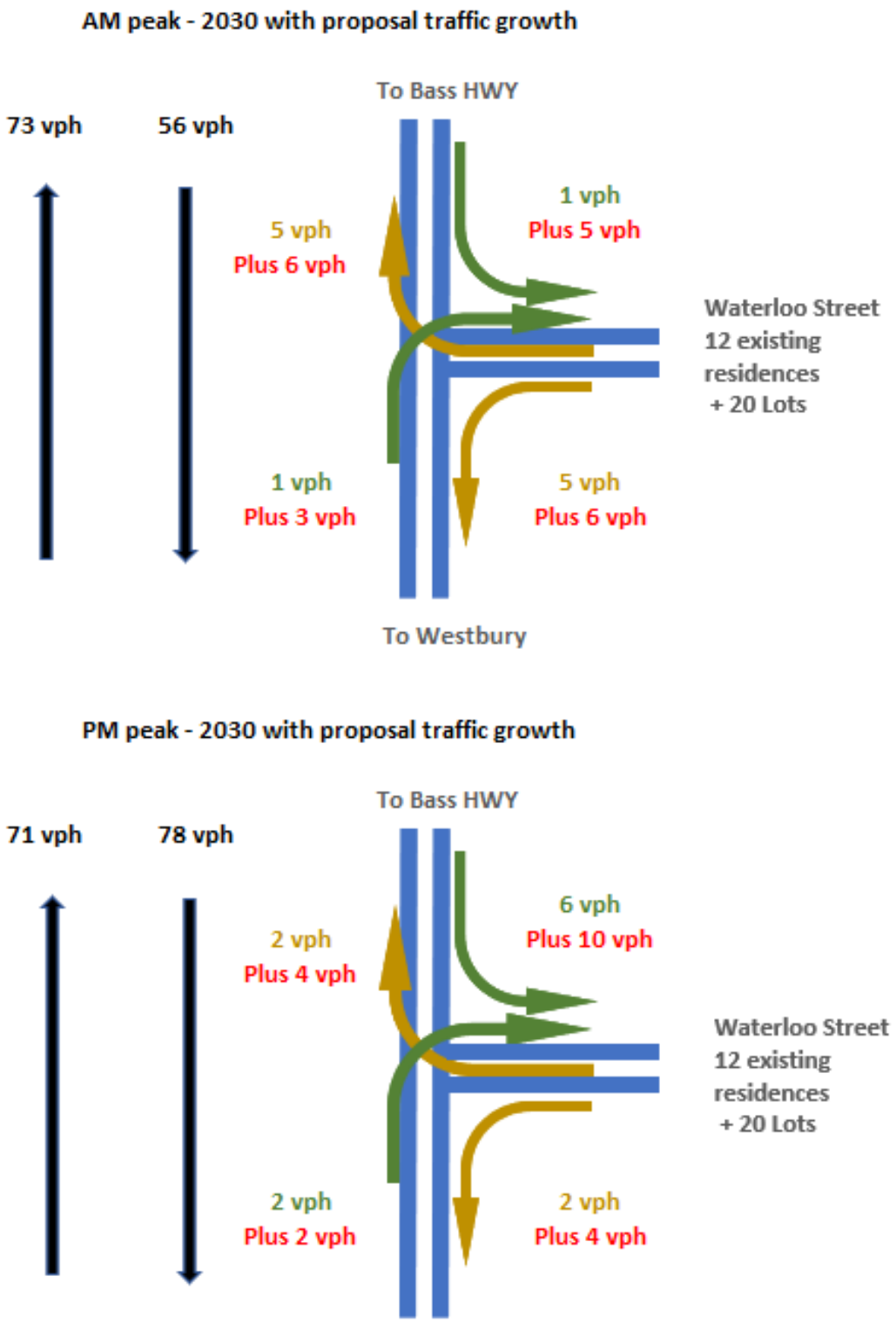


PLANNING AUTHORITY 2 - ATTACHMENT 1

5.3.6 William Street / Waterloo Street Junction

Figure 62 shows projected peak hour traffic activity in 2030.

Figure 62 – 2030 Traffic Activity at William / Waterloo St Junction Post Development



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6. Impact on Road Network

6.1 Impact of proposal on traffic capacity

Traffic projections and volumes estimated in section 5.3 indicate the impact of the proposal will be negligible on Level of Service and operation of all the junctions with Lyttleton Street, the Marriott Street / Meander Valley Road intersection, and the William Street / Meander Valley Road intersection.

The William Street / Lyttleton Street junction has been analysed as it is estimated to be the junction most impacted by the proposal. See figure 63 for the results of the analysis.

The William Street / Waterloo Street junction has also been analysed given the limited storage capacity on William Street for the right turn into Waterloo Street. See figure 64 for the results of the analysis.

Appendix E contains intersection analysis results for 2030 AM and PM peaks using SIDRA 8.0+ software. Level of Service descriptions are contained in Appendix B.

Figure 63 – Summary of intersection analysis results for the William Street / Lyttleton Street junction with projected traffic for 2030 with full development of proposal.

2030 Post Development	Approach	Movement	Delays (secs)	Queue (veh.)	Level of Service
AM Peak	William Street	Through	0.0	0.0	A
		Right	5.6	0.0	A
	Lyttleton Street	Left	5.7	0.2	A
		Right	6.3	0.2	A
	Birralee Road	Left	5.5	0.0	A
		Through	0.0	0.0	A
PM Peak	William Street	Through	0.0	0.0	A
		Right	5.8	0.1	A
	Lyttleton Street	Left	5.8	0.1	A
		Right	6.6	0.1	A
	Birralee Road	Left	5.5	0.0	A
		Through	0.0	0.0	A

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Figure 63 results indicate that there are no traffic capacity issues with the William Street / Lyttleton Street junction with the intersection operating at Level of Service A at peak times, which is the highest Level of Service rating.

Figure 64 – Summary of intersection analysis results for the William Street / Waterloo Street junction with projected traffic for 2030 with full development of proposal.

	2030 Post Development Approach	Movement	Delays (secs)	Queue (veh.)	Level of Service
AM Peak	William Street	Through	0.0	0.0	A
		Right	5.8	0.0	A
	Waterloo Street	Left	5.7	0.1	A
		Right	6.1	0.1	A
	Birralee Road	Left	5.5	0.0	A
		Through	0.0	0.0	A
PM Peak	William Street	Through	0.0	0.0	A
		Right	5.9	0.0	A
	Waterloo Street	Left	5.8	0.0	A
		Right	6.2	0.0	A
	Birralee Road	Left	5.5	0.0	A
		Through	0.0	0.0	A

Figure 64 results indicate that there are no traffic capacity issues with the William Street / Waterloo Street junction with the intersection operating at Level of Service A at peak times, which is the highest Level of Service rating. Importantly the maximum queueing on the William Street southern approach to the intersection is calculated at 0.1 vehicles which means that queuing back to the railway crossing is unlikely with usual peak hour traffic activity on Birralee Road including allowance for some new residential accesses (20) on Waterloo Street.

There is currently enough space (8m) for a vehicle to prop on William Street to turn right into Waterloo Street, outside the Tasrail land reservation. The Level Crossing is actively managed with flashing signals which should stop drivers from attempting to queue when a train is approaching.

PLANNING AUTHORITY 2 - ATTACHMENT 1

6.2 Sight distance requirements- figure 65

Figure 65 – Available sight distance summary

Junction Major - Minor Rd	Speed Limit (km/h)	Speed Environment (km/h)	Road frontage sight distance		
			Table E4.7.4 SISD (m)	Available	
				Left(m)	Right(m)
William Street - Lyttleton Street	60	60	105	115	>300
William Street - Waterloo Street	50	50	80	300	150
Lyttleton Street - Subdivision Road	60	70	130	400	200
Lyttleton Street - Taylor Street	60	70	130	600	130
Lyttleton Street - Marriott Street	60	70	130	160	>300
Meander Valley Road - William Street	50	50	80	123	100
Meander Valley Road - Marriot Street	60	60	105	>200	135

Compliant

Marginal

Non Compliant

6.3 Railway crossing requirements

There are 2 railway crossings that will be impacted by traffic due to the proposed development:

- William Street south of Waterloo Street junction
- Marriott Street south of the Showgrounds access

The Emu Bay Road level crossing is outside the study area as it is not expected to be impacted by the proposal. Limits on use of minimum treatment crossing are summarised in Table 4.1 of AS1742 Part 7: Railway Crossings:

- Where the 85th % vehicular approach speed is up to 60km/h and visibility is 90m, minimum treatment with passive controls are adequate where traffic volumes are less than 200 vpd.

- Where traffic volumes are greater than 200vpd active controls should be applied ed e.g. flashing signals.

The William Street railway crossing has flashing signals in a 50km/h zone with 1280vpd projected to increase to 1980vpd with the proposed development.

The Marriot St railway crossing has passive signs in a 50km/h zone with 720vpd projected to increase to 1020vpd with the proposed development.

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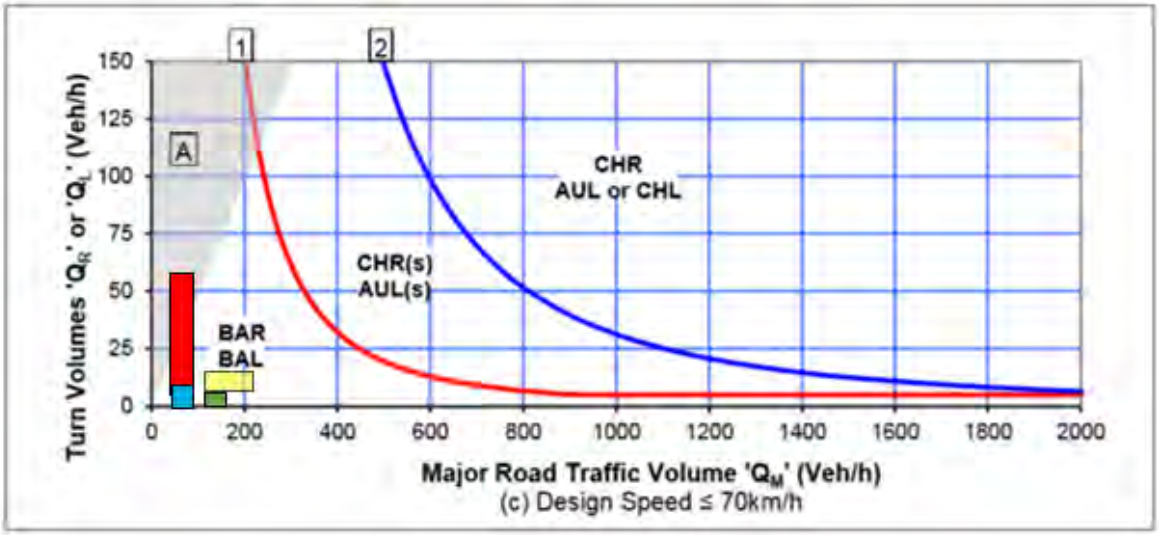
6.4 Junction warrants

Junction layouts based on Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings – 2019 take into account the standard of the road, speed limit and through & side road traffic. Figures 66 – 70 show junction warrants for the main intersections impacted by the proposal.

6.4.1 William Street / Lyttleton Street Junction

Figure 66 – Austroads Warrant for William Street

Major Road (vph)	AM		PM	
	2020	2030	2020	2030
Right	0	7	4	14
Combined Thru	129	133	156	207
Left	0	4	7	58
Following Thru	56	56	78	78



Source: Austroads GTM Part 6-2019

Based on projected traffic data shown in figure 64, a Basic Left (BAL) and Basic Right (BAR) junction layout is warranted.

The junction has a CHR and a simple left turn layout and so intersection analysis is recommended to assess the existing situation in more detail.

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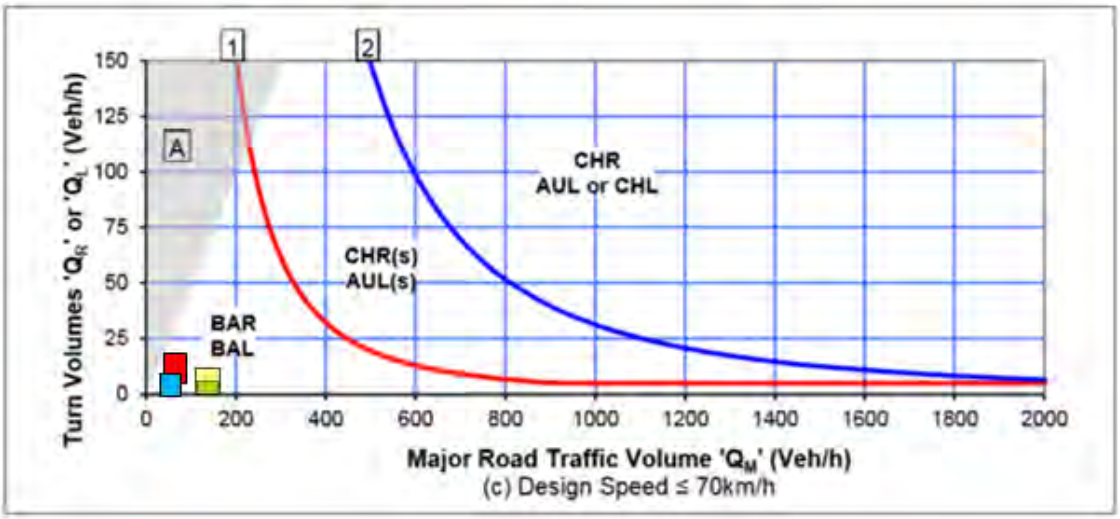
6.4.2 William Street / Waterloo Street Junction

Figure 67 – Austroads Warrant for William Street

Major Road (vph)	AM		PM	
	2020	2030	2020	2030
Right	1	4	2	4
Combined Thru	120	135	150	165
Left	1	6	6	16
Following Thru	72	78	72	78



Source: Austroads GTM Part 6-2019

Based on projected turning data shown in figure 65, a Simple Left and Simple Right turn junction layout is adequate.

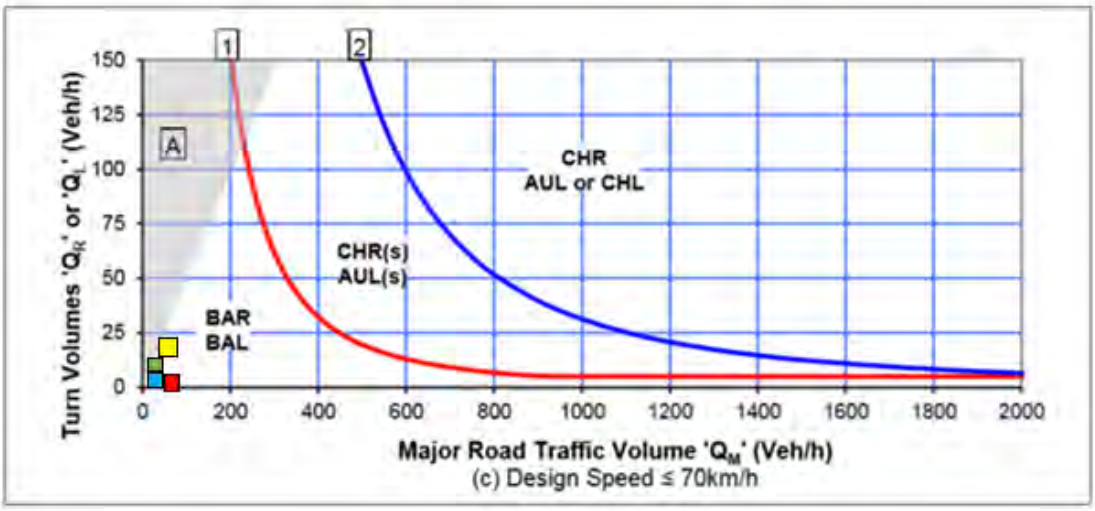
The existing junction layout meets the requirements for a simple junction layout.

PLANNING AUTHORITY 2 - ATTACHMENT 1

6.4.3 Lyttleton Street / Marriott Street Junction

Figure 68 – Austroads Junction Warrant for Lyttleton Street

Major Road Turns (vph)	AM		PM	
	2020	2030	2020	2030
Right	5	23	5	12
Combined Thru	14	32	14	39
Left	0	0	0	0
Following Thru	7	10	7	26



Source: Austroads GTM Part 6-2019

Based on projected turning data shown in figure 65, a Simple Left and Simple Right turn junction layout is adequate.

The existing junction layout meets the requirements for a simple junction layout.

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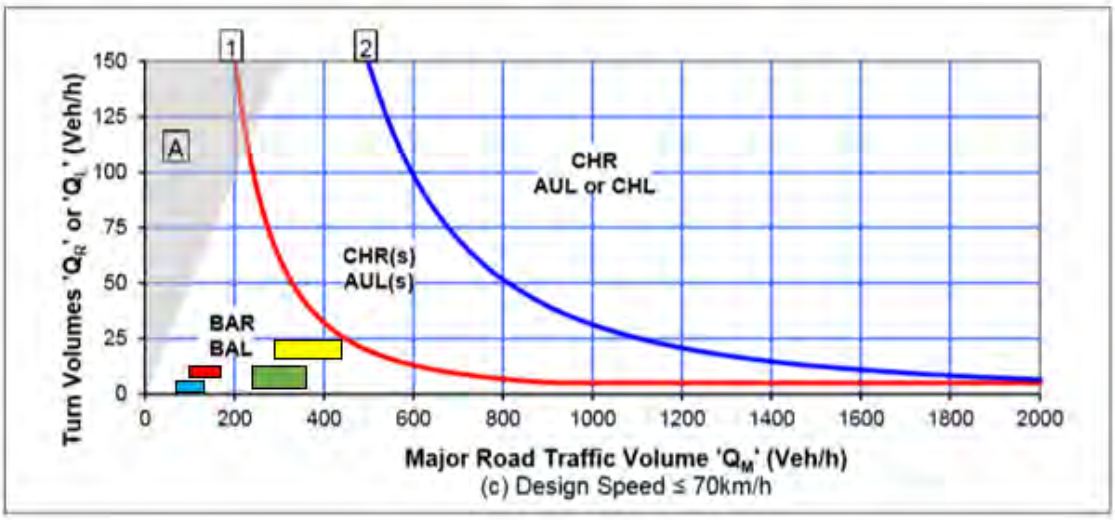
6.4.4 Meander Valley Road / Marriott Street Cross Intersection

Figure 69 – Austroads Warrant for Meander Valley Road

Major Road Turns (vph)	AM		PM	
	2020	2030	2020	2030
Right	14	25	4	22
Combined Thru	234	286	356	437
Left	6	8	6	10
Following Thru	90	110	138	168



Source: Austroads GTM Part 6-2019

Based on projected traffic data shown in figure 66, a Basic Left (BAL) and Basic Right (BAR) junction layout is warranted.

The junction is not currently set up as a BAR and BAL layout however there is adequate width to achieve a BAR and BAL layout with application of line marking to define turn lanes.

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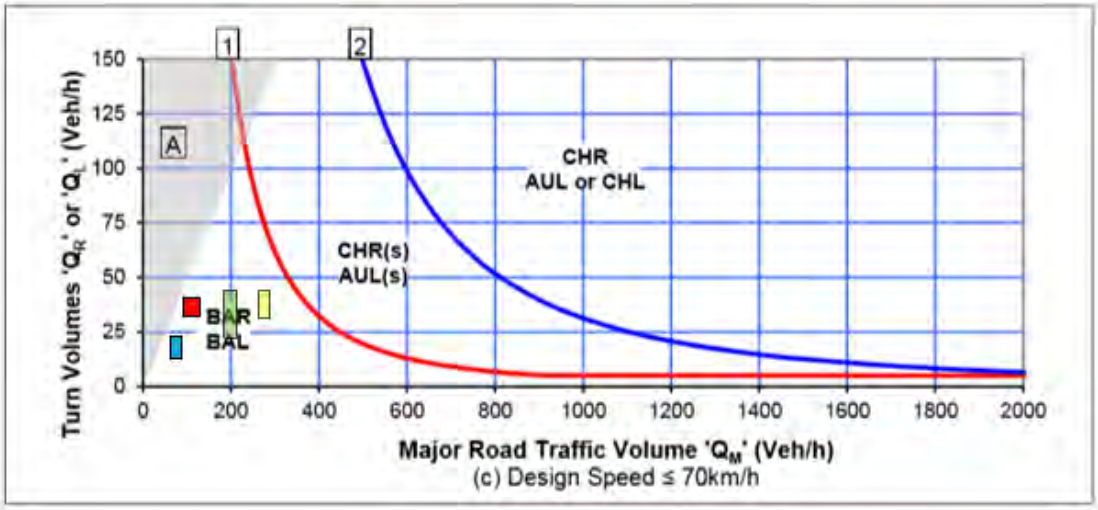
6.4.5 Meander Valley Road / William Street Cross Intersection

Figure 70 – Austroads Warrant for Meander Valley Road

Major Road Turns (vph)	AM		PM	
	2020	2030	2020	2030
Right	23	29	40	31
Combined Thru	201	243	191	247
Left	23	31	13	35
Following Thru	89	106	89	106



Source: Austroads GTM Part 6-2019

Based on projected traffic data shown in figure 66, a Basic Left (BAL) and Basic Right (BAR) junction layout is warranted.

The junction is not currently set up as a BAR and BAL layout however there is adequate width to achieve a BAR and BAL layout with application of line marking to define turn lanes.

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6.5 Impacts on road users

6.5.1 Public Transport

The proposal has minimal impact on public transport operation associated with Westbury.

6.5.2 Pedestrians and Cyclists

Pedestrian and cyclist facilities should be provided within the proposed subdivision and connect with the desire line for pedestrian activity between the development and the Westbury CBD. There are various options for a relatively direct shared walkway & cycleway facility. Such a pathway would avoid the need for construction of a footpath north of the Marriot Street Showgrounds access and along the east side of William Street.

The existing footpath on the west side of Marriott Street from Meander Valley Road to the Showgrounds entrance is narrow and in poor condition. Connection between the subdivision site and the Showgrounds is an option and a pedestrian facility could be provided at the railway crossing, see figures 27 and 32.

The existing footpath on the west side of William Street has no pedestrian facility at the railway crossing, see figure 13.

AS 1742.7:2016 - Section 6 Pedestrian and Bicycle Treatments at Railway Crossing sets out requirements for signage, pavement markings, footpath and flangeway gaps for the railway track for passive and active control situations.

6.5.3 Motorcyclists

The proposal will have minimal impact on motorcyclists.

6.6 Other impacts

6.6.1 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

6.6.2 Street Lighting and Furniture

Street lighting should be provided within the subdivision to Council specifications.

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6.7 Meander Valley Interim Planning Scheme 2013

6.7.1 Road and Railway Assets Code E4 requirements

Section E4.6.1 Use and road or rail infrastructure

Acceptable solution A2

For roads with a speed limit of 60km/hr or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.

The proposal is estimated to increase traffic activity on the adjacent road network as follows:

- by 1200 vpd on Lyttleton Street.
- by 700 vpd on William Street
- by 300 vpd on Meander Valley Road
- by 300vpd on Marriott Street
- by 100 vpd on Taylor Street.
- by 200 vpd on Waterloo Street.

Acceptable solution A2 is not achieved.

Performance criteria P2

For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.

The proposal is for 150 property accesses each contributing some 10 vehicle movements per day with a functional road hierarchy and infrastructure standard consistent with figure 71.

Performance Criteria P2 can be achieved.

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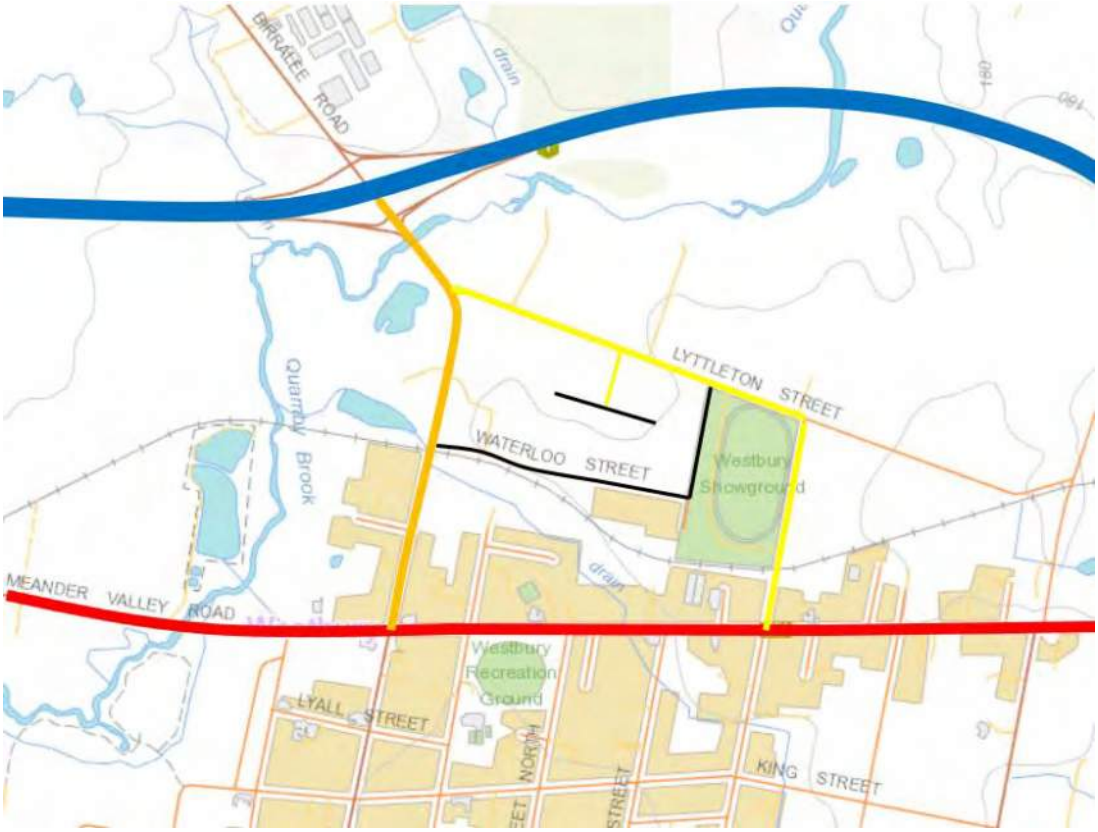
Figure 71 – Proposed Road Infrastructure



Suggested Road Hierarchy		Target (TSD -R06-v1) LGAT Urban Road Standard			Existing	
	Road Function	Width (m)	Reservation (m)	Footpath	Width (m)	Footpath
	National Arterial Road					
	State Road (Cat. 5 - Other)					
	Major Collector Road	11	20	Both Sides	8	One Side
	Minor Collector Road	8.9	18	One Side	5	None
	Residential Access Only	6.9	15	One Side	5	None

Section E4.7.2 Management of Road Accesses and Junctions

Acceptable solution A1

For roads with a speed limit of 60km/h or less the development must include one access providing both entry and exit, or two accesses providing separate entry and exit.

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The proposal involves 150 lots with one access providing both entry and exit:

- Waterloo Street – 20 lots
- Taylor Street – 10 lots
- Lyttleton Street – 20 lots
- New subdivision roads – 100 lots

Acceptable solution A1 can be achieved.

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

Acceptable solution A1 a)

a) An access or junction must comply with the Safe Intersection Sight Distance as shown in Table E4.7.4; and

b) Rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices – Railway crossings, Standards Association of Australia.

- Figure 65 summarises sight distance requirements and availability and shows that SISD requirements of Table E4.7.4 are satisfied for all intersections.

- Southbound traffic on Marriott street is subject to a level crossing with passive control which should be active control for the current and proposed traffic activity levels. In addition according to Appendix section D5 in AS1742.7, vehicles stopped at a passive control crossing must have a sighting angle of no more than:
    - To the Left – 110 degrees; and
    - To the Right – 140 degrees

  The estimated viewing angle to the left is 112 degrees.

Acceptable solution A1 (a) is satisfied and (b) is not satisfied.

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.

The railway crossing controls at Marriott Street are passive and the crossing is expected to experience an estimated increase in traffic from 720 to 1020vpd. Flashing Signals are recommended to improve traffic safety and comply with the Australian Standard warrants.

Performance Criteria P1 can be satisfied.

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7. Recommendations and Conclusions

This traffic impact assessment has been prepared to assess the impact of the proposed 150 lot subdivision of 46 Lyttleton Street. It is estimated the proposal will generate up to 1500vpd once fully developed.

The assessment concentrates on William Street, Lyttleton Street, Marriott Street, Meander Valley Road, Waterloo Street and Taylor Street. Lyttleton Street has a 60km/h posted speed limit and all the other roads are within the General Urban Speed Limit i.e 50km/h. Emu Plain Road was not included within the study as it is minimally impacted.

Figures 52 and 53 show projected and assigned traffic activity on the local road network due to the proposal. Traffic activity on each road is estimated to increase as follows:

- by 1,200 vpd on Lyttleton Street to 1,290 vpd.
- by 700 vpd on William Street to 1,980 vpd
- by 300 vpd on Meander Valley Road to 3,900 vpd
- by 300vpd on Marriott Street to 1,020 vpd
- by 100 vpd on Taylor Street to 150 vpd
- by 200 vpd on Waterloo Street to 350vpd.

The assessment has reviewed the existing situation in terms of traffic activity, road conditions, road safety, crash history, Austroads junction warrants and Meander Valley Council Interim Planning Scheme 2015 requirements. Each road was also assessed using the Austroads Safe Systems Assessment Framework and intersection analysis of the following junctions was also performed:

- Birralee Road / William Street / Lyttleton Street junction. This junction was analysed because it experiences the highest increase in traffic activity. Analysis showed that this junction would continue to operate at Level of Service A, see figure 63, which is the highest level of service.

- William Street / Waterloo Street junction. This junction was analysed because it is immediately adjacent to a signalised railway crossing on William Street which limits queueing for right turners into Waterloo Street. Analysis showed that the right turn queue would be typically 0.1 vehicles which indicates the junction can continue to operate satisfactorily given that there is 8m of space for a vehicle to store without impinging on the Tasrail land reservation. See figure 64.

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The other junctions and intersections were not analysed as the traffic activity levels are all in the very low range where there are no traffic capacity issues.

Assessment findings were as follows:

Road Conditions, Safety and Crash history

Lyttleton and Marriott Streets are 5m wide and deficient for minor collector roads from LGAT Urban Road Standard Drawing TSD-R06-v1, see figure 71.

Waterloo and Taylor Streets are deficient for local access roads from LGAT Urban Road Standard Drawing TSD-R06-v1, see figure 71.

Reported 5-year crash histories do not indicate any crash propensities in the study area.

There are some road safety issues identified in section 4.7.3.:

- Figure 51 shows a snapshot of the existing road features within the study area.
- None of the railway crossings have pedestrian facilities.
- The standard of the railway crossing on Marriott Street which has passive controls where active controls e.g. flashing signals should be provided.

It is also noted that Emu Plain Road railway crossing has passive controls though outside the study area and likely exposed to low levels of traffic activity now and future.

Austroads Intersection Warrants – see figure 72

Figure 72 – Summary of Intersection Warrants

Intersection	Austroads Warrant	Current Provision	Comment on Layout	Recommendations
William / Lyttleton	BAR & BAL	CHR & SL	Adequate as is	None
William / Waterloo	SR & SL*	SR & SL	Adequate for local access only	Ped facilities at Level Crossing
Lyttleton / Marriott	SR & SL*	SR & SL	Adequate	Re linemark
Meander Valley Road / Marriott	BAR & BAL	BAR & BAL	No Stopping controls required	Install Yellow Lines
Meander Valley Road / William	BAR & BAL	BAR & BAL	No Stopping controls required	Install Yellow Lines

Legend:	CHR	Chanelised Right Turn lane
	SR & SL*	Simple Right and Simple Left Turn Layout
	BAR & BAL	Basic Right and Basic Left Turn Layout

* Techically this is not an Austroads Warrant but a DSG guideline in low traffic situations

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Meander Valley Council Interim Planning Scheme requirements

Evidence is provided to demonstrate that Meander Valley Council Interim Planning Scheme requirements can be satisfied, and a road hierarchy is suggested, see figure 71.

Austroads Safe System Assessment

Safe System Assessments yielded very low crash risk scores for William, Lyttleton and Marriott Streets.

Suggestions and recommendations

Suggestions are considered optional and recommendations are not considered optional.

Suggestions:

- Birralee Road (Bass Hwy ramps to Waterloo Street)
    - Replace legacy barrier fence terminals.
- William Street (Waterloo Street – Meander Valley Road)
    - Widen to 11.0m with 4.5m traffic lanes and 1m sealed shoulders each way. William Street is part of the Tasmanian 26m B Double Network.
    - Fit driveable culvert headwalls where there are culverts.
    - Provide street lighting for the pedestrian refuge island on the William Street northern approach to Meander Valley Road.
    - Replace legacy standard pedestrian ramps at the William / Meander Valley Road Intersection on the north side of the main road.

Recommendations:

- Lyttleton Street
    - Widen road (William Street to Marriot Street) to 8.9m
    - Provide footpath southern side (Western boundary to Taylor Street)
- William Street
    - Provide pedestrian facilities at the Level Crossing to AS1742.7.
    - Install Yellow Lines at the William / Meander Valley Road intersection , on the Meander Valley Road approaches to support BAR operation

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- Marriott Street
    - Widen road to 8.9m (Meander Valley Road to Lyttleton Street)
    - Upgrade footpath on the west side (Meander Valley Road to the Showgrounds entrance.
    - Provide pedestrian facilities at the railway crossing to AS1742.7.
    - Upgrade railway crossing with active controls (signals)
    - Install Yellow Lines at the Marriot / Meander Valley Road intersection , on the Meander Valley Road approaches to support BAR operation
- Waterloo Street
    - Manage the street for local access only.
    - Widen to 6.9m and provide footpath along the northern side
- Taylor Street
    - Manage the street for local access only.
    - Widen to 6.9m, seal and provide footpath along the western side

Overall, it has been concluded that the proposed development should operate safely and efficiently if the above recommendations are implemented.

Based on the findings of this report the proposed development is supported on traffic grounds.

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Appendices

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Appendix A – Turning counts March 2020

. Marriott Street / Meander Valley Road 08:40 – 09:10

Turn Count Summary

Location: Marriott Street at Meander Valley Road, Westbury
GPS Coordinates: -41.5261147, 146.8434505
Date: 2020-03-24
Day of week: Tuesday
Weather:
Analyst: Josh Haines

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
08:40	1	0	0	2	12	0	0	0	5	0	9	0	29
08:45	0	0	0	1	14	0	1	0	5	0	5	0	26
08:50	0	0	0	0	8	1	0	0	2	0	8	0	19
08:55	0	0	0	0	10	4	1	1	0	1	5	0	22
09:00	0	0	0	0	10	2	1	0	2	0	10	1	26
09:05	0	0	0	2	15	0	1	0	2	2	7	0	29
09:10	0	0	0	0	0	0	1	0	2	0	1	0	4

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
08:40	1	0	0	2	10	0	0	0	5	0	7	0	25
08:45	0	0	0	1	11	0	1	0	5	0	5	0	23
08:50	0	0	0	0	5	0	0	0	2	0	7	0	14
08:55	0	0	0	0	9	0	0	1	0	1	5	0	16
09:00	0	0	0	0	10	1	1	0	2	0	10	1	25
09:05	0	0	0	1	13	0	1	0	2	2	7	0	26
09:10	0	0	0	0	0	0	1	0	2	0	1	0	4

Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
08:40	0	0	0	0	2	0	0	0	0	0	2	0	4
08:45	0	0	0	0	3	0	0	0	0	0	0	0	3
08:50	0	0	0	0	3	1	0	0	0	0	1	0	5
08:55	0	0	0	0	1	4	1	0	0	0	0	0	6
09:00	0	0	0	0	0	1	0	0	0	0	0	0	1
09:05	0	0	0	1	2	0	0	0	0	0	0	0	3
09:10	0	0	0	0	0	0	0	0	0	0	0	0	0

Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
08:40	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0
08:50	0	0	0	0	0	0	0	0	0	0	0	0	0
08:55	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0
09:05	0	0	0	0	0	0	0	0	0	0	0	0	0
09:10	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
08:40	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0
08:50	0	0	0	0	0	0	0	0	0	0	0	0	0
08:55	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0
09:05	0	0	0	0	0	0	0	0	0	0	0	0	0
09:10	0	0	0	0	0	0	0	0	0	0	0	0	0

PLANNING AUTHORITY 2 - ATTACHMENT 1

Intersection Count Summary

08:40 - 09:10

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	1	0	0	5	69	7	5	1	18	3	45	1	155

Vehicle Summary

Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	1	0	0	4	58	1	4	1	18	3	42	1	133
Truck	0	0	0	1	11	6	1	0	0	0	3	0	22
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

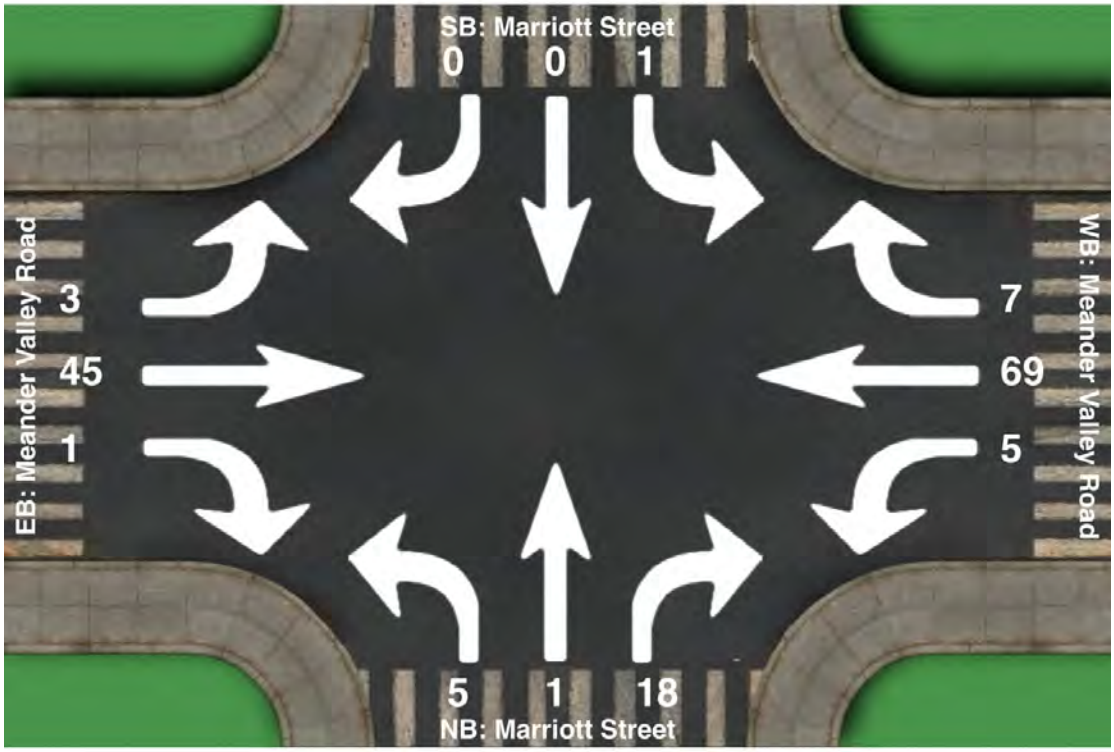
Pedestrians Summary

	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

PLANNING AUTHORITY 2 - ATTACHMENT 1

Intersection Count Summary

Location: Marriott Street at Meander Valley Road, Westbury
GPS Coordinates: -41.5261147, 146.8434505
Date: 2020-03-24
Day of week: Tuesday
Weather:
Analyst: Josh Haines



Intersection Count Summary

08:40 - 09:10

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	1	0	0	5	69	7	5	1	18	3	45	1	155

PLANNING AUTHORITY 2 - ATTACHMENT 1

Marriott Street / Meander Valley Road 16:37 – 17:07

Turn Count Summary

Location: Marriott Street at Meander Valley Road, Westbury
GPS Coordinates: Lat=-41.526079, Lon=146.843754
Date: 2020-03-23
Day of week: Monday
Weather:
Analyst: Josh Haines

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:37	0	0	0	1	8	0	0	0	0	0	7	0	16
16:40	0	0	0	6	19	0	0	0	3	0	11	1	40
16:45	0	0	0	1	28	1	0	0	2	0	10	0	42
16:50	0	0	0	1	11	0	0	0	1	0	12	0	25
16:55	1	0	0	2	16	0	0	0	1	3	12	0	35
17:00	0	0	0	0	13	1	0	0	1	0	10	0	25
17:05	0	0	1	3	11	0	0	0	1	0	7	0	23

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:37	0	0	0	1	8	0	0	0	0	0	7	0	16
16:40	0	0	0	6	18	0	0	0	3	0	11	1	39
16:45	0	0	0	1	27	1	0	0	2	0	10	0	41
16:50	0	0	0	1	11	0	0	0	1	0	12	0	25
16:55	1	0	0	2	15	0	0	0	1	3	12	0	34
17:00	0	0	0	0	12	1	0	0	1	0	10	0	24
17:05	0	0	1	3	11	0	0	0	1	0	7	0	23

Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:37	0	0	0	0	0	0	0	0	0	0	0	0	0
16:40	0	0	0	0	1	0	0	0	0	0	0	0	1
16:45	0	0	0	0	1	0	0	0	0	0	0	0	1
16:50	0	0	0	0	0	0	0	0	0	0	0	0	0
16:55	0	0	0	0	1	0	0	0	0	0	0	0	1
17:00	0	0	0	0	1	0	0	0	0	0	0	0	1
17:05	0	0	0	0	0	0	0	0	0	0	0	0	0

Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:37	0	0	0	0	0	0	0	0	0	0	0	0	0
16:40	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
16:50	0	0	0	0	0	0	0	0	0	0	0	0	0
16:55	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:05	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
16:37	0	0	0	0	0	0	0	0	0	0	0	0	0
16:40	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	6	6	0	0	0	0	0	0	0	0	0	6
16:50	0	0	0	0	0	0	0	0	0	0	0	0	0
16:55	0	0	0	0	0	0	0	0	0	0	2	2	2
17:00	0	0	0	0	0	0	2	0	2	0	0	0	2
17:05	0	0	0	0	0	0	0	0	0	3	0	3	3

PLANNING AUTHORITY 2 - ATTACHMENT 1

Intersection Count Summary

16:37 - 17:07

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	1	0	1	14	106	2	0	0	9	3	69	1	206

Vehicle Summary

Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	1	0	1	14	102	2	0	0	9	3	69	1	202
Truck	0	0	0	0	4	0	0	0	0	0	0	0	4
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

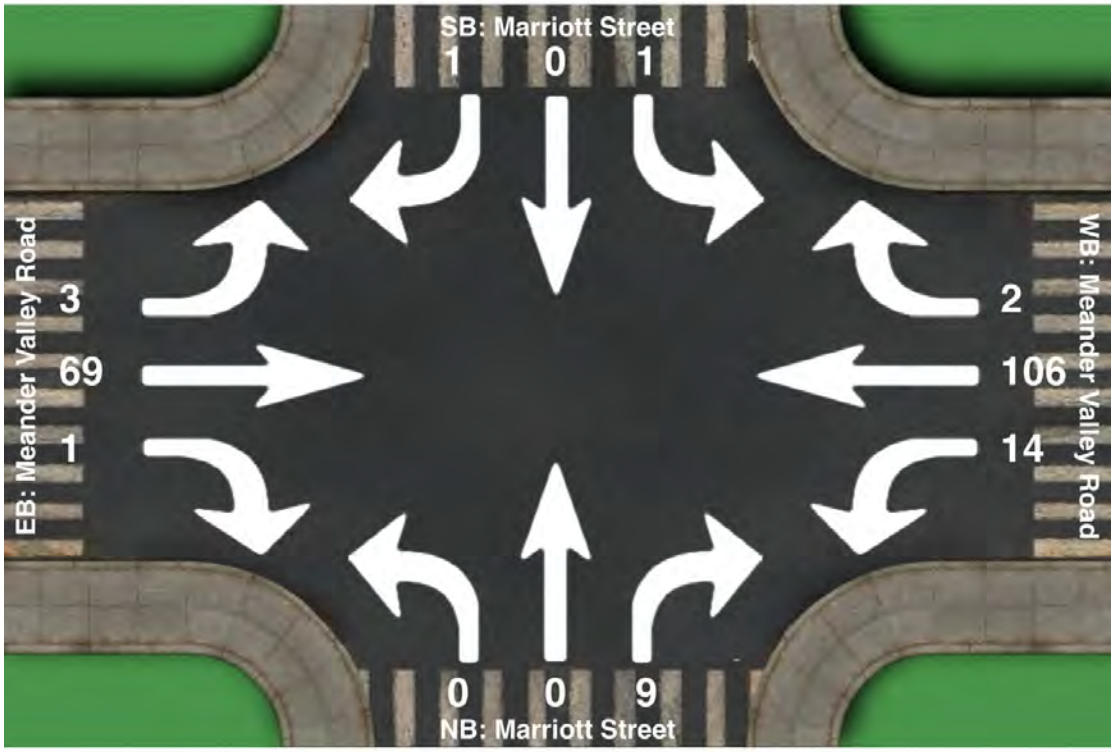
Pedestrians Summary

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	6	6	0	0	0	2	0	2	3	2	5	13

PLANNING AUTHORITY 2 - ATTACHMENT 1

Intersection Count Summary

Location: Marriott Street at Meander Valley Road, Westbury
GPS Coordinates: Lat=-41.526079, Lon=146.843754
Date: 2020-03-23
Day of week: Monday
Weather:
Analyst: Josh Haines



Intersection Count Summary

16:37 - 17:07

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	1	0	1	14	106	2	0	0	9	3	69	1	206

PLANNING AUTHORITY 2 - ATTACHMENT 1

William Street / Lyttleton Street 08:08 – 08:36

Turn Count Summary

Location: William Street at Lyttleton Street, Westbury
GPS Coordinates: -41.5194348, 146.8349757
Date: 2020-03-24
Day of week: Tuesday
Weather:
Analyst: Josh Haines

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
08:08	0	5	0	0	0	2	0	3	0	0	0	0	10
08:10	0	5	0	0	0	0	0	6	0	0	0	0	11
08:15	0	3	0	0	0	0	0	10	0	0	0	0	13
08:20	0	4	0	0	0	0	0	6	0	0	0	0	10
08:25	0	3	0	0	0	0	0	0	0	0	0	0	3
08:30	0	1	0	0	0	0	0	2	0	0	0	0	3
08:35	0	2	0	0	0	0	0	3	0	0	0	0	5

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
08:08	0	4	0	0	0	2	0	3	0	0	0	0	9
08:10	0	5	0	0	0	0	0	5	0	0	0	0	10
08:15	0	3	0	0	0	0	0	9	0	0	0	0	12
08:20	0	4	0	0	0	0	0	6	0	0	0	0	10
08:25	0	3	0	0	0	0	0	0	0	0	0	0	3
08:30	0	0	0	0	0	0	0	2	0	0	0	0	2
08:35	0	2	0	0	0	0	0	3	0	0	0	0	5

Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
08:08	0	1	0	0	0	0	0	0	0	0	0	0	1
08:10	0	0	0	0	0	0	0	1	0	0	0	0	1
08:15	0	0	0	0	0	0	0	1	0	0	0	0	1
08:20	0	0	0	0	0	0	0	0	0	0	0	0	0
08:25	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	1	0	0	0	0	0	0	0	0	0	0	1
08:35	0	0	0	0	0	0	0	0	0	0	0	0	0

Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
08:08	0	0	0	0	0	0	0	0	0	0	0	0	0
08:10	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0
08:20	0	0	0	0	0	0	0	0	0	0	0	0	0
08:25	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0
08:35	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
08:08	0	0	0	0	0	0	0	0	0	0	0	0	0
08:10	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0
08:20	0	0	0	0	0	0	0	0	0	0	0	0	0
08:25	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0
08:35	0	0	0	0	0	0	0	0	0	0	0	0	0

PLANNING AUTHORITY 2 - ATTACHMENT 1

Intersection Count Summary

08:08 - 08:36

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	0	23	0	0	0	2	0	30	0	0	0	0	55

Vehicle Summary

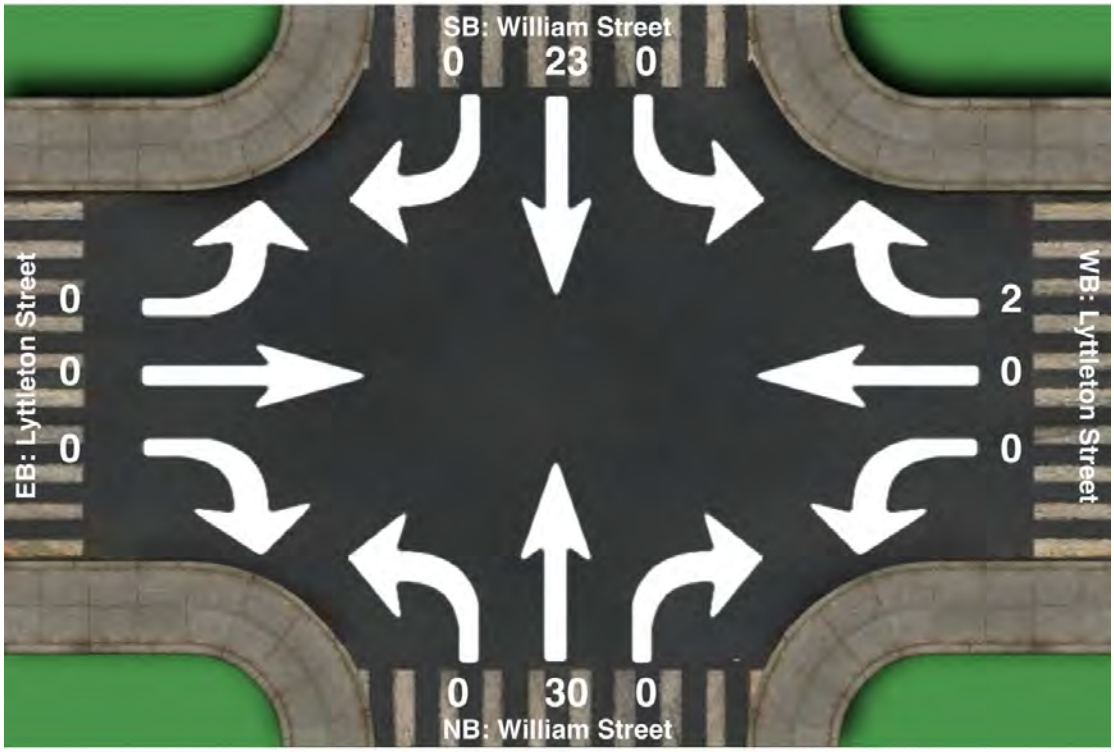
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	0	21	0	0	0	2	0	28	0	0	0	0	51
Truck	0	2	0	0	0	0	0	2	0	0	0	0	4
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

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: William Street at Lyttleton Street, Westbury
GPS Coordinates: -41.5194348, 146.8349757
Date: 2020-03-24
Day of week: Tuesday
Weather:
Analyst: Josh Haines



Intersection Count Summary

08:08 - 08:36

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	0	23	0	0	0	2	0	30	0	0	0	0	55

PLANNING AUTHORITY 2 - ATTACHMENT 1

William Street / Lyttleton Street 17:10 – 17:41

Turn Count Summary

Location: William Street at Littleton Street, Westbury
GPS Coordinates: Lat=-41.526079, Lon=146.843754
Date: 2020-03-23
Day of week: Monday
Weather:
Analyst: Josh Haines

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:10	2	6	0	0	0	2	0	9	0	0	0	0	19
17:15	1	6	0	0	0	0	0	9	1	0	0	0	17
17:20	0	1	0	0	0	0	0	2	1	0	0	0	4
17:25	0	4	0	0	0	2	0	4	0	0	0	0	10
17:30	0	6	0	0	0	0	0	3	0	0	0	0	9
17:35	0	5	0	1	0	2	0	2	0	0	0	0	10
17:40	0	4	0	0	0	0	0	0	0	0	0	0	4

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:10	1	6	0	0	0	1	0	9	0	0	0	0	17
17:15	1	5	0	0	0	0	0	7	1	0	0	0	14
17:20	0	1	0	0	0	0	0	2	1	0	0	0	4
17:25	0	4	0	0	0	2	0	3	0	0	0	0	9
17:30	0	5	0	0	0	0	0	3	0	0	0	0	8
17:35	0	5	0	1	0	2	0	2	0	0	0	0	10
17:40	0	4	0	0	0	0	0	0	0	0	0	0	4

Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:10	1	0	0	0	0	1	0	0	0	0	0	0	2
17:15	0	1	0	0	0	0	0	2	0	0	0	0	3
17:20	0	0	0	0	0	0	0	0	0	0	0	0	0
17:25	0	0	0	0	0	0	0	1	0	0	0	0	1
17:30	0	1	0	0	0	0	0	0	0	0	0	0	1
17:35	0	0	0	0	0	0	0	0	0	0	0	0	0
17:40	0	0	0	0	0	0	0	0	0	0	0	0	0

Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:10	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:20	0	0	0	0	0	0	0	0	0	0	0	0	0
17:25	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:35	0	0	0	0	0	0	0	0	0	0	0	0	0
17:40	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
17:10	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:20	0	0	0	0	0	0	0	0	0	0	0	0	0
17:25	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:35	0	0	0	0	0	0	0	0	0	0	0	0	0
17:40	0	0	0	0	0	0	0	0	0	0	0	0	0

PLANNING AUTHORITY 2 - ATTACHMENT 1

Intersection Count Summary

17:10 - 17:41

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	3	32	0	1	0	6	0	29	2	0	0	0	73

Vehicle Summary

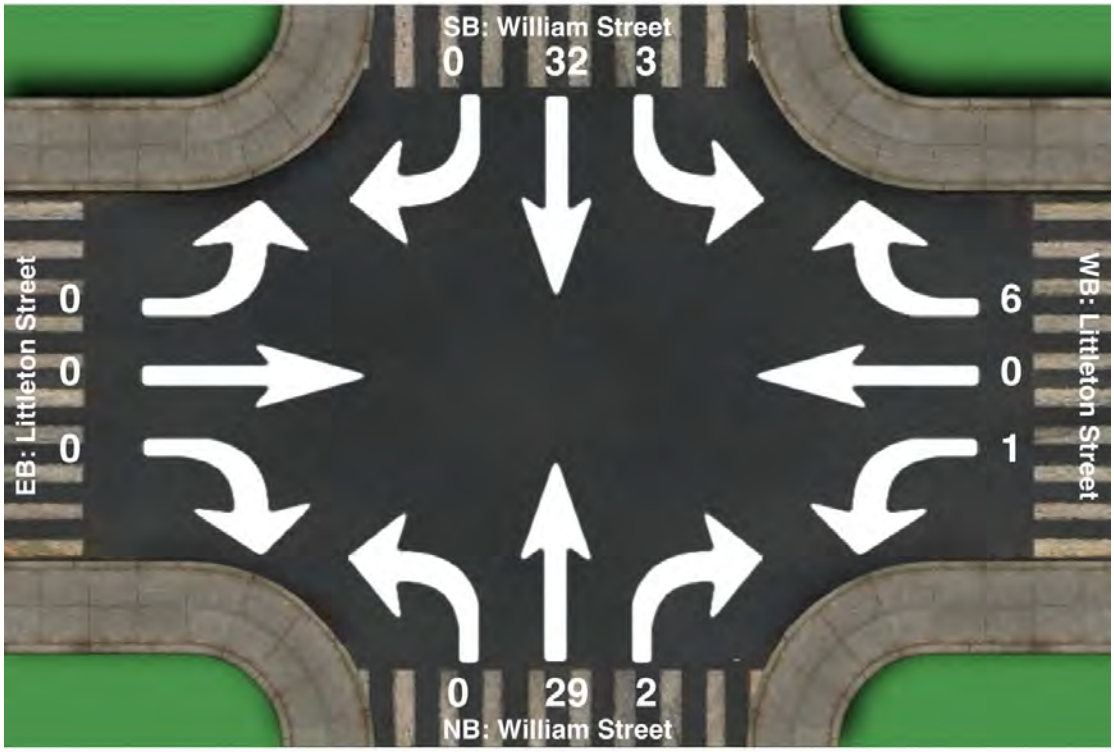
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	2	30	0	1	0	5	0	26	2	0	0	0	66
Truck	1	2	0	0	0	1	0	3	0	0	0	0	7
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

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: William Street at Littleton Street, Westbury
GPS Coordinates: Lat=-41.526079, Lon=146.843754
Date: 2020-03-23
Day of week: Monday
Weather:
Analyst: Josh Haines



Intersection Count Summary

17:10 - 17:41

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	3	32	0	1	0	6	0	29	2	0	0	0	73

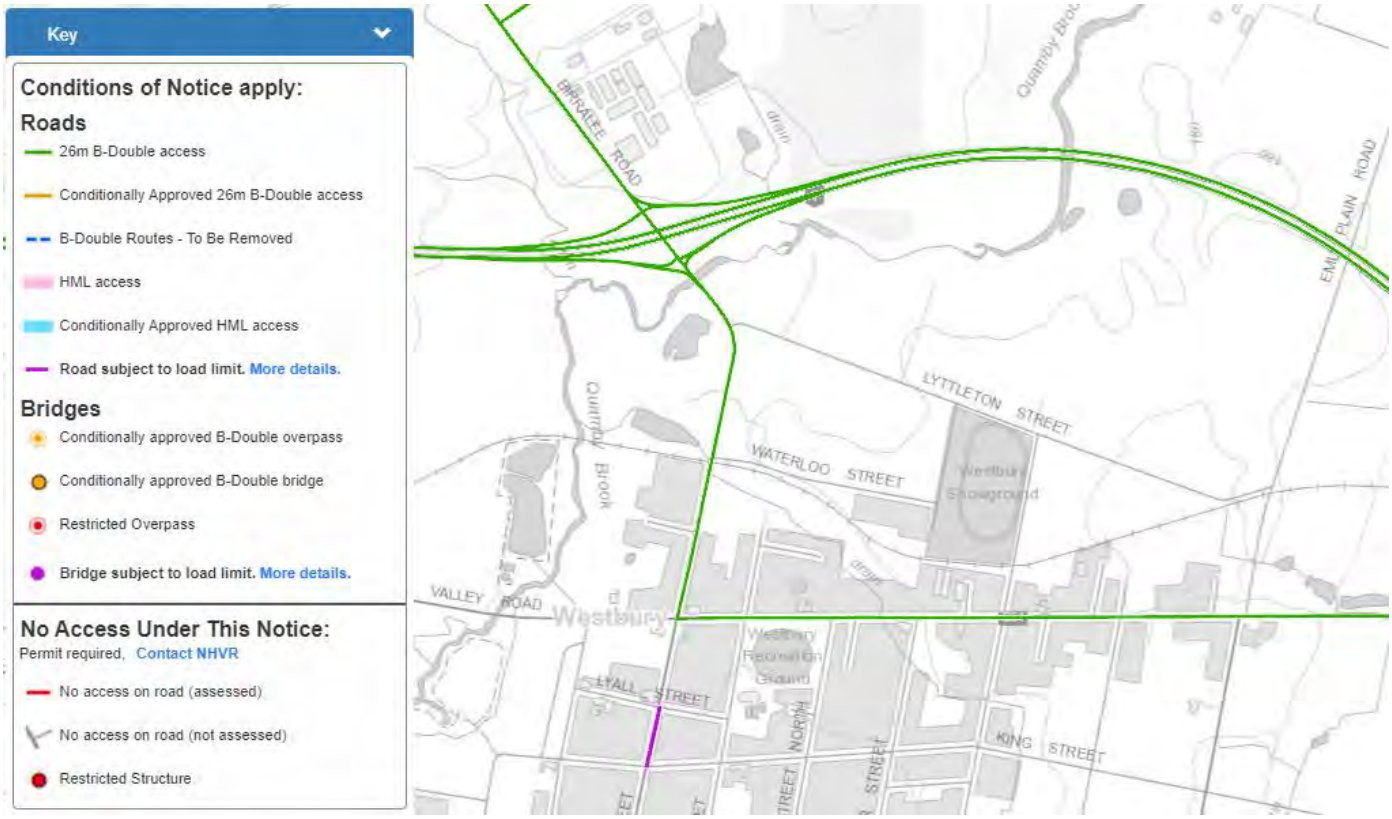
PLANNING AUTHORITY 2 - ATTACHMENT 1

Appendix B – Austroads Level of Service descriptions

Level of service A	A condition of free-flow in which individual drivers are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to manoeuvre within the traffic stream is extremely high, and the general level of comfort and convenience provided is excellent.
Level of service B	In the zone of stable flow where drivers still have reasonable freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience is a little less than with level of service A.
Level of service C	Also in the zone of stable flow, but most drivers are restricted to some extent in their freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience declines noticeably at this level.
Level of service D	Close to the limit of stable flow and approaching unstable flow. All drivers are severely restricted in their freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience is poor, and small increases in traffic flow will generally cause operational problems.
Level of service E	Traffic volumes are at or close to capacity, and there is virtually no freedom to select desired speeds or to manoeuvre within the traffic stream. Flow is unstable and minor disturbances within the traffic stream will cause breakdown.
Level of service F	In the zone of forced flow, where the amount of traffic approaching the point under consideration exceeds that which can pass it. Flow breakdown occurs, and queuing and delays result.

PLANNING AUTHORITY 2 - ATTACHMENT 1

Appendix C – Tasmanian 26m B Double Network.



PLANNING AUTHORITY 2 - ATTACHMENT 1

Appendix D – Safe System Assessment

Safe System Assessment — William Street

		Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist	
Exposure	Justification (AADT 1,280vpd)	Low traffic volume, guardrail on corner, straight road, No crashes	Low traffic volume, straight road, no crashes	High traffic volume on side road 3,600vpd, basic unmarked cross intersection	Heavy Vehcile route, bus route	Low predestrian activity	Lowcyclist volumes	Low volumes	
	Score / 4	1	1	3	3	1	1	1	
Likelihood	Justification	Straight road, good delineation, guardrail on corner	Straight road poor delineation	Unmarked cross intersection, lack of protection for propped right turners, width available.	Straight wide road with good sight distance	No footpaths, no crossings, wide roadsides	No specific facilities provided , limited width	Good consistent road surface condition, railway crossing	
	Score / 4	1	1	4	1	1	3	2	
Severity	Justification (50k/h speed limit)	Low speed	Low speed	Low speed	Low speed	high speed for pedestrians	high speed for cyclists	moderate speed for motor cyclists	
	Score / 4	1	1	1	1	3	3	2	Total /448
Product	Total Score /64	1	1	12	3	3	9	4	33

Safe System Assessment — Lyttleton Street

		Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist	
Exposure	Justification (AADT 90vpd)	Very Low traffic volume, Straight road	Very low traffic volume	Very low traffic volume, low side road traffic	Heavy vehicles, farm vehicles	Low	Low	Low	
	Score / 4	1	2	1	1	1	1	1	
Likelihood	Justification	Straight road, narrow road	Straight road, narrow road, no lines	Low traffic volumes, great sight lines	Heavy vehicles, farm vehicles	no footpath, wide verges	No specific facilities provided , narrow road, low traffic	Good consistent road surface condition	
	Score / 4	1	3	2	3	2	3	1	
Severity	Justification (60k/h speed limit)	Low speed	Low speed	Low speed	Low speed	high speed for pedestrians	high speed for cyclists	moderate speed for motor cyclists	
	Score / 4	1	1	1	1	4	4	2	Total /448
Product	Total Score /64	1	6	2	3	8	12	2	34

PLANNING AUTHORITY 2 - ATTACHMENT 1

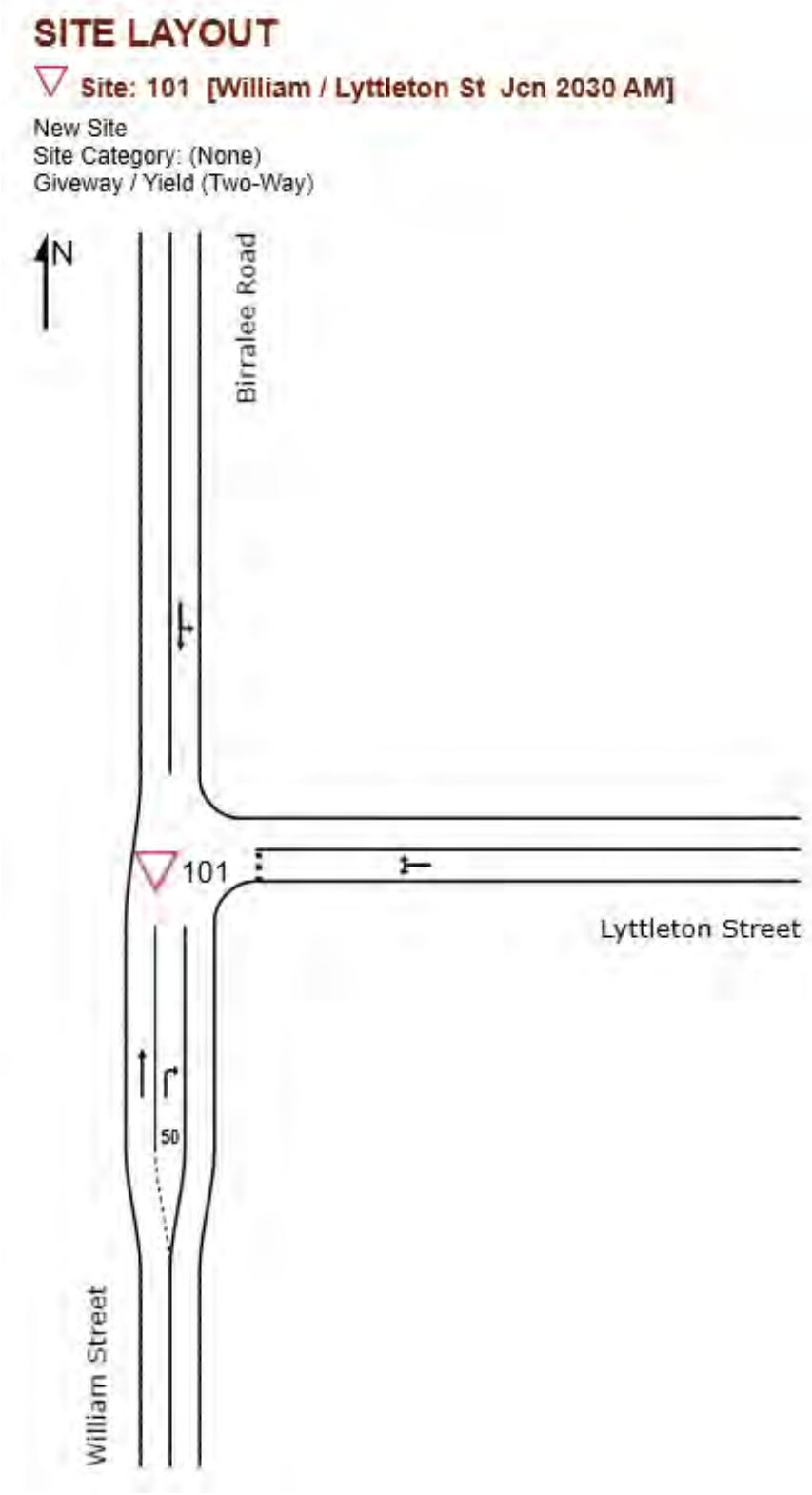
Safe System Assessment Marriott Street

		Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist	
Exposure	Justification (AADT 720vpd)	Low traffic volume, Straight road	Low traffic volume	Low traffic volume, low side road traffic north, high side road traffic south	Heavy vehicles, farm vehicles, busses	Low	Low	Low	
	Score / 4	1	2	1	1	1	1	1	
Likelihood	Justification	Straight road, narrow road	Straight road, narrow road, no lines	Low traffic volumes, great sight lines	Heavy vehicles, farm vehicles, busses	no footpath, wide verges	No specific facilities provided , narrow road, low traffic	Good consistent road surface condition	
	Score / 4	1	3	2	3	2	3	1	
Severity	Justification (50k/h speed limit)	Low speed	Low speed	Low speed	Low speed	high speed for pedestrians	high speed for cyclists	moderate speed for motor cyclists	
	Score / 4	1	1	1	1	3	3	2	Total /448
Product	Total Score /64	1	6	2	3	6	9	2	29

PLANNING AUTHORITY 2 - ATTACHMENT 1

Appendix E – Intersection Analysis

William /Lyttleton Street Junction



PLANNING AUTHORITY 2 - ATTACHMENT 1

AM Peak 2030 with development

MOVEMENT SUMMARY

Site: 101 [William / Lyttleton St Jcn 2030 AM]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
South: William Street								
2	T1	77	10.0	0.043	0.0	LOS A	0.0	0.0
3	R2	7	0.0	0.004	5.6	LOS A	0.0	0.1
Approach		84	9.1	0.043	0.5	NA	0.0	0.1
East: Lyttleton Street								
4	L2	21	0.0	0.058	5.7	LOS A	0.2	1.6
6	R2	45	0.0	0.058	6.3	LOS A	0.2	1.6
Approach		66	0.0	0.058	6.1	LOS A	0.2	1.6
North: Birralee Road								
7	L2	4	0.0	0.035	5.5	LOS A	0.0	0.0
8	T1	59	10.0	0.035	0.0	LOS A	0.0	0.0
Approach		63	9.3	0.035	0.4	NA	0.0	0.0
All Vehicles		214	6.4	0.058	2.2	NA	0.2	1.6

PLANNING AUTHORITY 2 - ATTACHMENT 1

PM Peak 2030 with development

MOVEMENT SUMMARY

Site: 101 [William / Lyttleton St Jcn 2030 PM]

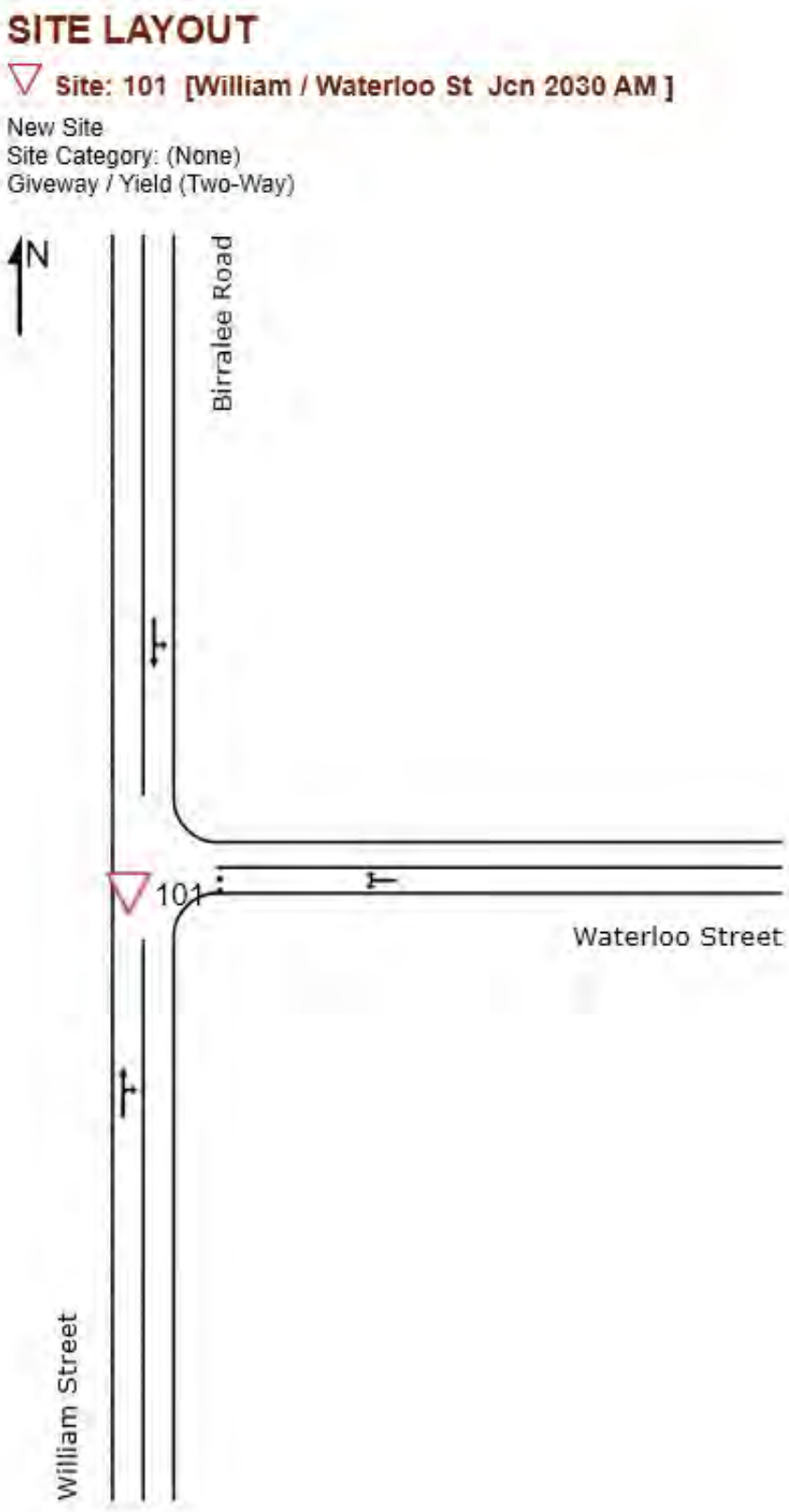
New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	Demand Flows HV %	Deg Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	95% Back of Queue Distance m
South: William Street								
2	T1	75	10.0	0.042	0.0	LOS A	0.0	0.0
3	R2	21	0.0	0.013	5.8	LOS A	0.1	0.4
Approach		96	7.8	0.042	1.3	NA	0.1	0.4
East: Lyttleton Street								
4	L2	14	0.0	0.033	5.8	LOS A	0.1	0.9
6	R2	23	0.0	0.033	6.6	LOS A	0.1	0.9
Approach		37	0.0	0.033	6.3	LOS A	0.1	0.9
North: Birralee Road								
7	L2	47	0.0	0.071	5.5	LOS A	0.0	0.0
8	T1	82	10.0	0.071	0.0	LOS A	0.0	0.0
Approach		129	6.3	0.071	2.0	NA	0.0	0.0
All Vehicles		262	6.0	0.071	2.4	NA	0.1	0.9

PLANNING AUTHORITY 2 - ATTACHMENT 1

William / Waterloo Street Junction



PLANNING AUTHORITY 2 - ATTACHMENT 1

AM Peak 2030 with development

MOVEMENT SUMMARY

Site: 101 [William / Waterloo St Jcn 2030 AM]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
South: William Street								
2	T1	77	10.0	0.045	0.0	LOS A	0.0	0.2
3	R2	4	0.0	0.045	5.8	LOS A	0.0	0.2
Approach		81	9.5	0.045	0.3	NA	0.0	0.2
East: Waterloo Street								
4	L2	12	0.0	0.018	5.7	LOS A	0.1	0.4
6	R2	12	0.0	0.018	6.1	LOS A	0.1	0.4
Approach		23	0.0	0.018	5.9	LOS A	0.1	0.4
North: Birralee Road								
7	L2	6	0.0	0.036	5.5	LOS A	0.0	0.0
8	T1	59	10.0	0.036	0.0	LOS A	0.0	0.0
Approach		65	9.0	0.036	0.5	NA	0.0	0.0
All Vehicles		169	8.0	0.045	1.2	NA	0.1	0.4

PLANNING AUTHORITY 2 - ATTACHMENT 1

PM Peak 2030 with development

MOVEMENT SUMMARY

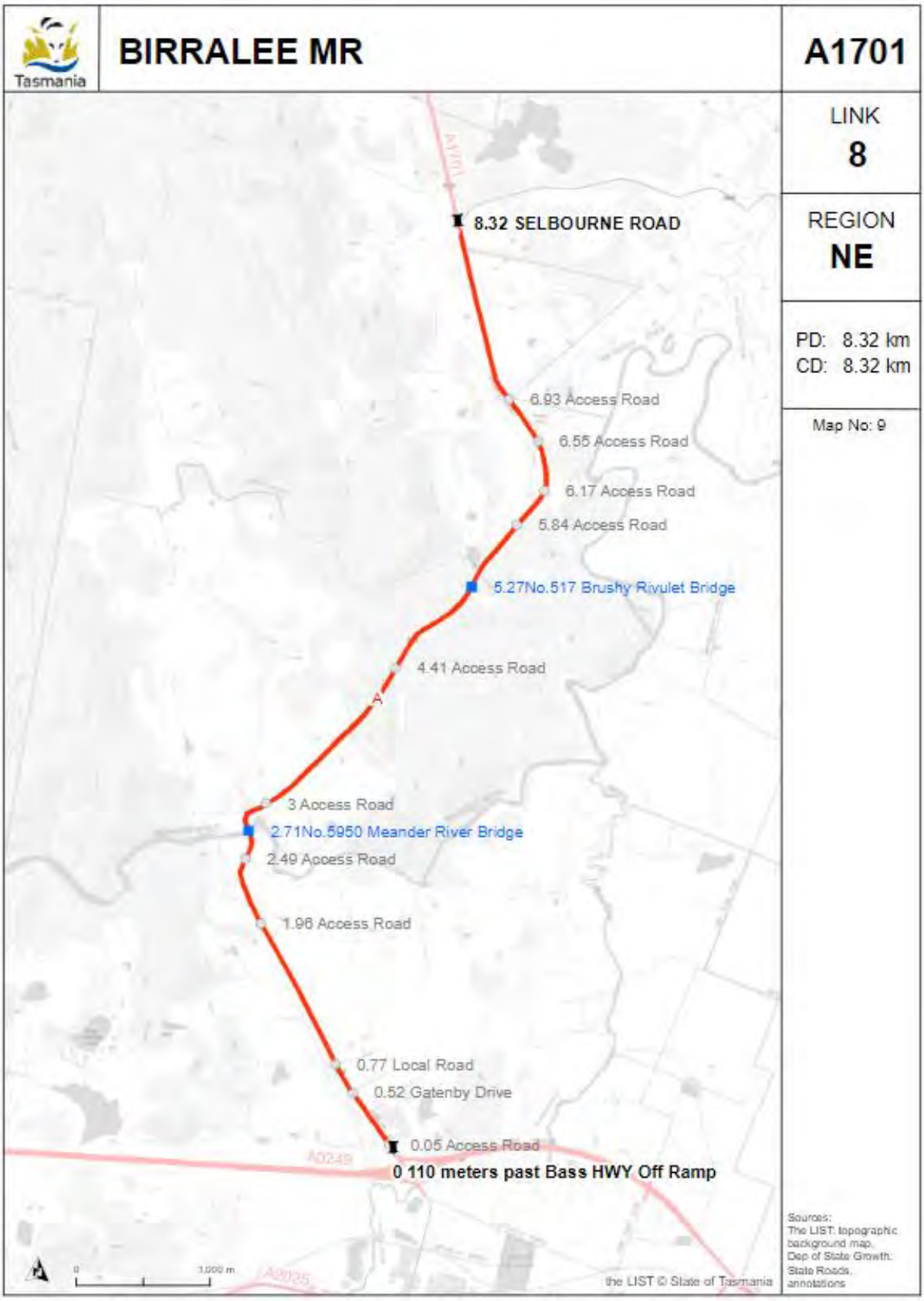
Site: 101 [William / Waterloo St Jcn 2030 PM]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)

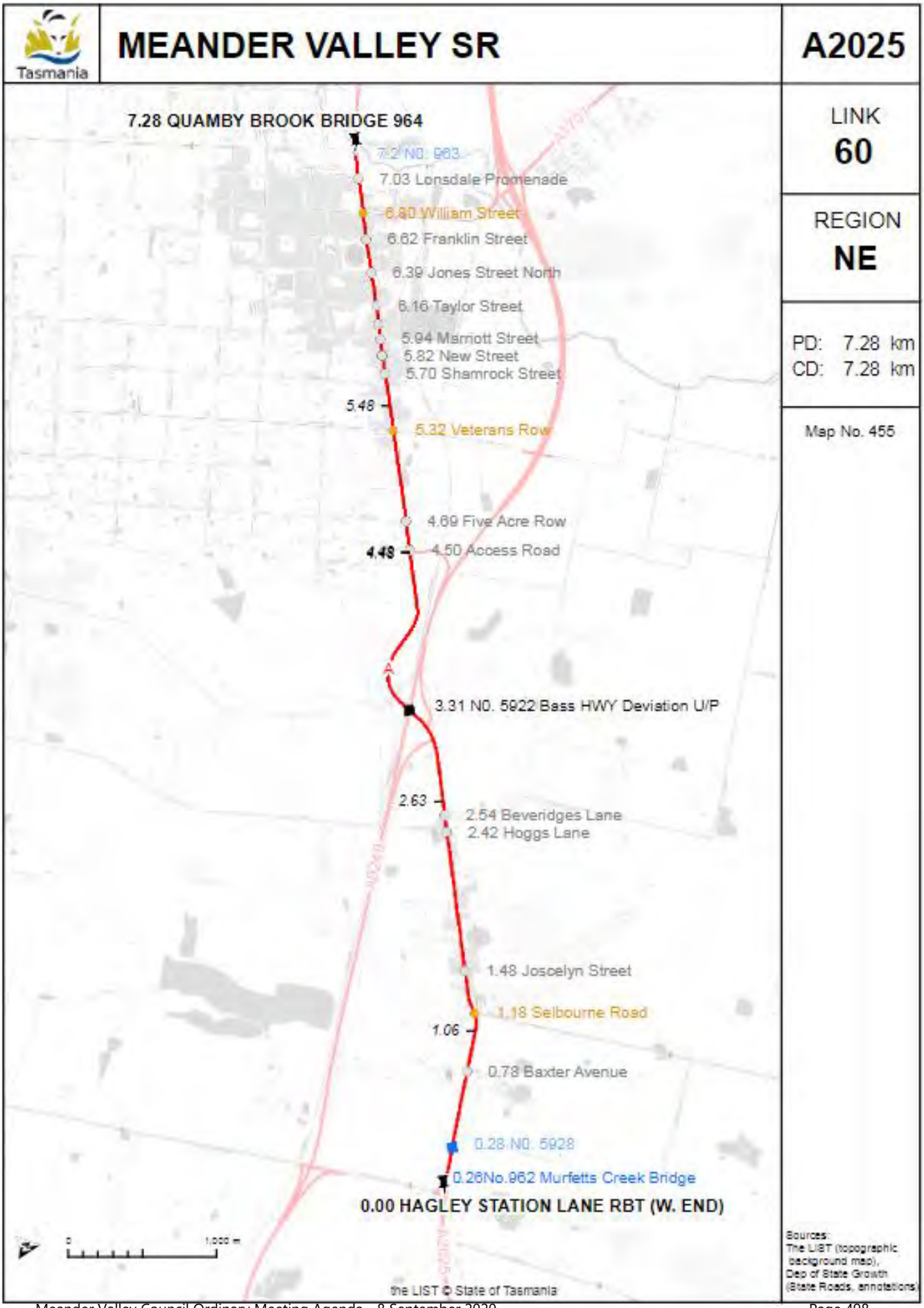
Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	Demand Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	95% Back of Queue Distance m
South: William Street								
2	T1	75	10.0	0.044	0.0	LOS A	0.0	0.2
3	R2	4	0.0	0.044	5.9	LOS A	0.0	0.2
Approach		79	9.5	0.044	0.3	NA	0.0	0.2
East: Waterloo Street								
4	L2	6	0.0	0.010	5.8	LOS A	0.0	0.2
6	R2	6	0.0	0.010	6.2	LOS A	0.0	0.2
Approach		13	0.0	0.010	6.0	LOS A	0.0	0.2
North: Birralee Road								
7	L2	17	0.0	0.055	5.5	LOS A	0.0	0.0
8	T1	82	10.0	0.055	0.0	LOS A	0.0	0.0
Approach		99	8.3	0.055	0.9	NA	0.0	0.0
All Vehicles		191	8.2	0.055	1.0	NA	0.0	0.2

Appendix F – State Road Link Maps



PLANNING AUTHORITY 2 - ATTACHMENT 1



PLANNING AUTHORITY 2 - ATTACHMENT 1

Appendix G – State Road Traffic Counts

Birralee Road

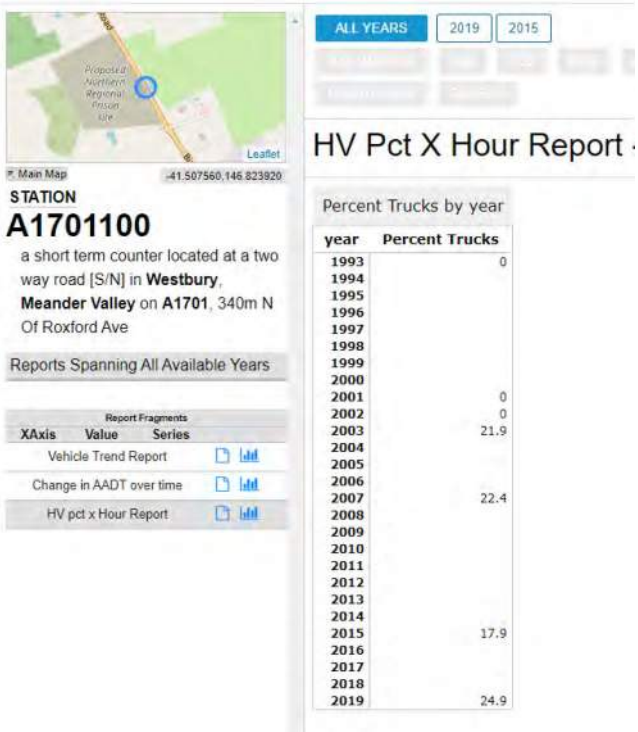
Birralee Road Counts

1993 – 680 vpd

2019 – 952 vpd

Compound annual growth rate of 1.3%

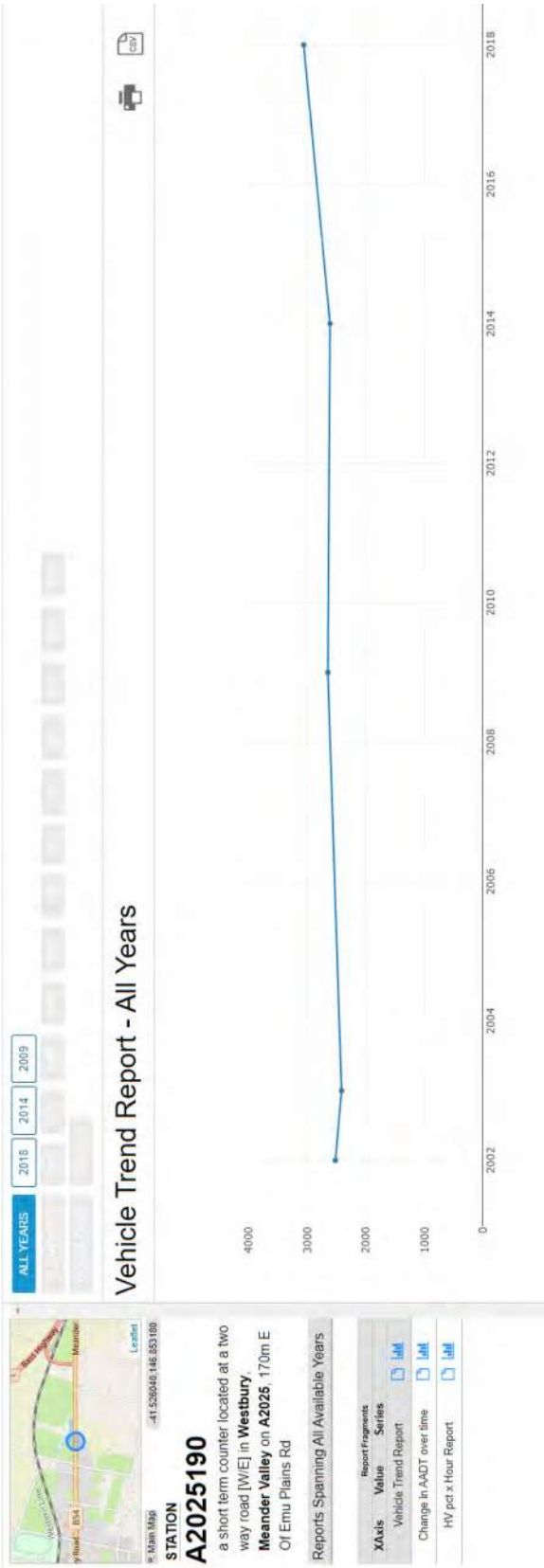
Heavy Vehicles 22%



year	Percent Trucks
1993	0
1994	
1995	
1996	
1997	
1998	
1999	
2000	
2001	0
2002	0
2003	21.9
2004	
2005	
2006	
2007	22.4
2008	
2009	
2010	
2011	
2012	
2013	
2014	
2015	17.9
2016	
2017	
2018	
2019	24.9

PLANNING AUTHORITY 2 - ATTACHMENT 1

Meander Valley Road – East of Emu Plain Road



Meander Valley Road Counts

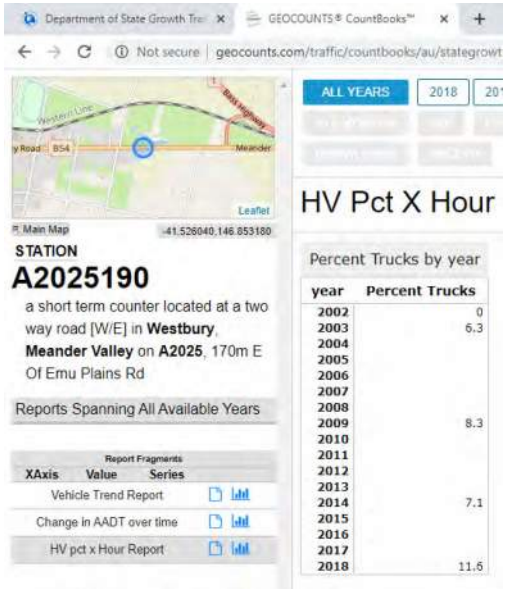
(East of Emu Plain Road)

2002 – 2,520 vpd

2018 – 3,061 vpd

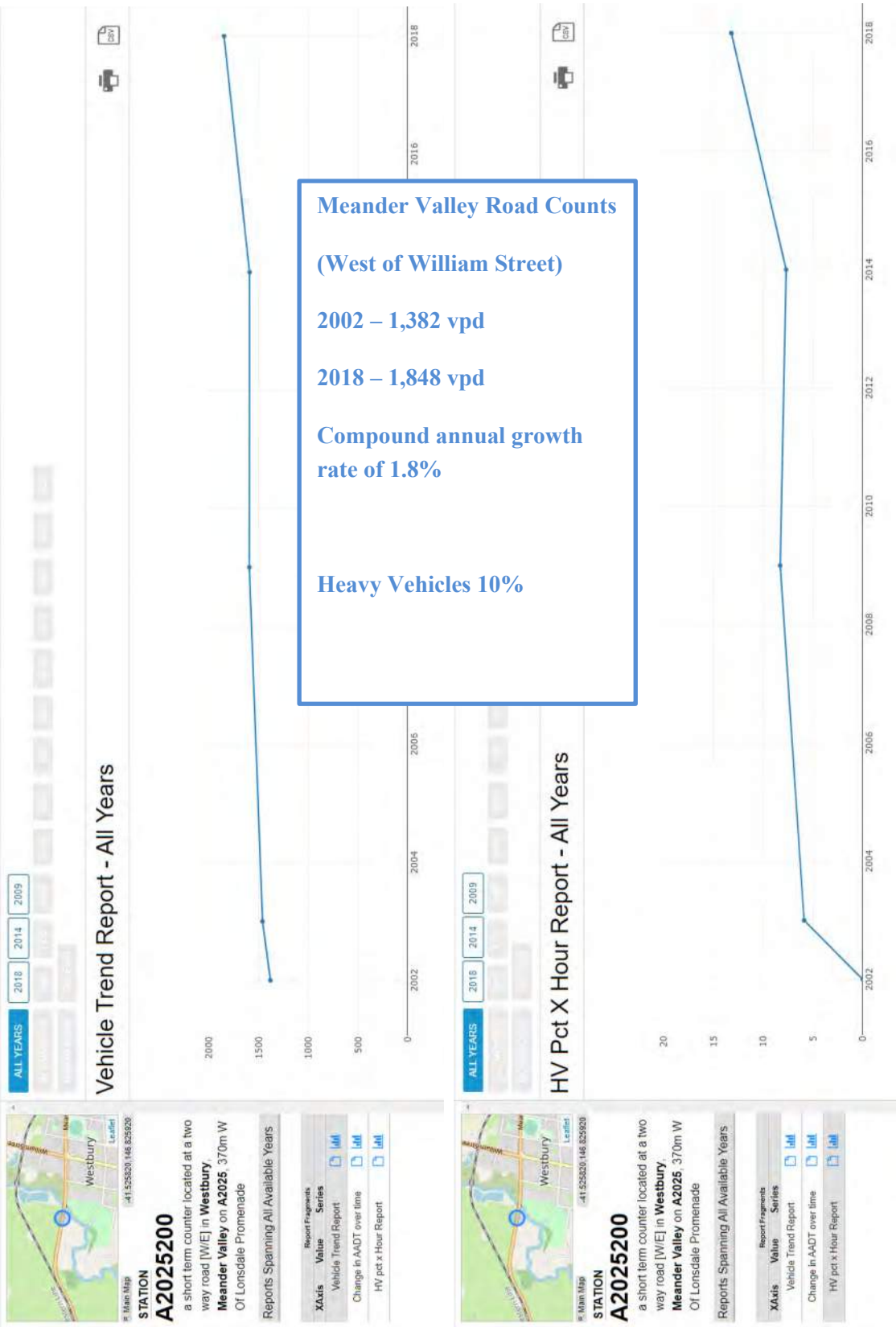
Compound annual growth rate of 1.2%

Heavy Vehicles 10%



PLANNING AUTHORITY 2 - ATTACHMENT 1

Meander Valley Road – West of William Street



Meander Valley Road Counts

(West of William Street)

2002 – 1,382 vpd

2018 – 1,848 vpd

Compound annual growth rate of 1.8%

Heavy Vehicles 10%

PLANNING AUTHORITY 2 - ATTACHMENT 1

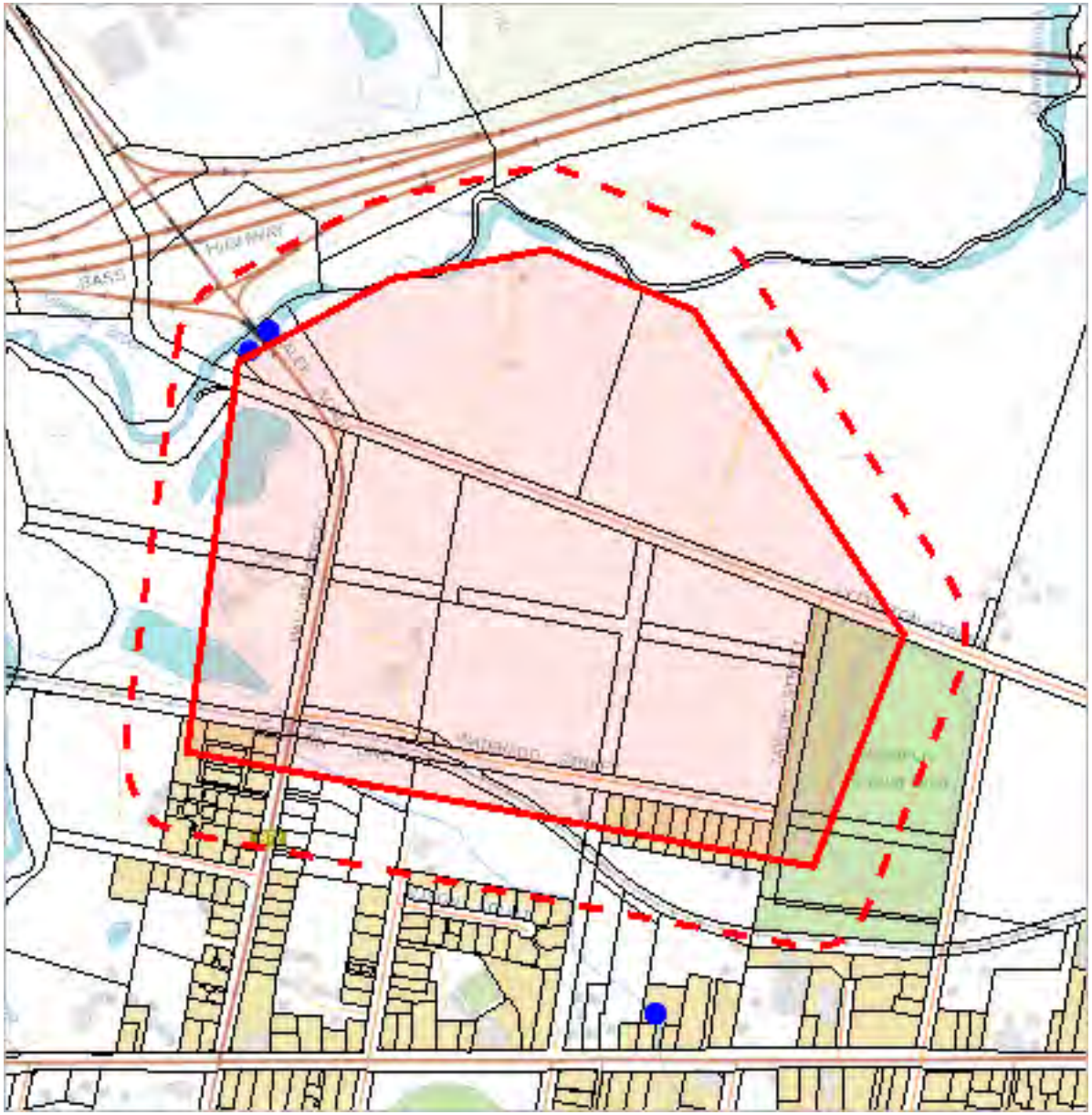
Appendix D

Natural Values Atlas Report

PLANNING AUTHORITY 2 - ATTACHMENT 1

Threatened flora within 100 metres

487142, 5404115



485812, 5402762

Please note that some layers may not display at all requested map scales

Threatened flora within 100 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened flora within 100 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Alternanthera denticulata	lesser joyweed	e		n	3	31-Mar-2010

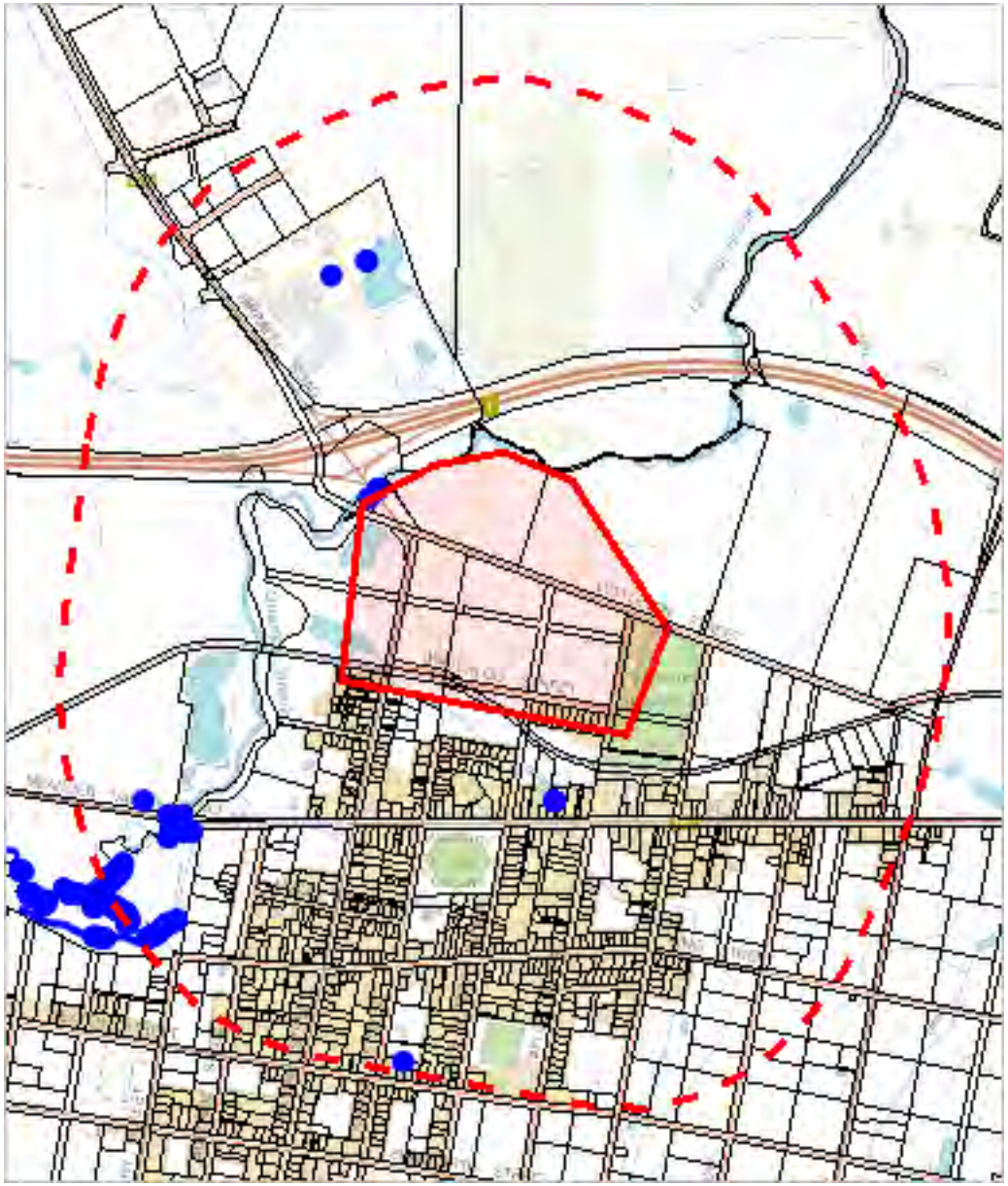
Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened flora within 1000 metres

487817, 5405013



485134, 5401863

Please note that some layers may not display at all requested map scales

Threatened flora within 1000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened flora within 1000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Alternanthera denticulata	lesser joyweed	e		n	6	31-Mar-2010
Brunonia australis	blue pincushion	r		n	2	01-Jan-1932
Gynatrix pulchella	fragrant hempbush	r		n	4	16-Apr-2018
Juncus amabilis	gentle rush	r-		n	1	28-Jan-1961
Juncus prismatocarpus	branching rush	r		n	1	15-Feb-1956
Lycopus australis	australian gypsywort	e		n	29	28-Nov-2018
Lythrum salicaria	purple loosestrife	v		n	64	10-Sep-2019
Persicaria decipiens	slender waterpepper	v		n	64	28-Nov-2018

Unverified Records

No unverified records were found!

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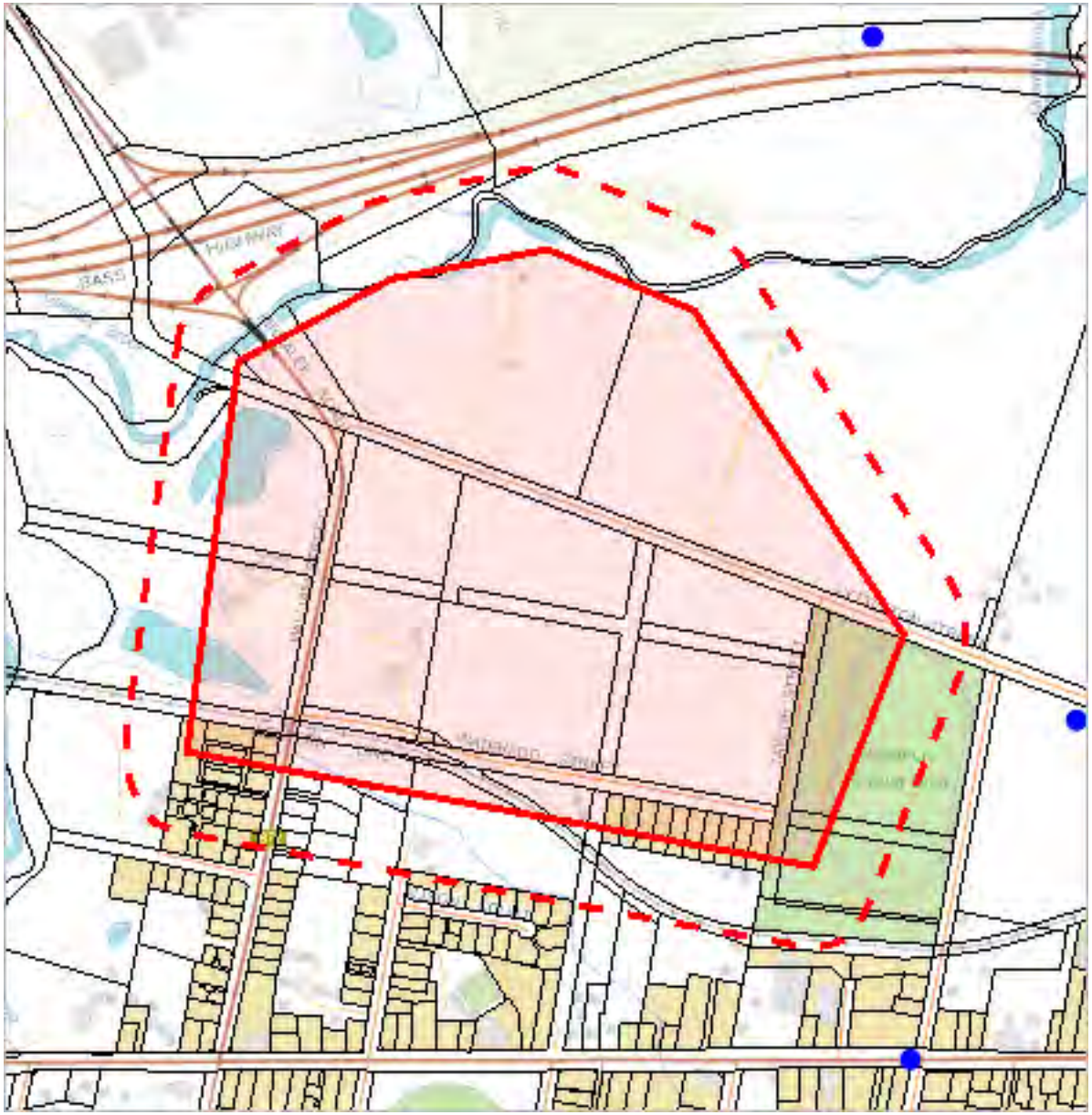
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 100 metres

487142, 5404115



485812, 5402762

Please note that some layers may not display at all requested map scales

Threatened fauna within 100 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened fauna within 100 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	n	1	0	1
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Galaxias fontanus	swan galaxias	e	EN	e	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Tyto novaehollandiae subsp. castanops	masked owl (tasmanian)	e	VU	e	1	0	1
Catadromus lacordairei	Green-lined ground beetle	v		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

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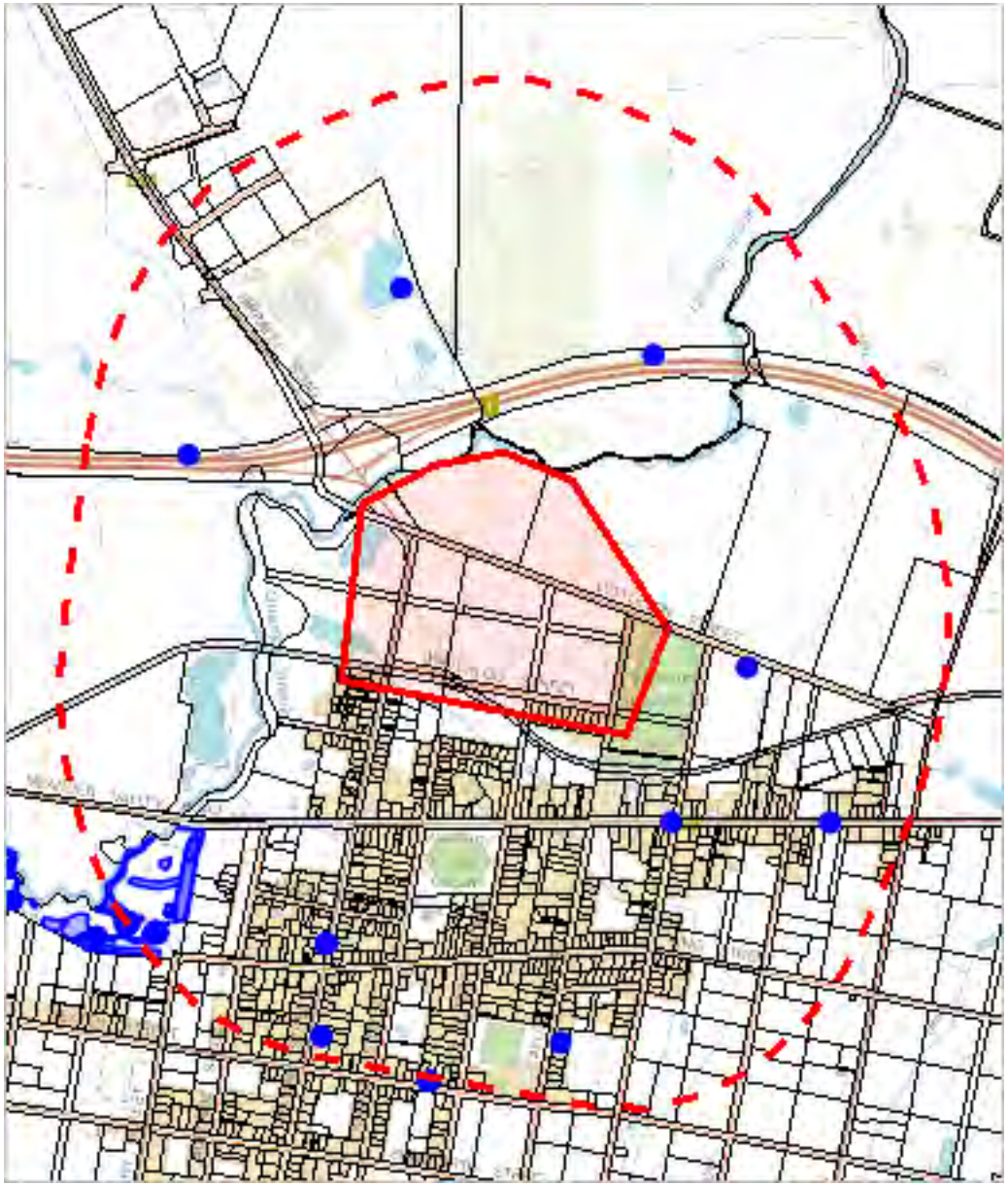
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 1000 metres

487817, 5405013



485134, 5401863

Please note that some layers may not display at all requested map scales

Threatened fauna within 1000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened fauna within 1000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Accipiter novaehollandiae	grey goshawk	e		n	7	05-Jun-2017
Aquila audax	wedge-tailed eagle	pe	PEN	n	1	07-May-2017
Dasyurus maculatus	spotted-tail quoll	r	VU	n	2	20-Jun-1963
Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	n	1	07-May-2014
Dasyurus viverrinus	eastern quoll		EN	n	1	20-Jun-1963
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	3	22-Sep-2019
Limnodynastes peronii	striped marsh frog	e		n	2	03-Oct-2017
Litoria raniformis	green and gold frog	v	VU	n	19	18-Nov-2019
Perameles gunnii	eastern barred bandicoot		VU	n	7	30-Sep-2019
Pseudemoia pagenstecheri	tussock skink	v		n	1	17-Nov-2016
Sarcophilus harrisii	tasmanian devil	e	EN	e	2	11-Sep-2010
Tyto novaehollandiae	masked owl	pe	PVU	n	1	05-Jun-2017

Unverified Records

No unverified records were found!

Threatened fauna within 1000 metres

(based on Range Boundaries)

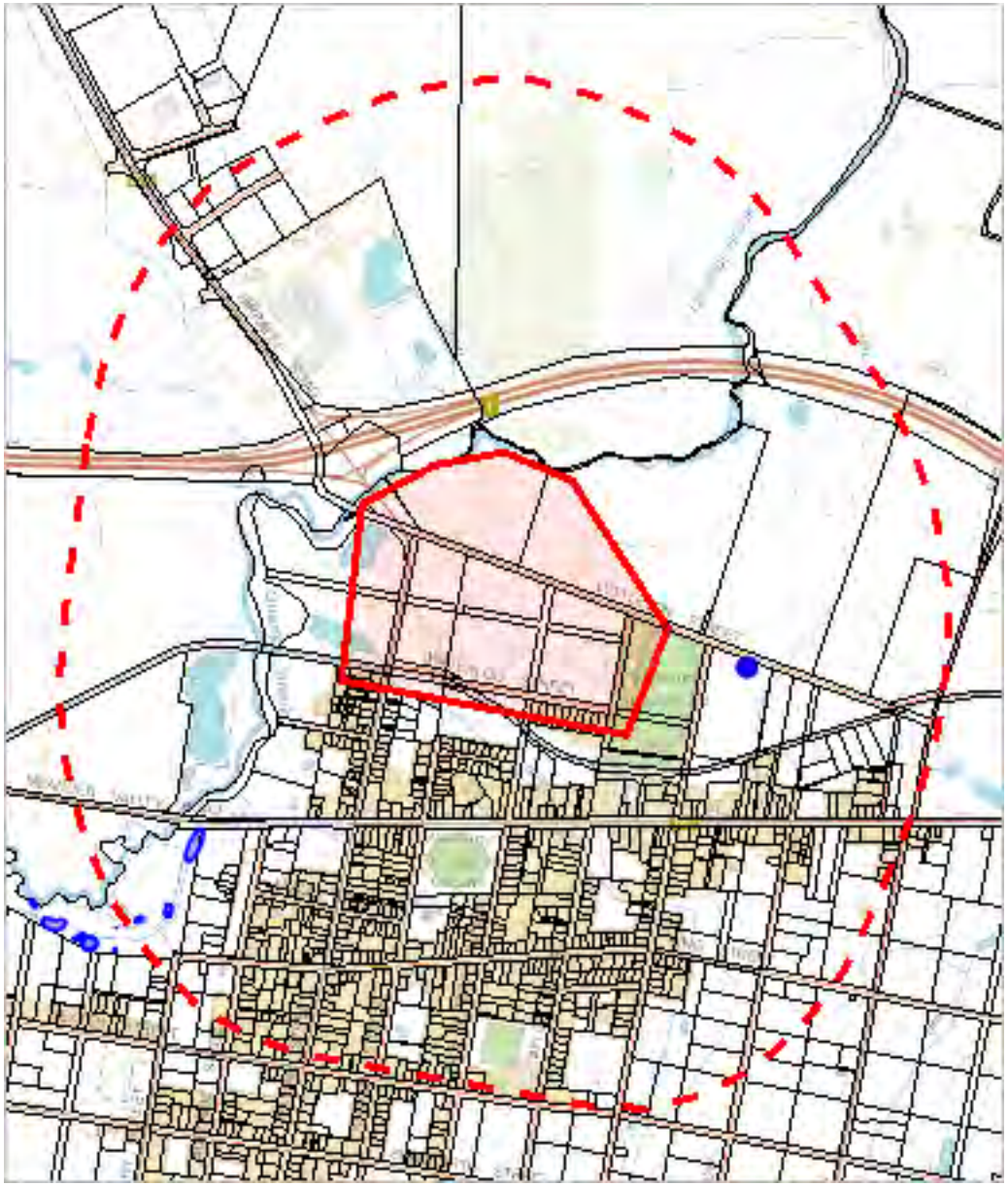
Species	Common Name	SS	NS	BO	Potential	Known	Core
Lathamus discolor	swift parrot	e	CR	mbe	1	0	0
Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	n	1	0	1
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Galaxias fontanus	swan galaxias	e	EN	e	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Tyto novaehollandiae subsp. castanops	masked owl (tasmanian)	e	VU	e	1	0	1
Catadromus lacordairei	Green-lined ground beetle	v		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Raptor nests or sightings found within 100 metres. ***

Raptor nests and sightings within 1000 metres

487817, 5405013



485134, 5401863

Please note that some layers may not display at all requested map scales

Raptor nests and sightings within 1000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Raptor nests and sightings within 1000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
	Accipiter novaehollandiae	grey goshawk	Sighting	7	05-Jun-2017
	Aquila audax	wedge-tailed eagle	Sighting	1	07-May-2017
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	3	22-Sep-2019
	Tyto novaehollandiae	masked owl	Sighting	1	05-Jun-2017

Unverified Records

No unverified records were found!

Raptor nests and sightings within 1000 metres

(based on Range Boundaries)

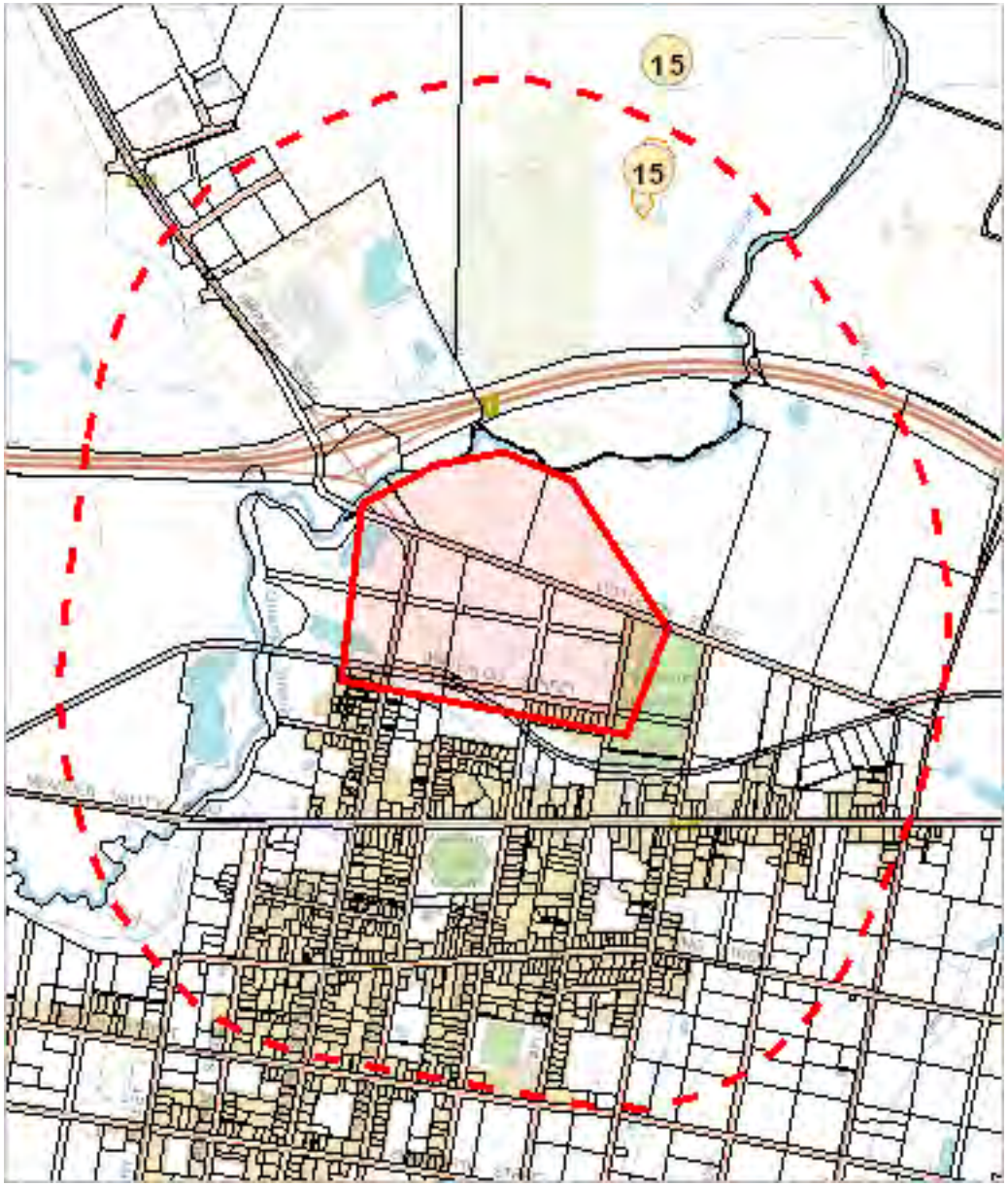
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Geoconservation sites found within 1000 metres. ***

Threatened Communities (TNVC 2014) within 1000 metres

487817, 5405013



485134, 5401863

Please note that some layers may not display at all requested map scales

Threatened Communities (TNVC 2014) within 1000 metres

Legend: Threatened Communities

- 1 - Alkaline pans
- 2 - Allocasuarina littoralis forest
- 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- 4 - Athrotaxis cupressoides open woodland
- 5 - Athrotaxis cupressoides rainforest
- 6 - Athrotaxis selaginoides/Nothofagus gunni short rainforest
- 7 - Athrotaxis selaginoides rainforest
- 8 - Athrotaxis selaginoides subalpine scrub
- 9 - Banksia marginata wet scrub
- 10 - Banksia serrata woodland
- 11 - Callitris rhomboidea forest
- 13 - Cushion moorland
- 14 -Eucalyptus amygdalina forest and woodland on sandstone
- 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- 16 - Eucalyptus brookeriana wet forest
- 17 - Eucalyptus globulus dry forest and woodland
- 18 - Eucalyptus globulus King Island forest
- 19 - Eucalyptus morrisbyi forest and woodland
- 20 - Eucalyptus ovata forest and woodland
- 21 - Eucalyptus risdonii forest and woodland
- 22 - Eucalyptus tenuiramis forest and woodland on sediments
- 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- 24 - Eucalyptus viminalis Furneaux forest and woodland
- 25 - Eucalyptus viminalis wet forest
- 26 - Heathland on calcareous substrates
- 27 - Heathland scrub complex at Wingaroo
- 28 - Highland grassy sedgeland
- 29 - Highland Poa grassland
- 30 - Melaleuca ericifolia swamp forest
- 31 - Melaleuca pustulata scrub
- 32 - Notelaea - Pomaderris - Beyeria forest
- 33 - Rainforest fernland
- 34 - Riparian scrub
- 35 - Seabird rookery complex
- 36 - Sphagnum peatland
- 36A - Spray zone coastal complex
- 37 - Subalpine Diplarrena latifolia rushland
- 38 - Subalpine Leptospermum nitidum woodland
- 39 - Wetlands

Legend: Cadastral Parcels

Threatened Communities (TNVC 2014) within 1000 metres

Scheduled Community Id	Scheduled Community Name
15	Eucalyptus amygdalina inland forest and woodland on cainozoic deposits

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Fire History (All) found within 1000 metres ***

*** No Fire History (Last Burnt) found within 1000 metres ***

Threatened Species Metadata

National Schedule Metadata

Code	Description	Notes
EX	Extinct	Where a taxon has not been located in the wild for the past 50 years.
EW	Extinct in the Wild	This is when a taxon can not be found living in the wild despite exhaustive surveys, but is still know to exist in captivity.
CR	Critically Endangered	In this case a taxon is in extreme danger of becoming extinct in the immediate future. A taxon is placed in this category if : * it has undergone, is suspected to have undergone or is likely to undergo in the immediate future a very severe reduction in numbers; * its geographic distribution is precarious for the survival of the taxon and is very restricted; * the estimated total number of mature individuals is very low and (a) evidence suggests that the number will continue to decline at a very high rate or (b) the number is likely to continue to decline and its geographic distribution is precarious for its survival; * the estimated total number of mature individuals is extremely low; * the probability of its extinction in the wild is at least 50% in the immediate future.
EN	Endangered	A taxon at very high risk of becoming extinct in the near future. A taxon is placed in this category if : * it has undergone, is suspected to have undergone or is likely to undergo in the immediate future a severe reduction in numbers; * its geographic distribution is precarious for the survival of the species and is restricted; * the estimated total number of mature individuals is low and (a) evidence suggests that the number will continue to decline at a high rate or (b) the number is likely to continue to decline and its geographic distribution is precarious for its survival; * the estimated total number of mature individuals is very low; * the probability of its extinction in the wild is at least 20% in the immediate future.
VU	Vulnerable	A taxon is facing a high risk of extinction in the medium term future. A taxon is placed in this category if : * it has undergone, is suspected to have undergone or is likely to undergo in the immediate future a substantial reduction in numbers; * its geographic distribution is precarious for the survival of the taxon and is limited; * the estimated total number of mature individuals is limited and (a) evidence suggests that the number will continue to decline at a substantial rate or (b) the number is likely to continue to decline and its geographic distribution is precarious for its survival; * the estimated total number of mature individuals is low; * the probability of its extinction in the wild is at least 10% in the immediate future.
CD	Conservation Dependent	A native species is eligible to be included in the Conservation Dependent category at a particular time if, at that time: (a) the species is the focus of a specific conservation program the cessation of which would result in the species becoming vulnerable, endangered or critically endangered; or (b) the following subparagraphs are satisfied: (i) the species is a species of fish; (ii) the species is the focus of a plan of management that provides for management actions necessary to stop the decline of, and support the recovery of, the species so that its chances of long term survival in nature are maximised; (iii) the plan of management is in force under a law of the Commonwealth or of a State or Territory; (iv) cessation of the plan of management would adversely affect the conservation status of the species.
PEX	Extinct (Unofficial)	This taxon is protected as presumed extinct. It is either a component of a presumed extinct taxon, or the name has changed from that which appears in the official legislation.
PCR	Critically Endangered (Unofficial)	This taxon is protected as Critically Endangered. It is either a component of a Critically Endangered taxon, or the name has changed from that which appears in the official legislation.
PEN	Endangered (Unofficial)	This taxon is protected as Endangered. It is either a component of a Endangered taxon, or the name has changed from that which appears in the official legislation.
PVU	Vulnerable (Unofficial)	This taxon is protected as Vulnerable. It is either a component of a Vulnerable taxon, or the name has changed from that which appears in the official legislation.
P	Parent Species (Unofficial)	This taxon is protected as a threatened species as all taxa (species, subspecies or varieties) derived from this entity are listed as threatened species.
PH	hybrid or intergrade of a threatened species (unofficial)	This taxon is protected as it is a hybrid or intergrade of a threatened species

State Schedule Metadata

Code	Description	Notes
x	extinct	Those taxa presumed extinct.
e	endangered	Those taxa in danger of extinction because long term survival is unlikely while the factors causing then to be endangered continue operating.
v	vulnerable	Those taxa likely to become endangered while the factors causing them to become vulnerable continue operating.
r	rare	Those taxa with a small population in Tasmania that are at risk.
px	extinct (unofficial)	This taxon is protected as presumed extinct. It is either a component of a presumed extinct taxon, or the name has changed from that which appears in the official legislation.
pe	endangered (unofficial)	This taxon is protected as endangered. It is either a component of an endangered taxon, or the name has changed from that which appears in the official legislation.
pv	vulnerable (unofficial)	This taxon is protected as vulnerable. It is either a component of a vulnerable taxon, or the name has changed from that which appears in the official legislation.
pr	rare (unofficial)	This taxon is protected as rare. It is either a component of a rare taxon, or the name has changed from that which appears in the official legislation.
p	parent species (unofficial)	This taxon is protected as a threatened species as all taxa (species, subspecies or varieties) derived from this entity are listed as threatened species.

Threatened Species Metadata

Code	Description	Notes
ph	hybrid or intergrade of a threatened species (unofficial)	This taxon is protected as it is a hybrid or intergrade of a threatened species
pp	pending (unofficial)	Under consideration for listing
-px	listing of parent or alternatively named taxon as extinct pending (unofficial)	The parent or alternatively named taxon of this taxon is in the process of being listed as extinct
-x	listing as extinct pending (unofficial)	This taxon is in the process of being listed as extinct
-e	listing as endangered pending (unofficial)	This taxon is in the process of being listed as endangered
-pe	listing of parent or alternatively named taxon as endangered pending (unofficial)	The parent or alternatively named taxon of this taxon is in the process of being listed as endangered
-v	listing as vulnerable pending (unofficial)	This taxon is in the process of being listed as vulnerable
-pv	listing of parent or alternatively named taxon as vulnerable pending (unofficial)	The parent or alternatively named taxon of this taxon is in the process of being listed as vulnerable
-pr	listing of parent or alternatively named taxon as rare pending (unofficial)	The parent or alternatively named taxon of this taxon is in the process of being listed as rare
-r	listing as rare pending (unofficial)	This taxon is in the process of being listed as rare
x-	extinct, delisting pending	This extinct taxon is in the process of being delisted
e-	endangered, delisting pending	This endangered taxon is in the process of being delisted
e-	endangered, delisting pending	This endangered taxon is in the process of being delisted
v-	vulnerable, delisting pending	This vulnerable taxon is in the process of being delisted
r-	rare, delisting pending	This rare taxon is in the process of being delisted
e-x	endangered uplisting to extinct pending	This endangered taxon is in the process of being uplisted to extinct
r-p	Listing of components pending, making this a parent species (unoffical)	Listing of all components of this rare parent species in their own right pending
v-x	vulnerable, uplisting to extinct pending	This vulnerable taxon is in the process of being uplisted to extinct
v-e	vulnerable, uplisting to endangered pending	This vulnerable taxon is in the process of being uplisted to endangered
r-x	rare, uplisting to extinct pending	This rare taxon is in the process of being uplisted to extinct
r-e	rare, uplisting to endangered pending	This rare taxon is in the process of being uplisted to endangered
r-v	rare, uplisting to vulnerable pending	This rare taxon is in the process of being uplisted to vulnerable
x-e	extinct, downlisting to endangered pending	This extinct taxon is in the process of being downlisted to endangered
x-v	extinct, downlisting to vulnerable pending	This extinct taxon is in the process of being downlisted to vulnerable
x-r	extinct, downlisting to rare pending	This extinct taxon is in the process of being downlisted to rare
e-v	endangered, downlisting to vulnerable pending	This endangered taxon is in the process of being downlisted to vulnerable
e-r	endangered, downlisting to rare pending	This endangered taxon is in the process of being downlisted to rare
v-r	vulnerable downlisting to rare pending	This vulnerable taxon is in the process of being downlisted to rare
pr-x	rare (unofficial), listing as extinct pending	This component or alternatively named taxon of a rare taxon is in the process of being listed in its own right as extinct
pr-e	rare (unofficial), listing as endangered pending	This component or alternatively named taxon of a rare taxon is in the process of being listed in its own right as endangered
pr-v	rare (unofficial), listing as vulnerable pending	This component or alternatively named taxon of a rare taxon is in the process of being listed in its own right as vulnerable
pr-r	rare (unofficial), listing as rare pending	This component or alternatively named taxon of a rare taxon is in the process of being listed in its own right as rare
pr-	rare (unofficial), delisting of parent or alternatively named taxon pending	This taxon's parent or alternatively named taxon is in the process of being delisted as rare
?x	listing as extinct under consideration (unofficial)	This taxon is under consideration for listing as extinct
?e	listing as endangered under consideration (unofficial)	This taxon is under consideration for listing as endangered
?v	listing as vulnerable under consideration (unofficial)	This taxon is under consideration for listing as vulnerable
?r	listing as rare under consideration (unofficial)	This taxon is under consideration for listing as rare
x?	extinct, delisting under consideration	This extinct taxon is under consideration for delisting
e?	endangered, delisting under consideration	This endangered taxon is under consideration for delisting
v?	vulnerable, delisting under consideration	This vulnerable taxon is under consideration for delisting
r?	rare, delisting under consideration	This rare taxon is under consideration for delisting
e?x	endangered uplisting to extinct under consideration	This endangered taxon is under consideration for uplisting to extinct
v?x	vulnerable, uplisting to extinct under consideration	This vulnerable taxon is under consideration for uplisting to extinct
v?e	vulnerable, uplisting to endangered under consideration	This vulnerable taxon is under consideration for uplisting to endangered
r?x	rare, uplisting to extinct under consideration	This rare taxon is under consideration for uplisting to extinct
r?e	rare, uplisting to endangered under consideration	This rare taxon is under consideration for uplisting to endangered
r?v	rare, uplisting to vulnerable under consideration	This rare taxon is under consideration for uplisting to vulnerable
x?e	extinct, downlisting to endangered under consideration	This extinct taxon is under consideration for downlisting to endangered
x?v	extinct, downlisting to vulnerable under consideration	This extinct taxon is under consideration for downlisting to vulnerable
x?r	extinct, downlisting to rare under consideration	This extinct taxon is under consideration for downlisting to rare

Threatened Species Metadata

Code	Description	Notes
e?v	endangered, downlisting to vulnerable under consideration	This endangered taxon is under consideration for downlisting to vulnerable
e?r	endangered, downlisting to rare under consideration	This endangered taxon is under consideration for downlisting to rare
v?r	vulnerable downlisting to rare under consideration	This vulnerable taxon is under consideration for downlisting to rare
pr?x	rare (unofficial), listing as extinct under consideration	This component or alternatively named taxon of a rare taxon is under consideration for listing in its own right as extinct
pr?e	rare (unofficial), listing as endangered under consideration	This component or alternatively named taxon of a rare taxon is under consideration for listing in its own right as endangered
pr?v	rare (unofficial), listing as vulnerable under consideration	This component or alternatively named taxon of a rare taxon is under consideration for listing in its own right as vulnerable
pr?r	rare (unofficial), listing as rare under consideration	This component or alternatively named taxon of a rare taxon is under consideration for listing in its own right as rare
pr?	rare (unofficial), delisting of parent or alternatively named taxon under consideration	This taxon's parent or alternatively named taxon is under consideration for delisting from rare
?px	listing of parent or alternatively named taxon as extinct under consideration (unofficial)	The parent or alternatively named taxon of this taxon is under consideration for listing as extinct
?pe	listing of parent or alternatively named taxon as endangered under consideration (unofficial)	The parent or alternatively named taxon of this taxon is under consideration for listing as endangered
?pv	listing of parent or alternatively named taxon as vulnerable under consideration (unofficial)	The parent or alternatively named taxon of this taxon is under consideration for listing as vulnerable
?pr	listing of parent or alternatively named taxon as rare under consideration (unofficial)	The parent or alternatively named taxon of this taxon is under consideration for listing as rare

Range Boundaries

There are two levels of accuracy available for range boundaries. For some species, range boundaries were generated by combining existing location information with the 1:25000 map sheets. For example, where there is a record of a species on a given map sheet that map sheet is included in the range boundaries for the species. For the majority of species, existing location information, species habitat descriptions and available spatial data such as land tenure and land use information have been used to develop more detailed maps of potential habitat for each species. These range boundaries have been developed in collaboration with species specialists and give a more accurate indication of the actual and potential range of a species. This information can be used in the assessment of proposed developments and to monitor impacts on species and species habitat. It is intended that the maps will be updated as and when new information becomes available.

Known Range (or actual range) is the area of land within the minimum convex polygon encompassing all known localities where the species is known to occur. It is the area within which the species is most likely to occur. This term is synonymous with ï¿½extent of occurrenceï¿½ as referred to in the Guidelines for eligibility for listing under the *Tasmanian Threatened Species Protection Act 1995.*

Core Range encompasses the area, within the known range, known to support the highest densities of the species and/or thought to be of greatest importance for the maintenance of breeding populations of the species.

Potential Range includes the known range, but also includes the area within which the species has not been found but may occur based on environmental conditions.

Range Scale: 1->100 indicates Threatened Fauna observations occur in the range boundary area.

Range Scale: 0 indicates Threatened Fauna observations do not occur in the range boundary area.

Range Boundaries have only been created for certain species and not every species has all range types available.

Threatened flora within 500 metres

487095, 5402809

485788, 5401148

Please note that some layers may not display at all requested map scales

Department of Primary Industries, Parks, Water and Environment

PLANNING AUTHORITY 2 - ATTACHMENT 1

Tasmanian Government

Threatened flora within 500 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened flora within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Lythrum salicaria	purple loosestrife	v		n	1	10-Feb-1948

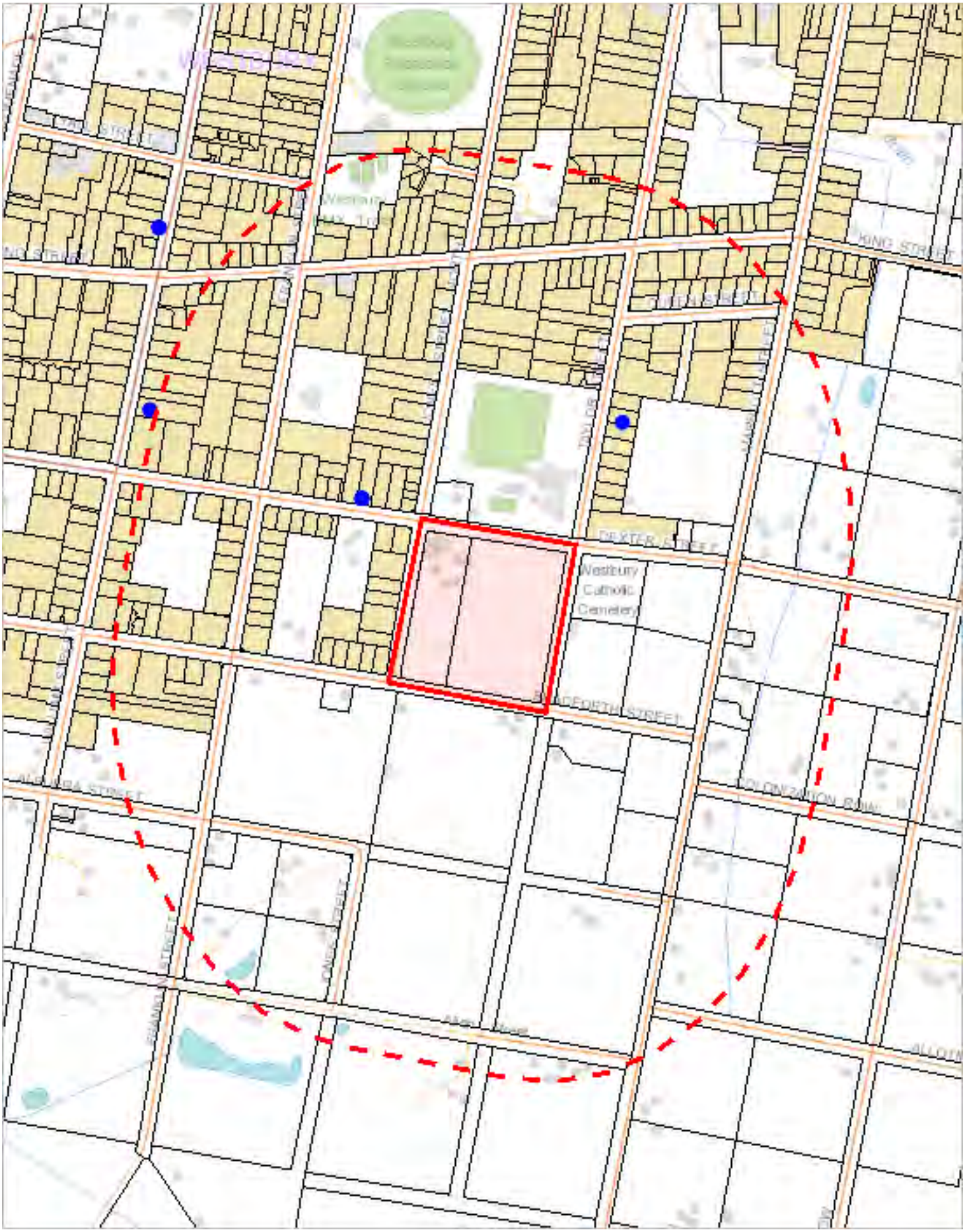
Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 500 metres

487095, 5402809



485788, 5401148

Please note that some layers may not display at all requested map scales

Department of Primary Industries, Parks, Water and Environment

PLANNING AUTHORITY 2 - ATTACHMENT 1

Tasmanian Government

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Dasyurus viverrinus	eastern quoll		EN	n	3	20-Jun-1963
Litoria raniformis	green and gold frog	v	VU	n	2	18-Nov-2019

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	n	1	0	1
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Galaxias fontanus	swan galaxias	e	EN	e	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Catadromus lacordairei	Green-lined ground beetle	v		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Raptor nests or sightings found within 500 metres. ***

*** No threatened Communities (TNVC 2014) found within 1000 metres ***

*** No Fire History (All) found within 1000 metres ***

*** No Fire History (Last Burnt) found within 1000 metres ***

Appendix E

Infrastructure Services Report

Southern Area

PLANNING AUTHORITY 2 - ATTACHMENT 1

CONCEPT SERVICES REPORT

To MEANDER VALLEY COUNCIL

PROPOSED RESIDENTIAL REZONING

126 DEXTER STREET WESTBURY

October 2019

Engineers & Planners

Your Vision is Our Mission

PLANNING AUTHORITY 2 - ATTACHMENT 1

Engineers & Planners
Your Vision is Our Mission

Johnstone McGee and Gandy Pty Ltd

incorporating Dale P Luck & Associates
(trading as JMG Engineers and Planners)
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JMG Project No. J192294CL

Document Issue Status

Ver.	Issue Date	Description	Originator		Checked		Approved	
1	22/10/2019	Report	GAB		DS		DS	

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1. This report is based on a 'walkthrough' visual inspection of the various components of the building. The report does not check original designs or previous contracts. Our inspections do not cover system performance testing, nor destructive testing or intrusive inspections requiring breaking out, opening up or uncovering.
2. Compliance with BCA is not part of the scope of this report. The report may include references to BCA as a guide to likely compliance/non-compliance of a particular aspect but should not be taken as definitive nor comprehensive in respect of BCA compliance.
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4. JMG have no pecuniary interests in the property or sale of the property.
5. This report presents information provided by others. JMG do not claim to have checked, and accept no responsibility for, the accuracy of such information.
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   Due to the nature of building construction it is not physically possible to gain access to/inspect all materials of construction when conducting a non-destructive inspection. Inaccessible areas may include:

   - wall cavities/floor cavities/ceiling cavities,
   - service shafts,
   - certain plant/ducts/pipework/switchboards,
   - floor coverings covered by subsequent renovations.

   For this reason anyone who reads this report should not presume that the asbestos containing material (ACM) identified in this report is the only ACM in the building, nor should the absence of a mention of ACM be taken as a guarantee that there is no ACM. All occupants/users/contractors in the building should, irrespective of the findings in this report, proceed with due caution and diligence in respect of their activities within the building and in respect of any materials uncovered, discovered, disturbed, and/or likely to be disturbed in the course of their activities.

   This report does not purport to be comprehensive nor definitive with respect to the extent or condition of asbestos in the building.

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   ii. You will keep JMG indemnified against any claim, demand, suit or proceeding by any third party arising out of or in any way connected with the existence of asbestos;
   iii. You will release JMG and hold it harmless for any loss, damage, personal injury or death to any person arising out of or in connection with the existence of asbestos.

   Professional indemnity insurance cover for "claims which would not have arisen but for the existence of asbestos" is not available.

ESTIMATES

1. Estimates have been prepared on the basis of information to hand at the time.
2. Estimates are order of cost. They are not quotes, nor based on quotes and are not upper limit of cost.
3. Estimates are not based on measured quantities or a defined scope of works.
4. Estimates are exclusive of GST, engineering fees, market escalation, associated builder's works, builder's margins, design contingency, project contingency.
5. As project scope becomes better defined it is strongly recommended that estimates are updated.

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4. CONCLUSION 14

1. INTRODUCTION

JMG Engineers and Planners have been engaged to prepare concept services report to enable the rezoning of 126 Dexter Street Westbury.

This will entail identifying the proximity of local Civil Infrastructure services, such as water, sewer and drainage, defining a likely concept for extending those services to the site and examining its sufficiency.

2. SITE LOCATION AND SITE CHARACTERISTICS

The site is located in Westbury, in Northern Tasmania and is known as 126 Dexter Street.

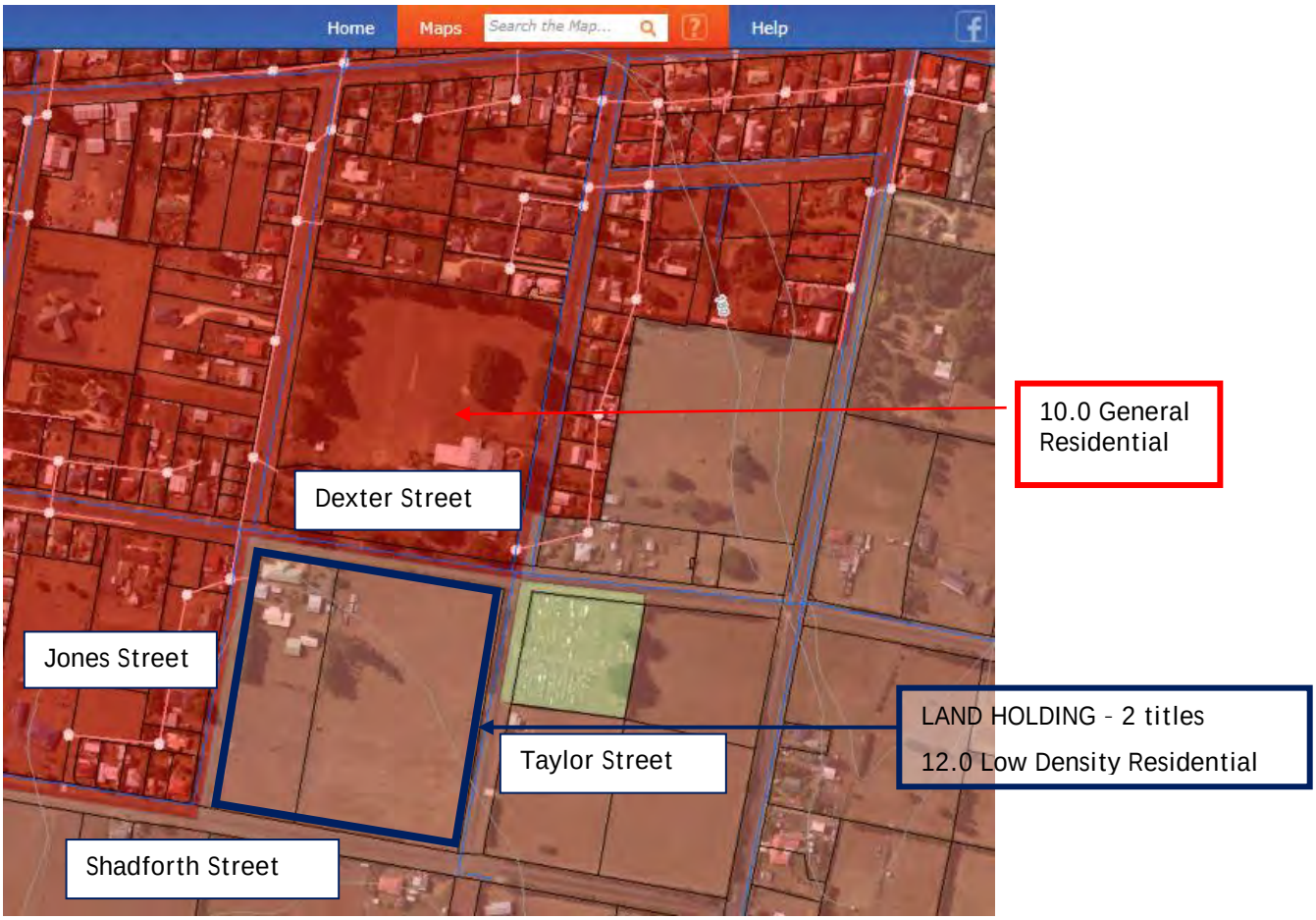

Figure 1 - Site Plan and Land holding

The applicant has control over two lots contained within the area bounded by Dexter Street, Shadforth Street, Jones Street North and Taylor Street, and shown as the landholding in Figure 1.

The land is currently zoned 12.0 Low Density Residential. The applicant will be seeking to have the land zoned 10.0 General Residential, the same as land to the North and the West.

There is an existing dwelling on the western title.

Sewer and water

This existing house is connected to both sewer and water supply as shown in Figure 2.

A sewer manhole is located to the North East and to the West. Both are 150 mm dia mains. Any new main extension will likely be required to connect to the North East manhole.

There are water mains on three of the four side roads, together with their respective fire hydrants.

Figure 2 Current Site TASWATER SERVICES - TasWater.maps.arcgis

There is a discrepancy between the online water data sets shown by TASWATER (Fig 2) and that shown by the LIST (Fig 3). TasWater ARCGIS shows the water main in Taylor Street extending only half way along, terminating with a Fire Hydrant and with a long house connection to the property near the intersection with Shadforth Street.

The LIST shows the main in Taylor street extending all the way to Shadforth Street, together with a fire hydrant and a main extension almost to the same property at the intersection with Shadforth Street. It is also unusual for a fire Hydrant to be shown (on the LIST) in a location where no water main exists (on TASWATER).

This is confusing given that this data ought to have been sourced from the same data base, it does not overly impact this assessment. The actual situation will need to be verified,in time.

Figure 3 Current Site Detail LIST

All water mains are shown by both systems as 100 mm diameter, other than the main in James Street North. This main is shown in both systems as a 50 mm poly pipe, but also with two fire hydrants located mid block. This is possible but most unlikely as the 50 mm system may be unlikely to yield the required fire flows for the fire hydrants.

If the 50 mm diameter main is correct then TasWater may need to consider upsizing this main to ensure the existing Fire Hydrants are compliant (if they are not currently so).

Alternatively it may be that the water main size is incorrectly recorded.

Drainage

The catchment area is some 3.9 Ha and has a natural ridge line running north south, making all drainage naturally flow to the streets. There are no defined drainage pathways or creeks within the site.

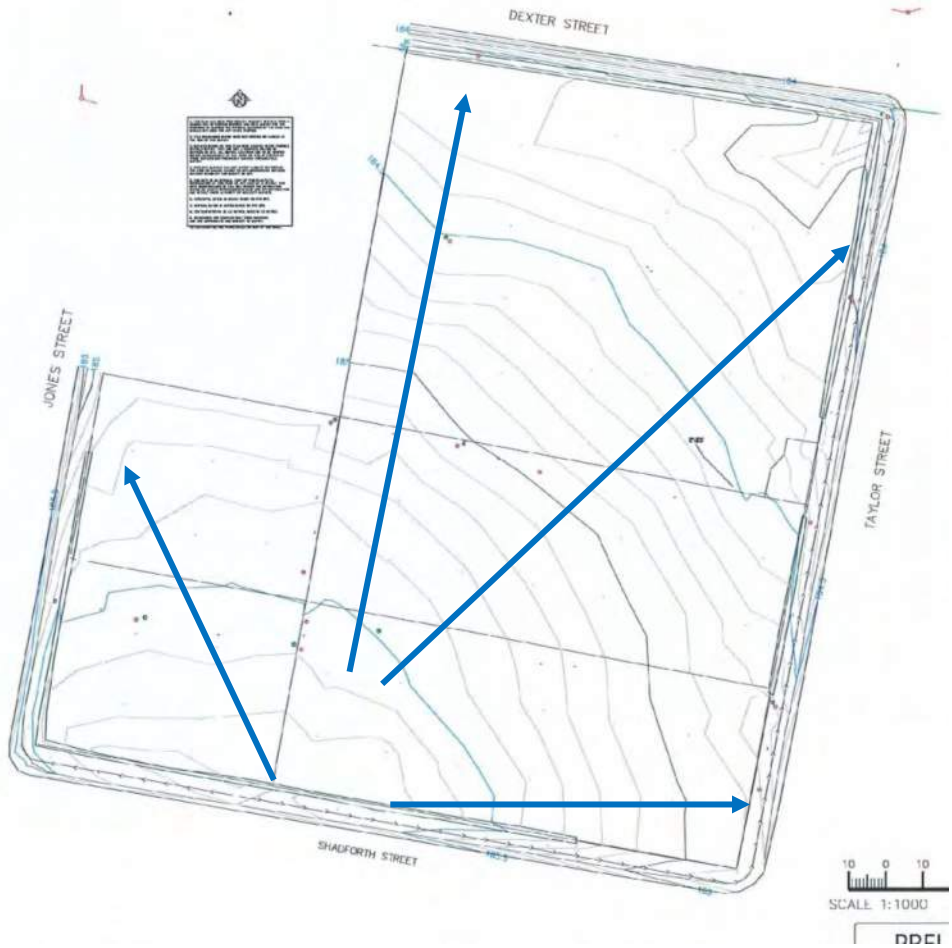

Figure 4 - Land Profile & Drainage Lines

Street drainage consists almost entirely of table drains, culvert driveway crossings and culverts extending across intersections. The lowest drainage point in the area occurs at the corner of Dexter Street and Taylor street where two culvert headwalls are evident on each side of Dexter Street looking west.

Figure 5 - Dexter St looking West

Roads and traffic

The surrounding standard of road formation consists of sealed pavement approximately 4.5m wide, grassed shoulders, table drains and verges. The distance between table drains is approaching 10 m - indicating sufficient width for road widening when and if the Council considers it appropriate to introduce a full urban standard to Westbury.

Footpaths in Westbury are usually only located on one side of the road (once off the main streets), but apart from Dexter Street none of the roads surrounding this site have any footpaths. The Dexter Street footpath is on the opposite side of the road to the site, and particularly serves the Westbury Primary School, which is also directly opposite the site.

There are a number of perpendicular parking spots within the road reserve adjacent to the school property in both Dexter Street and Taylor Street.

To the east, opposite the site in Taylor street is the Westbury Catholic Cemetery. Any public parking associated with the cemetery would occur in the road reserve.

Figure 6 - Surrounding road assets

3. EXTENDING SERVICES TO THE SITE

Servicing the site does not present any particular onerous requirements.

Sewerage services

Very preliminary discussion has been undertaken with TasWater. As a general rule TasWater did advise that they do not overly comment on rezoning applications. The normal standard is to respond to actual development applications and require any applicant who makes an application beyond local capacity to upgrade services as required.

It is not possible to independently perform a system analysis of the Westbury sewer or water systems. It is reasonable to assume however that the respective plants have reasonable capacity to allow growth, and that the only real need assessment will be to comment on the particular services leading to the property.

To assess sewer services a trial lot layout has been prepared, showing up to 30 lots. This enabled an examination of the grade and depth of any likely sewer design that would service the area. This should not be interpreted as a proposed lot layout, nor as the likely density of 30 lots.

Figure 7 - Trial Lot layout and sewer alignment

Four possible sewer pipelines are shown on the plan, although long sections have only been developed for the two critical services. These were developed to test the capacity to meet minimum physical design standards.

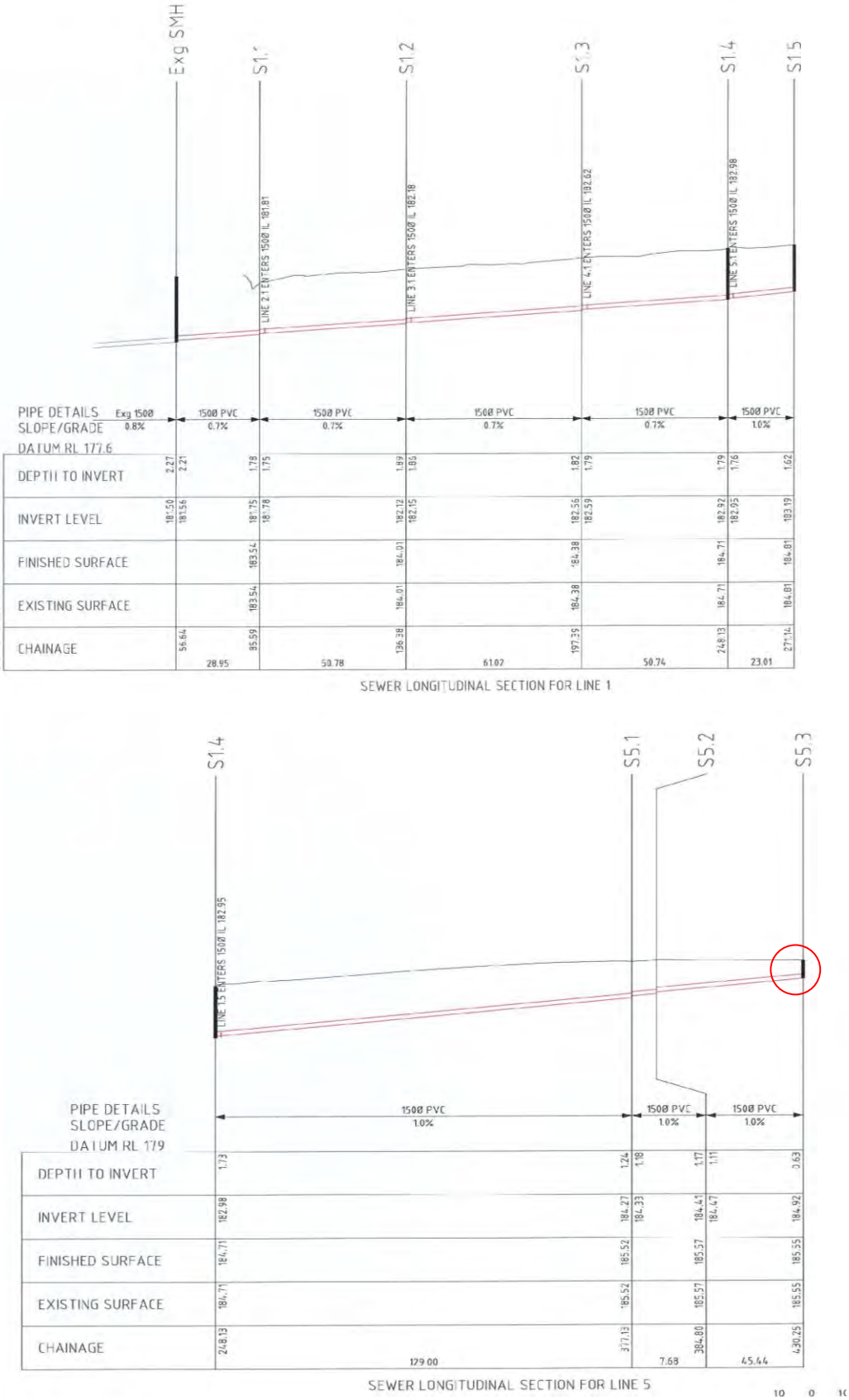

Figure 8 - Two Sewer longsections

The pipelines are drawn at minimum grade of 0.7% where at least 12 houses are on the line and minimum of 1% grade otherwise. The furthest manhole at A5.3 (circled in Figures 7 & 8 has shallow cover for the very last lot on the line. All other locations have sufficient cover to protect the pipe. It is considered very likely that a lot layout can be defined that will yield a more efficient sewer layout with more cover.

If unsuccessful in this regard there is also the possibility of investigating a sewer connection for those blocks to the western existing sewer, fronting Jones Street, as shown in Figure 9.

Figure 9 - Western Sewer proximity

This western sewer is 2.0 to 2.3 m deep and is no more than 50 metres to the frontage with Jones Street. This would make the sewer serving any lots on the western side of Jones street at least 1.5m deep which would be adequate. This alignment may not be a preferred solution but it is a possible outcome, even if a main is required to be brought from almost the intersection of Jones and Dexter to serve the western side lots. It therefore remains an option.

Water Services

Adequate water supply for consumption and fire flows will be required. This is best delivered with a minimum 100 mm ring main circling the block. A ring main is the best way to ensure pressure and flows are equally available to all proposed lots as it will put a main in front of every lot and allow the flow direction to be determined by the available head from each direction. In this way flows will be balanced. It also means that there will be no dead end pipes that would accumulate silt and debris and require periodic scouring.

Assuming LIST details are correct then to provide a ring main will require a new 100 mm dia main in Shadforth Street. Taswater will be expected to review the extent of the assets in both Jones Street and Taylor Street. If the main in Jones Street is indeed a 50 mm pipe Taswater can reasonably be expected to upgrade this main at cost. A similar argument exists for the extension of any main in Taylor St - see figure 10.

Any discrepancies in Jones street are considered to be the responsibility of Taswater to rectify. The same may be the case with Taylor Street.

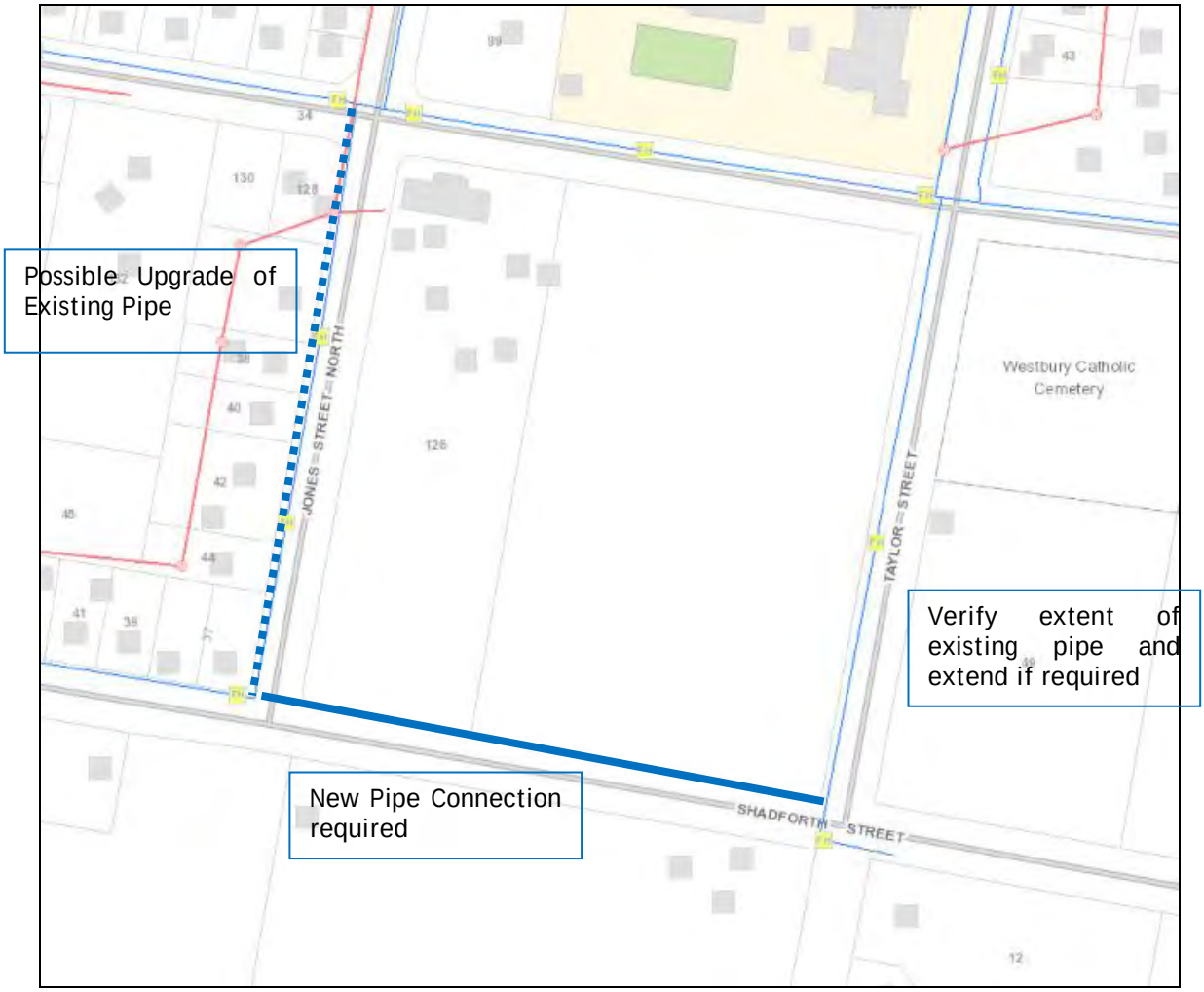

Figure 10 - Water Main extensions Required

Drainage

It is proposed to continue with the existing drainage style evident in Westbury. If necessary storage can be provided per lot, or at a subdivision level. To control developed peak runoff for Q20 to replicate pre-development levels of Q5 (Council's Standard requirements) this would entail approximately 2m3 of storage per 1,000 m2 block.

Depths of existing table drains are shallow, which will make underground storage cells difficult to provide. Storage may entail limited depth pits with surface landscaped storage and perhaps with a combination of above ground tanks on each block.

Alternatively, we estimate storage of 50 m3 below ground and 10 m3 above ground would enable the same peak control for the complete subdivision. Partial design at the subdivision stage would examine the different outcomes and alternatives to make a recommendation to Council.

In any event control of drainage discharge is achievable.

Roads and Footpaths

It is assumed that Council will continue to adopt the same standard of road already in place at Westbury and the no pavement road widening will be necessary.

Westbury is laid out in a grid network. The number of lots feeding to King Street and/or Meander Valley Road to the north would likely replicate the same traffic generation as the other roads parallel to both Jones Street and Taylor Street, shown in Figure 11.

The distance from Shadforth to King and Meander Valley road is respectively 600m and 1000 m. Such roads, in general will generate 70 vehicles per day per 100 m(20 m lot frontage at 7 vpd/lot per side). The estimates for traffic loading are 420 vpd at King Street and 700 vpd at Meander Valley Road on each of Jones and Taylor streets. These figures may be slightly higher on school days, given the school on Dexter Street. In any event the traffic generated from the site would be no more than 250 vpd.

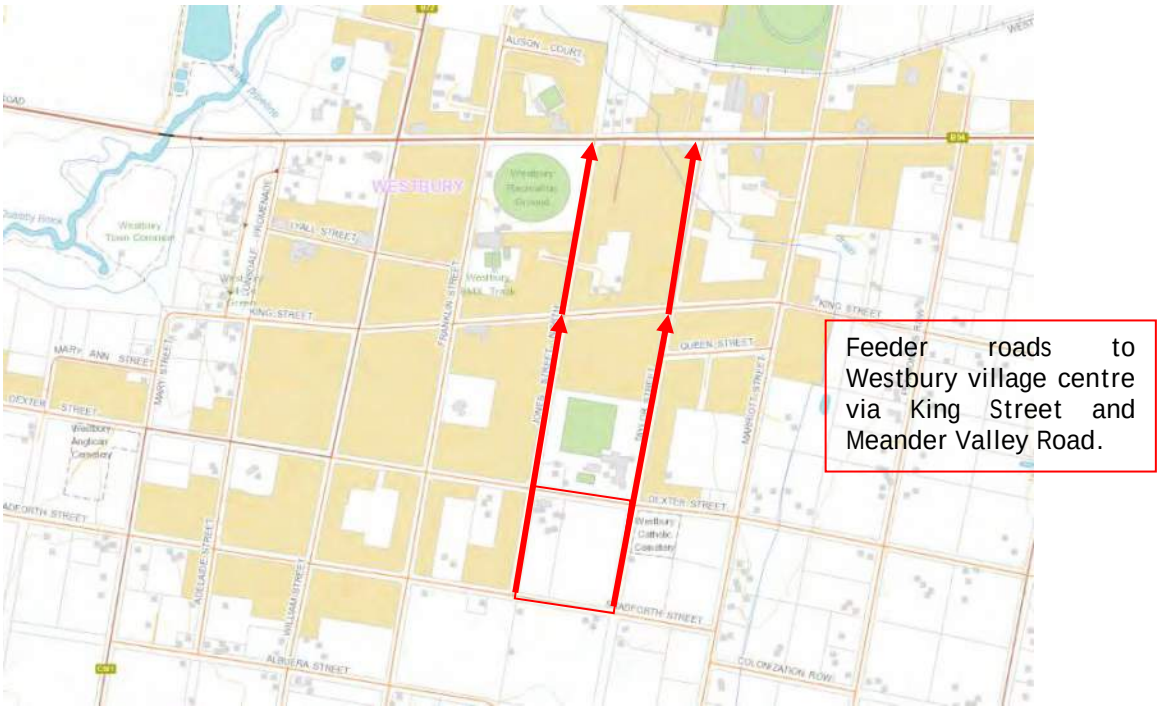

Figure 11 Traffic generation

Whilst the frontage road pavements are narrow they do represent the style that suits Westbury and traffic generation would be well within the environmental capacity of the existing road formations even though at 4.5 m wide they do not comply with current LGAT/IPWEA Urban Road Standards for sealed pavement width.

They do however provide sufficient width, table drain to table drain (approx. 10 m), to reflect a road capacity estimated at greater than 2000 vpd. However until shoulders are sealed it is recommended that traffic should generally be limited to around 1000 vpd. Likely traffic volumes are not larger than this number.

When Council considers that the grassed shoulders need to be upgraded there will be room to make this transformation. This rezoning proposal is not considered to be a technical catalyst for such a decision.

Dexter Street is the priority traffic route with "Giveway Signs" at both Jones and Taylor Streets. New lots created on this site will not increase any local traffic speeds in the vicinity of the school.

It is recommended that the frontage roads of Jones, Taylor and Shadforth Streets should be provided with a footpath when the land holding is developed. This would result in a footpath on one side of all frontages. Dexter street already has a footpath on the opposite side of the road. As Dexter street is a collector road, a traffic priority road, and leads to the local school, Council may wish to consider whether it needs a footpath on both sides, however it has not elected to do over other links of Dexter Street and there seems no compelling reason to consider that this particular link of Dexter Street requires a footpath in isolation. It would be best to encourage children to cross at the intersections and make use of the existing footpath.

All roads have sufficient width and are already developed to an environment standard consistent with a "Westbury Standard", apart form the need to consider footpaths when the area is developed.

4. CONCLUSION

Servicing this site with water, sewer drainage and road and traffic connections is reasonably achievable, challenged only by the flat landscape. Notwithstanding this challenge, a number of alternate solutions are available when detailed design is being determined.

Rezoning ought not be constrained by any presumption that there is no capacity to service the land with municipal services.

Signed
JOHNSTONE McGEE & GANDY

Geoff BRAYFORD
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Attachment 2

Certification Document

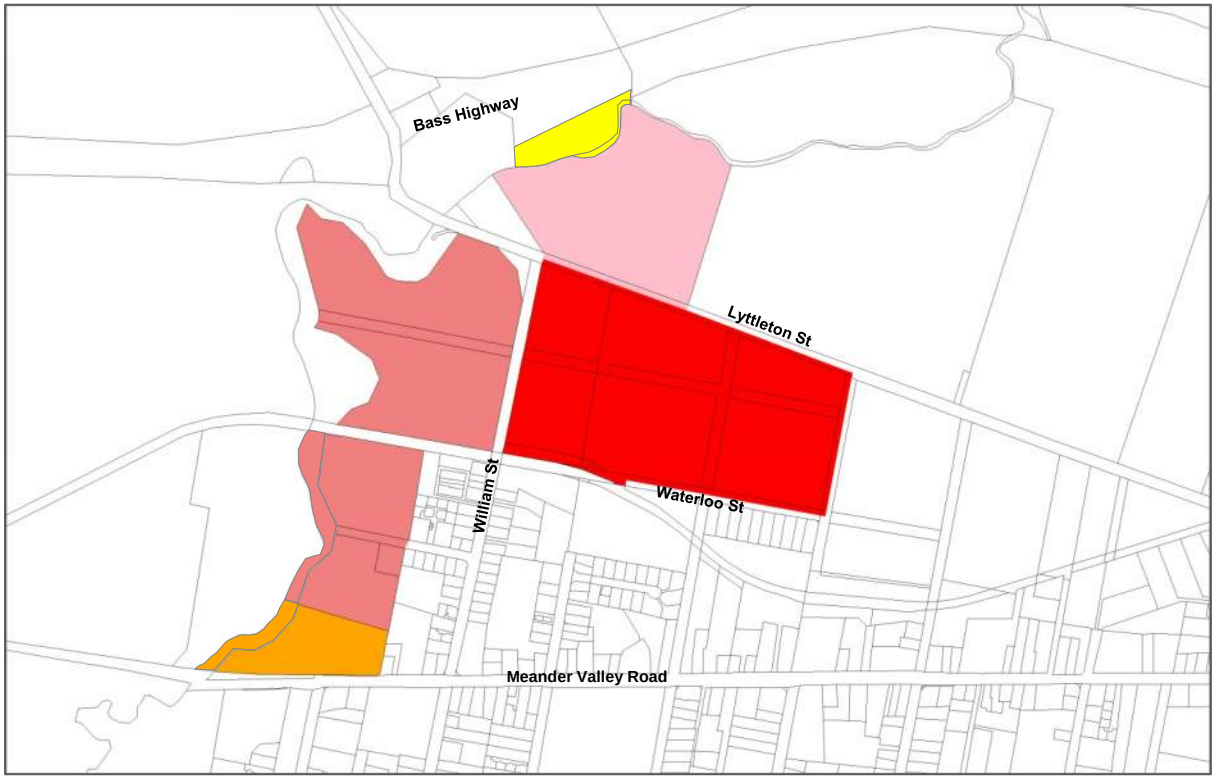
PLANNING AUTHORITY 2 - ATTACHMENT 2

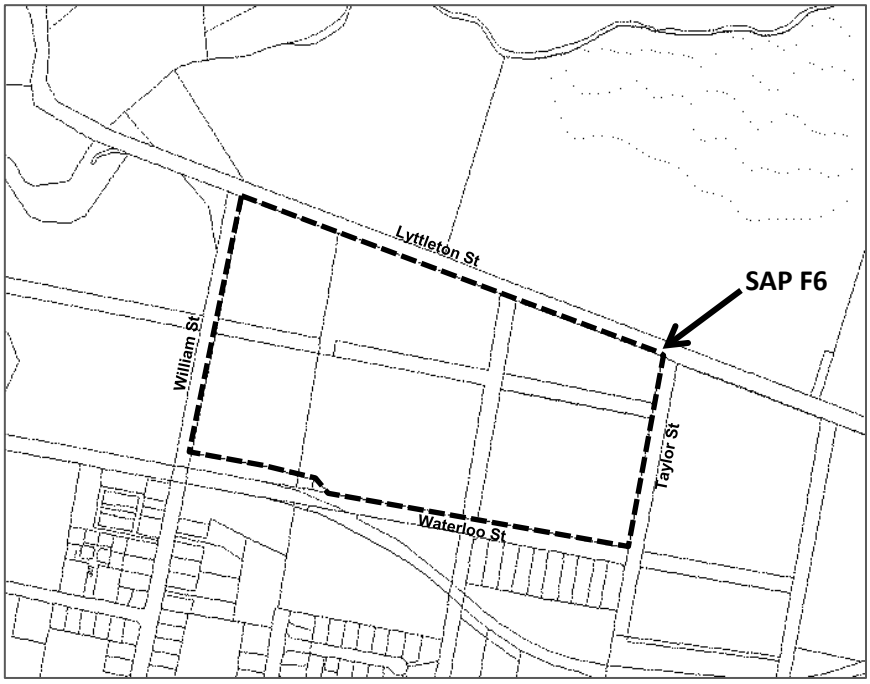
Meander Valley Interim Planning Scheme 2013

Amendment 1/2020

Certification Maps

Northern Area





PLANNING AUTHORITY 2 - ATTACHMENT 2

Map Amendment - Northern Area

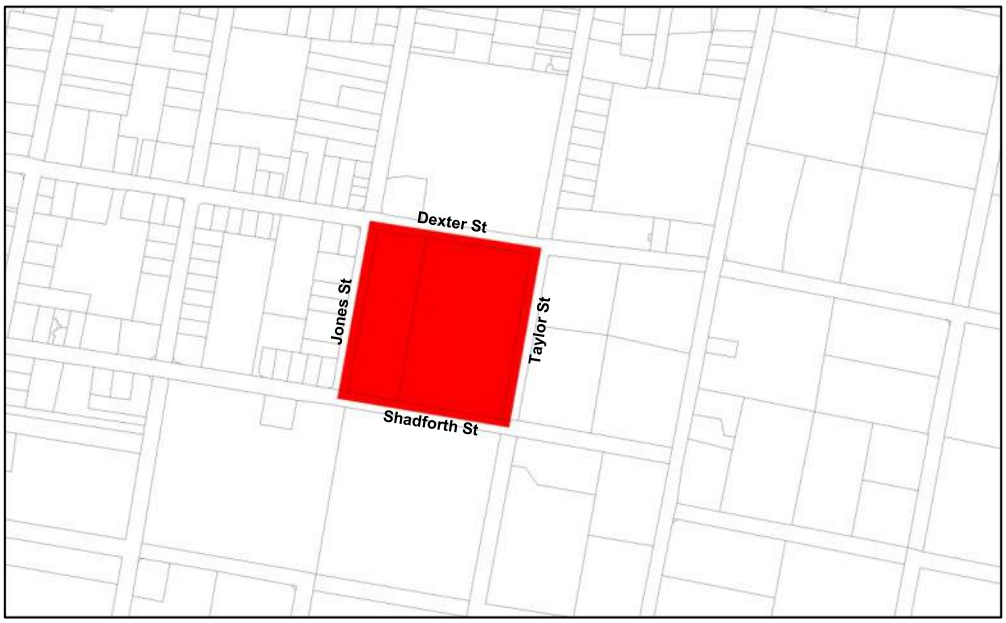
1/ Rezone the following Certificates of Title:

Address	Certificates of Title	Current Zone	Proposed Zone
46 Lyttleton St	110565/2 129939/2 110565/4 129939/1	Rural Resource Zone	General Residential Zone
Crown land un-made road reserve within 46 Lyttleton St	N/A	Rural Resource Zone	General Residential Zone
Cnr Lyttleton & William Sts	118081/2 118081/4	Rural Resource Zone	General Residential Zone
41 Waterloo St	118081/6	Rural Resource Zone	General Residential Zone
12 Lyttleton St	130408/1	Rural Resource Zone	Rural Living Zone
1 William St	130539/1 118081/3 118081/5	Rural Resource Zone	Low Density Residential Zone
9 Quamby St	205443/1	Rural Resource Zone	Low Density Residential Zone
10 Quamby St	106741/1	Rural Resource Zone	Low Density Residential Zone
115 Meander Valley Rd	124290/1	Rural Resource Zone	Village Zone
113A Meander Valley Rd	124290/2	Rural Resource Zone	Low Density Residential Zone
Bass Highway Crown Land	129482/2	Rural Resource Zone	Utilities Zone
Quamby Brook Crown land – west	N/A	Rural Resource Zone	Part Village Zone Part Low Density Residential Zone
Crown land un-made road reserve at Quamby St	N/A	Rural Resource Zone	Low Density Residential Zone
Quamby Brook Crown land – north	N/A	Rural Resource Zone	Part Utilities Zone

2/ Amend the planning scheme map to add the Specific Area Plan outline and notation of the area contained in SAP F6.

PLANNING AUTHORITY 2 - ATTACHMENT 2

Map Amendment – Southern Area



3/ Rezone the following Certificates of Title:

Address	Certificate of Title	Current Zone	Proposed Zone
126 Dexter St	15169/1 108079/1	Low Density Residential Zone	General Residential Zone

Ordinance Amendments

1/ Insert **F6 – Westbury Urban Residential Specific Area Plan** into Part F of the Planning Scheme. The Specific Area Plan applies to the following Certificates of Title:

46 Lyttleton St	110565/2 129939/2 110565/4 129939/1
Crown land un-made road reserve within 46 Lyttleton St	N/A
Cnr Lyttleton & William Sts	118081/2 118081/4
41 Waterloo St	118081/6

PLANNING AUTHORITY 2 - ATTACHMENT 2

F6 Westbury Urban Residential Specific Area Plan

F6.1 Plan Purpose

The purpose of the Westbury Urban Residential Specific Area Plan is:

a) To require all new roads in a subdivision to be accessed through junctions with Lyttleton Street.

F6.2 Application of this Plan

F6.2.1 The specific area plan applies to the area of land designated as Westbury Urban Residential Specific Area Plan on the overlay maps.

F6.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the General Residential Zone and E4 Road and Railway Assets Code, as specified in the relevant provision.

F6.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

F6.4 Definition of Terms

This sub-clause is not used in this specific area plan.

F6.5 Use Table

This sub-clause is not used in this specific area plan.

F6.6 Use Standards

This sub-clause is not used in this specific area plan.

F6.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

F6.8 Development Standards for Subdivision

F6.8.1 Junctions for new roads

This clause is in addition to the provisions of the General Residential Zone – 10.4.15 Subdivision and E4 Road and railway Assets Code.

Objective:	That the arrangement of new roads within in a subdivision only provides access through junctions with Lyttleton Street.
Acceptable Solutions	**Performance Criteria**

PLANNING AUTHORITY 2 - ATTACHMENT 2

A1	P1
Where subdivision includes new roads: a) the roads are accessed by an arrangement that provides road junctions with Lyttleton Street; and b) no new road junctions are provided to Waterloo, Taylor or William streets.	No Performance Criterion.

MEA-S15.9 Tables

This sub-clause is not used in this specific area plan.

The COMMON SEAL of the Meander Valley Council has been hereunto affixed on the 11 April 2017 pursuant to a resolution of Council delegating authority to the General Manager to affix the corporation's seal

.....
John Jordan
General Manager

PLANNING AUTHORITY 2 - ATTACHMENT 2

PLANNING AUTHORITY 3

Reference No. 170/2020

AMENDMENT 2/2020 – BLACKSTONE HEIGHTS LOCAL BUSINESS ZONE - 2 PANORAMA ROAD, BLACKSTONE HEIGHTS

AUTHOR: Jo Oliver
Senior Strategic Planner

1) Recommendation

It is recommended that Council:

1. ***Pursuant to Sections 33(3) and 34(1)(a) of the former provisions of the Land Use Planning and Approvals Act 1993, initiate Draft Amendment 2/2020 to the Meander Valley Interim Planning Scheme 2013 to:***

   a) Rezone certificate of title 169236/2 and part of certificate of title 146423/2 from Low Density Residential Zone to Local Business Zone, in accordance with the attached certification document at Attachment A; and

   b) Insert a Specific Area Plan as F7 Blackstone Heights Local Business Specific Area Plan, in accordance with the attached certification document at Attachment A.

2. ***Pursuant to Section 35, certify the draft amendment as being in accordance with Sections 30O and 32 of the Land Use Planning and Approvals Act 1993.***

2) Officers Report

An application has been made under Section 33 of the *Land Use Planning and Approvals Act* (LUPAA) 1993 by Woolcott Surveys on behalf of Tasland Developments for an 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 (SAP) over the Local Business Zone to provide for:
  - a specific range of uses;
  - setbacks for buildings and mechanical equipment;
  - building design;
  - 500m^2 allowance for floor area; and
  - a building site coverage of 15%.

The application is supported by a report prepared by the applicant that provides the detail of the proposal and addresses the requirements of LUPAA and the standards of the planning scheme. The report is included at Attachment B and forms the basis of Council's consideration of the draft amendment.

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

The proposed rezoning of the land follows a development approval for a restaurant and local shop on the site, which has commenced with site excavation and preparation. The land also contains a contractor's yard and storage shed in the north eastern corner, accessed via Neptune Drive.

Figure 1: Aerial photo showing the land proposed to be rezoned to Local Business Zone outlined in blue. (*Source: www.thelist.tas.gov.au* – as amended)

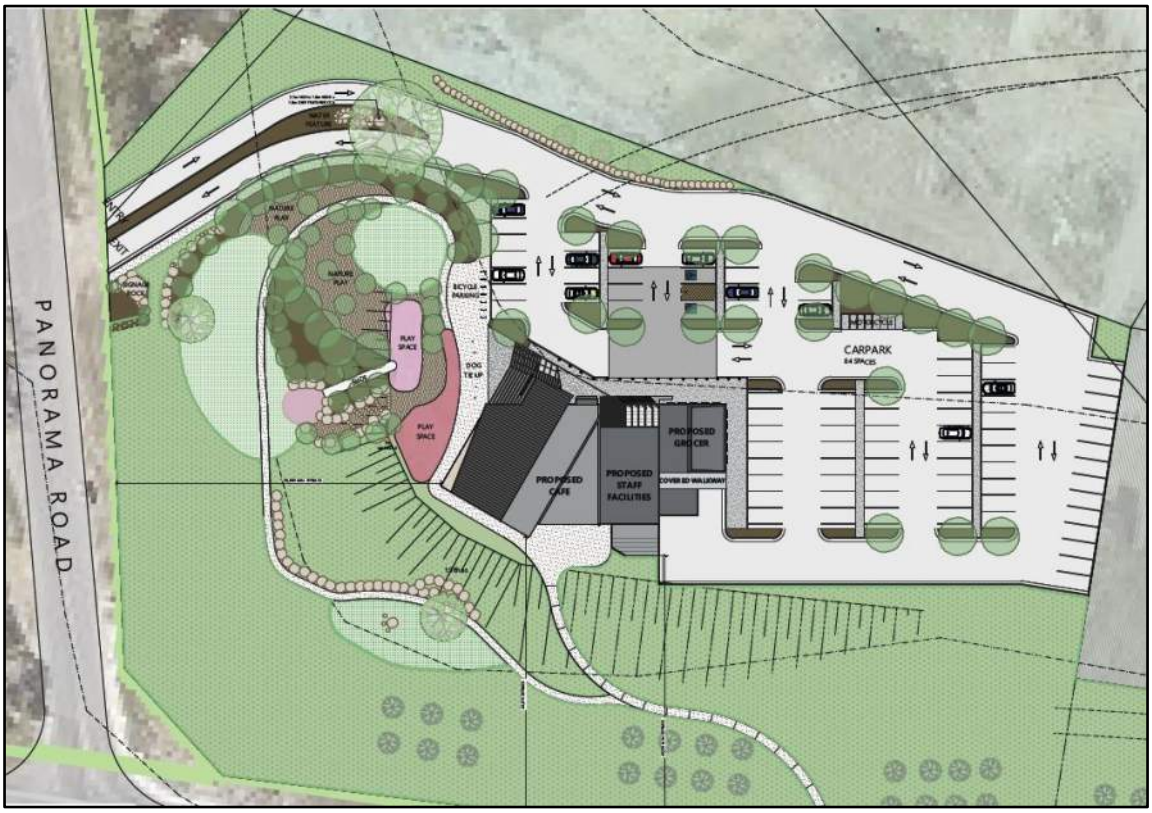


Figure 2: Site plan of approved restaurant and local shop at 2 Panorama Road, Blackstone Heights.

Figure 3: Elevations of approved restaurant and local shop at 2 Panorama Road, Blackstone Heights.

The submissions in the applicant's report are generally supported, however some additional analysis is provided below.

Zoning and Development Standards

The land is currently included in the Low Density Residential Zone that encompasses most of Blackstone Heights. The Restaurant and local shop were approved under the provisions of this zone in a prior planning scheme, however the current Low Density Residential Zone is very limited in regard to non-residential uses that would provide opportunities for diversification and value adding to the approved development.

The current zone classifies all non-residential use as discretionary and allows for medical services, local shop, community meeting and entertainment (if not a cinema or function centre), sports and recreation, visitor accommodation and utilities.

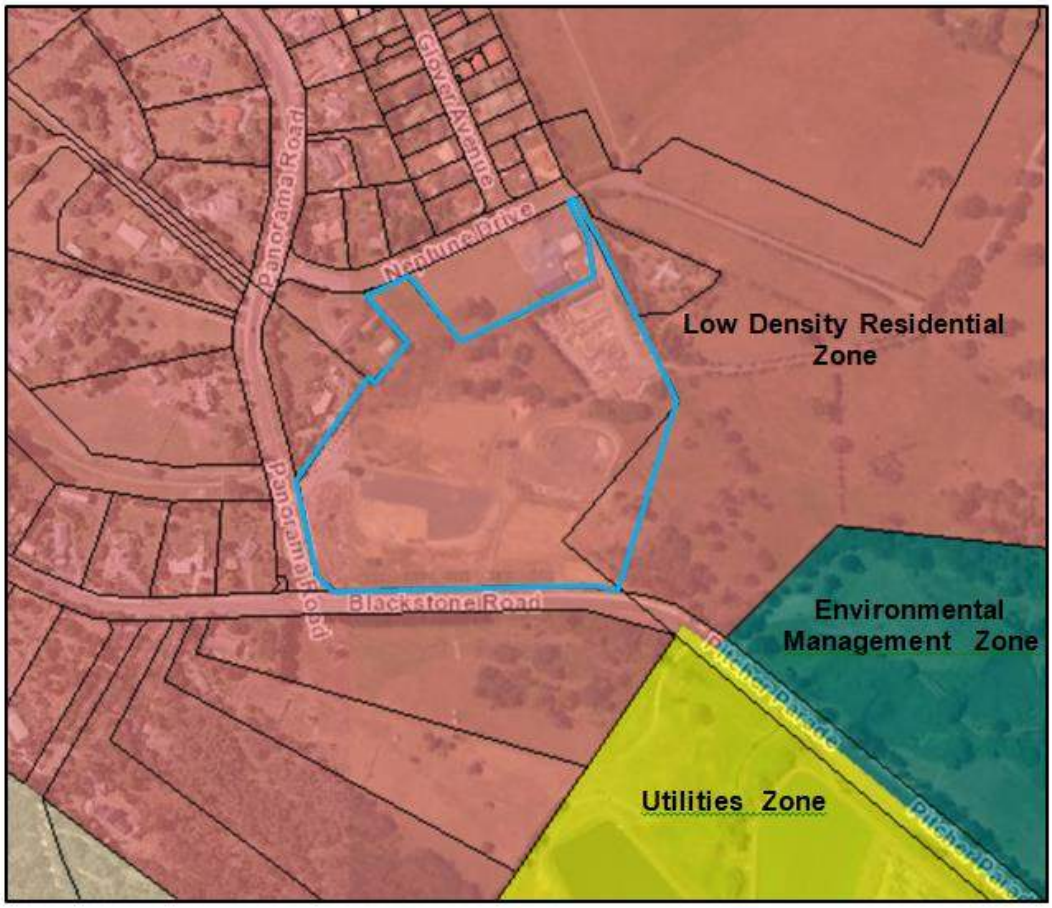


Figure 4: Current zoning with land proposed for rezoning to Local Business Zone outlined in blue.

Rezoning the land to Local Business Zone provides opportunities for additional uses that can strengthen the commercial viability of the site as well as provide for enhanced amenity for local residents of the area. The draft amendment proposes to tailor the uses on the site to provide for a more appropriate outcome for the Blackstone Heights context.

It is noted that the decision on this draft amendment will not likely be made by the TPC before the Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule is operational. Schedule 6 of the LUPAA includes savings and transitional provisions for draft amendments that have been initiated and certified by the planning authority before the Tasmanian Planning Scheme is operational. The transitional provisions provide for a draft amendment to continue in the assessment process, as if it were an amendment to the Local Provisions Schedule. In anticipation of this outcome, the uses allowable under the future Local Business Zone are considered.

A table comparing the uses currently allowable, the future Local Business Zone uses allowable under the State Planning Provisions and the uses proposed in this amendment is included in the applicant's report at Page 9. The draft amendment allows for the following uses:

'No permit required' – If all standards of the planning scheme are met, the use and development is not required to get a planning permit.

- Food Services (if not for take-away with drive through)
- General Retail and hire;
- Passive recreation and natural and cultural values management; and
- Minor Utilities.

Discretionary: These uses will be publicly notified before a decision is made to approve refuse an application.

- Bulky Goods Sales for garden and landscaping materials suppliers;
- Business and Professional Services for medical centre, child health centre, veterinary clinic and residential support services;
- Community meeting and entertainment;
- Educational and occasional care;
- Emergency Services;
- Hotel Industry (bottle shop only);
- Research and development;
- Residential;
- Resource Processing (food and beverage production only);
- Sports and recreation;
- Storage (only for boat and caravan, self-storage or vehicle storage);
- Tourist operation;

- Utilities; and
- Visitor Accommodation.

Most of the uses are a logical accompaniment to the approved restaurant, such as a boutique bottle shop, function centre rooms and micro-distilling etc. The site also provides opportunity for locating medical services or childcare centre to create an aggregated site that provide for both community services as well as amenity outcomes such as the restaurant, convenience store and market. Whilst there is a reasonable prospect of a garden centre, it is not considered that the site is appropriate for bulk landscape supplies of materials such as gravel, soil, paving etc. due to the proximity of residential uses. The proposed SAP does not limit this use to a scale more aligned to plant nursery, therefore it is recommended that the draft amendment be modified to limit the qualification to garden centre/plant nursey only.

The draft amendment aligns as closely as possible to the future use and development standards in the Local Business Zone that will be operational under the Tasmanian Planning Scheme. The variations proposed suit the particular spatial and social qualities of the site and the Blackstone Heights context and in doing so, is consistent with the activity centre hierarchy outlined in the Northern Tasmania Regional Land Use Strategy (NTRLUS).

The draft amendment furthers the objectives set out in Meander Valley Council's strategic documents. The site is identified as a local business activity centre in the Prospect Vale – Blackstone Heights Structure Plan 2015. This is discussed in detail on Page 29 of the applicant's report.

The draft amendment supports the following Future Directions and Strategic Outcomes of the Meander Valley Community and Strategic Plan 2014-2024:

Future direction (1) - A sustainable natural and built environment

Managing the balance between growth and the conservation of our natural and built environment is a key issue. Decisions will respect the diversity of community values, will be fair, balanced and long term in approach. Specific areas are forestry, protection of our natural, cultural and built heritage, scenic landscape protection, karst management, salinity, water quality, infrastructure and building design.

Strategic Outcomes:

1.1 Contemporary planning supports and guides growth and development across Meander Valley.

Comment:

The key community and economic benefits are discussed in the applicant's report against the policies and goals of the NTRLUS, which reflect the aspirations and outcomes described in Council's strategic plan. The draft amendment enables a vibrant and viable community hub capitalising on a unique local environment.

Future direction (2) - A thriving local economy

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.

Strategic Outcomes:

1.1 The strengths of Meander Valley attract investment and provide opportunities for employment.

1.2 Economic development in Meander Valley is planned, maximising existing assets and investment in infrastructure.

1.4 A high level of recognition and demand for Great Western Tiers products and experiences.

The proposed amendment directly furthers the future direction and strategic outcomes for a thriving local economy. As discussed above, the proposal enables a range of uses that provide for both community service and retail amenity.

Overriding Local and Common Provisions

The amendment must demonstrate that the local provisions being inserted into the Scheme do not conflict with the common provisions or the overriding local provisions of the Scheme.

Common Provisions:

The common provisions in the Scheme are as follows:

- Planning Directive No 1 – the Format and Structure of Planning Schemes;
- Planning Directive 4.1 Standards for Residential Development in the General Residential Zone; and
- Planning Directive No 5.1: Bushfire-Prone Areas Code.

The amendment proposes to rezone land and provide for use and development in accordance with the planning scheme standards for use and development in the Local Business Zone, with some localised variation in a SAP. The rezoning of land and ordinance amendments are in a format and structure that is consistent with Planning Directive No 1 and with a view to transition to the Tasmanian Planning Scheme.

Overriding Provisions:

A Planning Purposes Notice was issued on the 10 October 2013 for the Meander Valley Interim Planning Scheme by the then Minister, the Hon Brian Green MP.
The Planning Purposes Notice remains in effect until the Tasmanian Planning Scheme is operational and allows for various local provisions to override the common provisions of the Scheme (outlined above).

Local provisions can override a mandatory common provision in E1.0 Bushfire Prone Areas Code where there is conflict between this code and the codes listed below:

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

The amendments proposed are local provisions to be inserted into the Scheme.
The local provision to include a Specific Area Plan over the Local Business Zone will not override any common provision of the planning scheme.

State Policies

State Policies are discussed at Page 36 of the applicant's report. The only applicable State Policy is the *State Policy on Water Quality Management* (SPWQM) 1997. As submitted in the applicant's report, the site has been previously cleared and is located within an urban context. Future permits will apply normal standards for the management of stormwater to ensure appropriate water quality is discharged into the reticulated drainage system at Blackstone Heights.

Northern Tasmania Regional Land Use Strategy

The NTRLUS is discussed at Page 32 of the applicant's report. The site is recognised in the NTRLUS Regional Framework Plan as a future 'Neighbourhood Centre'. Neighbourhood Centres are described as serving the daily needs of a community and provide a focus for day-to-day life. Particularly the NTRLUS policies and actions for activity centres promote strengthening the role and function of lower order activity centres and consolidating retail attractions, local employment opportunities, public amenity and services.

The draft amendment is consistent with the NTRLUS.

Schedule 1 Objectives of LUPAA

Compliance with the Schedule 1 Objectives of LUPAA is discussed in detail at Page 37 in the applicant's report. The submissions outlined in the applicant's report are supported. Particularly the proposed draft amendment will "*promote the health and well-being of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient, safe and environment for working, living and recreation*".

The site will become a much desired community hub which has been absent in Blackstone Heights. The ability to augment the approved use on the site will enable a contemporary response to a local market that is not just focussed on rudimentary service for day to day needs, but can capitalise on a high amenity environment to create a community gathering place.

Gas Pipelines Act 2000

The site is not located within the vicinity of the Tasmanian Gas Pipeline.

Conclusion

Subject to the recommended modification to the amendment to remove the potential loophole for bulk landscape supplies use, the application demonstrates that the proposed draft amendment to apply the Local Business Zone, together with a SAP, complies with the requirements of LUPAA and is supported by regional and local strategy. On this basis, it is recommended that the draft amendment be initiated and certified in accordance with the LUPAA.

The certification documents at Attachment A incorporate the modification described above.

3) Council Strategy and Policy

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

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

4) Legislation

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

5) Risk Management

Not applicable

6) Government and Agency Consultation

The draft amendment was referred to Taswater. Taswater has responded that it does not object to the draft amendment and has no further interest.

7) Community Consultation

Public notification is a part of the amendment process, whereby upon initiation and certification of an amendment, Council is required to advertise the amendment in two Saturday newspapers and exhibit the documents for public comment for a period of 28 days. Council must consider any public representations and provide a report to the TPC, who 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 amendment prior to initiation and certification or not initiate the amendment.

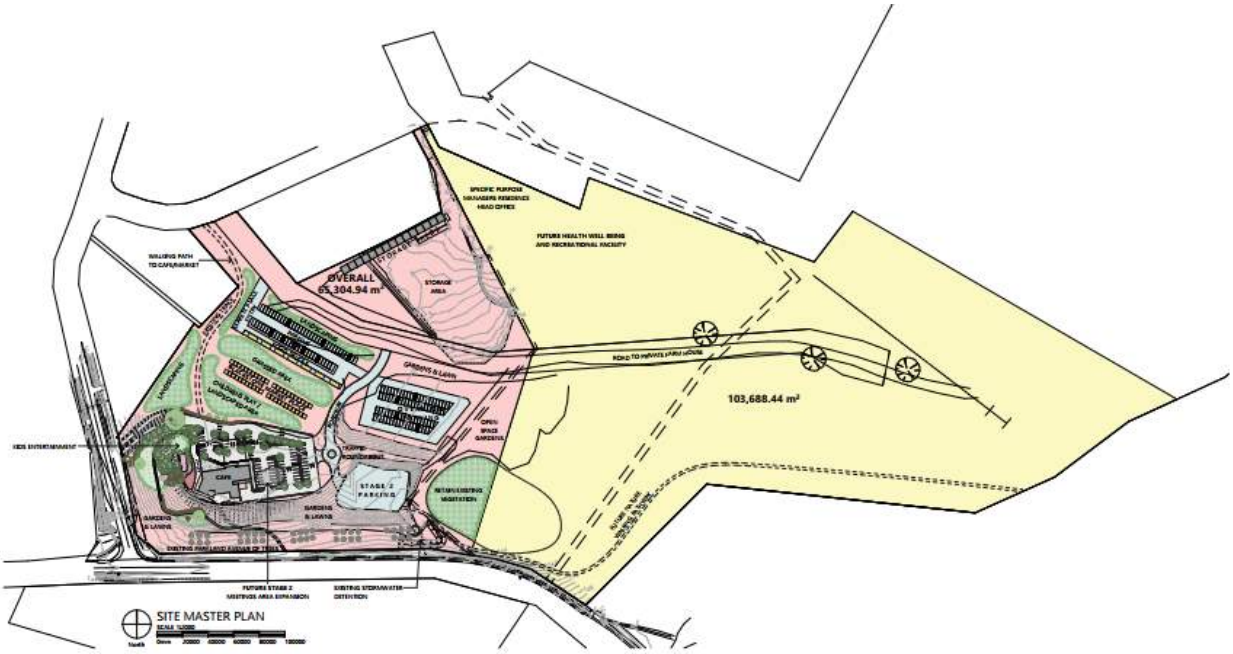
10) Voting Requirements

Simple majority

DECISION:

Blackstone Heights Local Business Amendment

Supporting Report



BLACKSTONE HEIGHTS MASTER PLAN

ROSS HARRISON

ARTAS ARCHITECTS

FEASIBILITY

191065

A7002-F02

tasland DEVELOPMENTS

PLANNING AUTHORITY 3 - ATTACHMENT 1

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Version	Prepared	Approved	Purpose
1	Shane Wells		Draft 07 May 2020
2	Shane Wells		Revisions

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Executive Summary

TasLand Developments seeks an amendment to the Meander Valley Interim Planning Scheme 2013 to facilitate the continued development of a small local business area in Blackstone Heights.

The area of the planning scheme amendment has an existing approval for a café and local shop, which is currently under construction. To inform the continued development of the land, a master plan has been prepared by ARTAS architects, which highlights:

- The Blackstone Market Place, which will be a permanent open air market with facilities for store holders. This will be a regular weekly market for fresh produce and Tasmanian products and a key community space and activity;
- A event and meeting space associated with the approved café;
- Self-storage sheds, using existing buildings with future expansion for self-storage and storage of vehicles, boats and caravans;
- Extensive landscaping throughout the area;
- The development of the approved café;
- A new road off Neptune Drive to provide vehicle access, together with existing road accesses from Panorama Road and Neptune Drive.

The master plan also highlights a separate future health, wellbeing and recreational facility. This concept will be explored through future residential development of the balance of the land, and will provide facilities such as tennis court, pool and common areas. TasLand Developments own a significant holding of residential land and such facilities will provide important amenities and services is associated with this residential development.

The planning scheme amendment is consistent with Meander Valley Council's land use strategies for the location and is consistent with the Northern Regional Land Use Strategy.

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1.0 The Proposal

TasLand Developments own a significant parcel of low density residential land in Blackstone Heights, and have obtained an approval to construct a café and local shop at the corner of Panorama Road and Blackstone Road. There is no current retail or other business activity within Blackstone Heights notwithstanding the population of 1270 persons, and potential for further housing growth across a number of large, undeveloped holdings in the suburb.

Meander Valley Council (MVC) have identified the need to plan for a new neighbourhood centre to service the needs of the population of Blackstone Heights. The strategic work of MVC is contained in its Prospect Vale – Blackstone Heights Structure Plan (the Structure Plan). That Structure Plan identified the corner of Panorama & Blackstone Road as the preferred siting of an activity centre catering for local level retail and future community facilities for residents. The location is well suited for a neighbourhood centre being the intersection of the two major roads in Blackstone Height.

Building upon the Structure Plan and the existing permit in place, it is proposed to amend the planning scheme to provide an area for local level retail and community use located at the corner of Panorama and Blackstone Road.

For some time, TasLand Developments have been investigation development options for the property, including for local level retail and options for residential development on the broader parcel of land. To explore these development options, a master plan has been prepared by ARTAS architects. The master plan outlines the development of retail and community uses within a landscaped setting that is respectful of, and will enhance, the established character of Blackstone Heights.

The key features of the master plan include:

- The approved café and local shop, with playground for children. This is a seven day a week operation, which will provide much needed services to the community and a place of social interaction and activity.
- A function and meeting space that will be available for use by community groups and businesses for meetings and events, using the amenities provided by the adjacent café. The building will provide a flexible space allowing use for a mixture of group sizes;
- The Blackstone Market Plan, an area for an outdoor market. The market will be an permanent, open-air weekly market with purpose-built structures for stallholders. Car parking is provided adjacent to the market, with space allocated to food vans.
- Storage buildings, which will principally provide storage options in association with the future residential development. Storage will be self-storage in existing and future buildings, and storage of vehicles, boats and caravans under-cover or open air. It is expected that future residence in the balance of the property will have a high demand for storage to offset the need to build large storage structures. This use will also serve existing Blackstone Heights residents.
- Health, wellbeing and recreational facilities including tennis court, pool and common areas. These are shown to be provided in an area of the site that is outside the planning scheme

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amendment, and are to be developed as part of the residential development of the balance. These facilities will be for future residents; as well as residents of Blackstone Heights and Prospect Vale. It is expected that such facilities in close proximity to residences, will provide a high standard of amenity for residence and create a desirable and attractive lifestyle.

- Extensive areas of landscaping and open space.
- Future nature walking path through adjoining land.
- Existing stormwater detention pond.
- A new road off Neptune Drive to provide vehicle access, together with existing road accesses from Panorama Road and Neptune Drive.

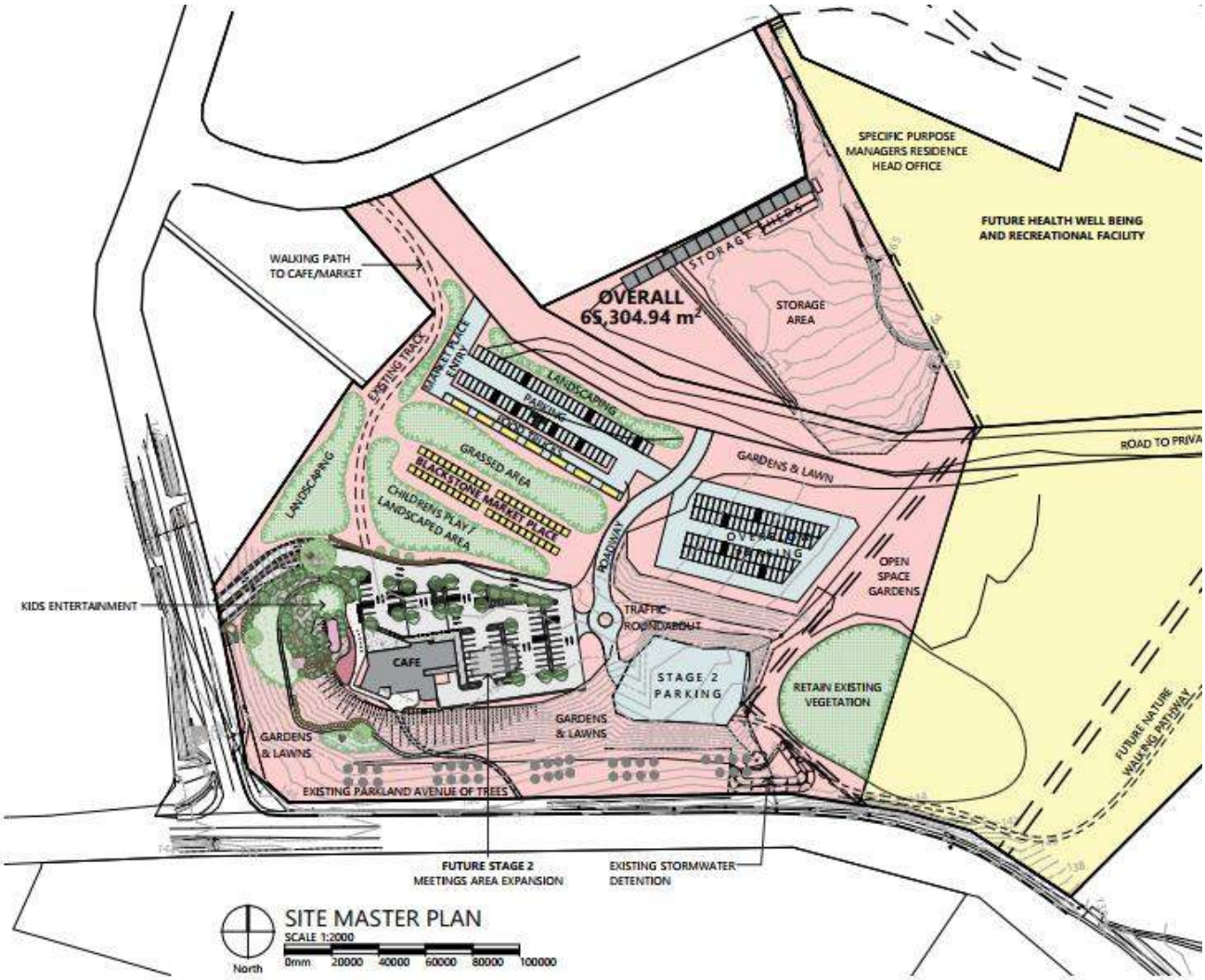

Figure 1. Master Plan.

Whilst the area of land is quite large at 6 hectares, the proposal seeks to maintain a low density character with uses set amongst a landscaped environment. In this respect, the site will not develop along the lines of a traditional local strip retail and neighbourhood centres. Given the uniqueness of the master plan, the planning scheme amendment seeks to rezone the area to the Local Business Zone and to also tailor the use and development standards to deliver the master plan. In this form, the planning scheme amendment will ensure that the character of Blackstone Heights is maintained.

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For the remainder of the property, the Meander Valley Interim Planning Scheme 2013 provides a minimum lot size of 1600m^2 for the site, which would permit up to 700 lots. The Structure Plan prepared by MVC encourages a cluster residential development, in which large areas of open space would be retained between clusters of housing. TasLand Developments are exploring options for a cluster residential development and are preparing a concept master plan to identify areas for residential, open space and retention of native vegetation. This master plan is by no means finalised but provides context for how the property may develop, including for 250 to 300 houses.

Social and economic benefits

The project construction cost is estimated at $8 million. The project will generate significant employment during the construction phase and generate ongoing direct employment estimated at 11 FTE positions.

The proposal will have a number of other social and economic, including:

- The development of a community hub and space for social interaction and activity within a high quality, landscaped setting;
- Reduced car trip length for many Blackstone Heights residents through provision of food and retail services in closer proximity to existing housing. This benefit will lead to time and monetary savings to residents through shorter strips, cost savings to Council through reduced use of the road network and improved traffic safety;
- Improved health outcomes through connectivity to existing Council footpaths and trails and through connectivity for walking and cycling in the surrounding road network;
- Opportunities for existing residents for employment in the local area.

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2.0 The Planning Scheme Amendment

To deliver the master plan, it is necessary to obtain an amendment to the Meander Valley Interim Planning Scheme 2013 (**Scheme**).

The Scheme includes the land within the Low Density Residential Zone (LDRZ). In the LDRZ, some of the uses that are proposed in the master plan are currently prohibited (detailed later in this report).

The planning scheme amendment has two components. Firstly, a rezoning of the land from LDRZ to the Local Business Zone is proposed. This reflects the shift in the underlying land use from a residential focus to a business focus. Secondly, the planning scheme amendment also seeks to tailor some use and development standards to suit the characteristics of the site and the development planned. For instance, the use and development standards in the Local Business Zone are design for traditional strip retailing and neighbourhood centres with small lots and wall-to-wall development. The outcomes envisaged in the master plan are a range of retail and community uses within a landscaped setting that is consistent with the density and character of development across Blackstone Heights.

The tailored use and development standards are provided in the proposed Blackstone Local Business Specific Area Plan (Blackstone SAP). The Blackstone SAP provides purpose statements, a use table, and a series of use standards and development standards to implement the proposal.

The Blackstone Local Business Specific Area Plan is provided as Attachment 2 to this report.

A Specific Area Plan is a way to deliver finer grained planning outcomes than can be achieved through normal zone standards, and to apply specific and detailed rules to a site or a development. The Blackstone SAP is drafted to set-aside and replace the use table and development Standards in the Local Business Zone. In this way, the use Standards of the Local Business Zone would continue to apply. Further, as MVC are in the later stages of transitioning from the interim planning scheme to the Tasmanian Planning Scheme, the Blackstone SAP is drafted to suit the future planning scheme structure.

Each element of the Blackstone SAP is explained in the following:

Purpose

The Specific Area Plan includes the following three purpose statements:

1. To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of the Blackstone Heights local area.

Explanation: This statement is largely identical to that of the Local Business Zone in the State Planning Provisions, modified only to reflect the locality.

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2. To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.

Explanation: This statement is identical to that of the Local Business Zone in the State Planning Provisions.

3. To provide a low density form of local business functions in a landscaped setting with buildings setback from roads and with minimal site coverage.

Explanation. This statement provides the basis for tailored development controls that will deliver the intended development of the site.

Use Table

No permit required use classes

The use table provide no permit required status for:

- Food Services (If not for a take away food premises with a drive through facility);
- General Retail and Hire;
- Natural and Cultural Values Management;
- Passive Recreation; and
- Utilities (if for minor utilities).

Permitted use classes

The use table does not provide for any permitted uses;

Discretionary use classes

The use table provides discretionary status for the following:

- Bulky Goods Sales (If for garden and landscaping materials suppliers)
- Business and Professional Services (If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services);
- Community Meeting and Entertainment;
- Educational and Occasional Care;
- Emergency Services;
- Hotel industry (If for a bottle shop);
- Research and Development;
- Resource Processing (If for food or beverage production);
- Sports and Recreation
- Storage (If for boat and caravan storage, self storage, or vehicle storage);

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- Residential;
- Utilities; and
- Visitor Accommodation.

The following table provides a comparison of the uses proposed, relative to the current LRDZ and the Local Business Zone of the State Planning Provisions.

Uses	Proposed	Low Density Residential Zone	State Planning Provisions - Local Business Zone
Bulky Goods Sales	Discretionary (If for garden and landscaping materials suppliers)	Prohibited	Permitted
Business and Professional Services	Discretionary (If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services);	Discretionary (if a medical centre – otherwise prohibited)	No Permit Required
Community meeting and entertainment	Discretionary	Discretionary (if not a cinema or function centre)	Permitted
Crematoria and Cemeteries	Prohibited	Prohibited	Prohibited
Custodial Facility	Prohibited	Prohibited	Prohibited
Domestic Animal Breeding, Boarding or Training	Prohibited	Prohibited	Prohibited
Education and Occasional Care	Discretionary	Prohibited	Permitted
Emergency Services	Discretionary	Discretionary	Permitted
Equipment and Machinery Sales and Hire	Prohibited	Prohibited	Discretionary
Extractive Industry	Prohibited	Prohibited	Prohibited
Food Services	No Permit Required (if not for a take-away with a drive through facility – prohibited otherwise)	Prohibited	No Permit Required
General Retail and Hire	No Permit Required	Discretionary (if for local shop)	No Permit Required
Hospital Services	Prohibited	Prohibited	Prohibited
Hotel Industry	Discretionary (If for a bottle shop)	Prohibited	Permitted
Manufacturing and Processing	Prohibited	Prohibited	Discretionary

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Motor Racing Facility	Prohibited	Prohibited	
Natural and Cultural Values Management	No Permit Required	No Permit Required	No Permit Required
Passive Recreation	No Permit Required	No Permit Required	No Permit Required
Pleasure Boat Facility	Prohibited	Prohibited	Permitted
Port and Shipping	Prohibited	Prohibited	Prohibited
Recycling and Waste Disposal	Prohibited	Prohibited	Prohibited
Research and Development	Discretionary	Prohibited	Permitted
Residential	Discretionary	No Permit Required (if for single dwelling – otherwise prohibited)	Permitted (if above ground level or to rear – discretionary otherwise)
Resource Development	Prohibited	Prohibited	Prohibited
Resource Processing	Discretionary (if for food or beverage production – otherwise prohibited)	Prohibited	Discretionary (if for food or beverage production – otherwise prohibited)
Service Industry	Prohibited	Prohibited	Discretionary
Sports and Recreation	Discretionary	Discretionary	Discretionary
Storage	Discretionary (If for boat and caravan storage, self storage, or vehicle storage);	Prohibited	Discretionary
Tourist Operation	Discretionary	Prohibited	Discretionary
Transport Depot and Distribution	Prohibited	Prohibited	Discretionary
Utilities	No Permit Required (if minor – discretionary otherwise)	Permitted (if minor – discretionary otherwise)	No Permit Required (if minor – discretionary otherwise)
Vehicle Fuel Sales and Service	Prohibited	Prohibited	Discretionary
Vehicle Parking	Prohibited	Prohibited	Discretionary
Visitor Accommodation	Discretionary	Discretionary	Permitted (if above ground level or to rear – discretionary otherwise)

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Each of the proposed uses is sought for the following reasons:

No permit required use classes

- Food Services (If not for a take away food premises with a drive through facility)

This provides for the approved café, and any future expansion.

- General Retail and Hire

This provides for the approved local shop and for all other forms or retail. The State Planning Provisions include a Retail impact use standard, which addresses potential impacts on other retail areas.

- Natural and Cultural Values Management

This use class provides for management activities and is a standard use class for all zones, almost always with a no permit required status.

- Passive Recreation

This use class provides for walking tracks and low-key recreation assets and is a standard no permit required use in almost all locations.

- Utilities (if for minor utilities)

Minor utilities provide for the reticulation of electricity and other infrastructure through small-scale infrastructure necessary to provide services to individual sites or to streets, and does not provide for major infrastructure.

Discretionary use classes

- Bulky Goods Sales (If for garden and landscaping materials suppliers)

This use class is qualified to provide only for garden and landscaping supplies. This use is not part of the master plan but could prove to be appropriate in the future to provide for a garden centre. It is appropriate to note that the Statewide Planning Provisions limit the floor area of this use in the Local Business Zone and that this limitation will continue to apply.

- 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,

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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.

- Community Meeting and Entertainment

This use class provides for a range of community activities. A function centre is a core component of the future development of the site, and relates to the approved café. Given that the use class can provide for some large-scale activities, such as a cinema or museum, it is considered appropriate that this be a discretionary use. It is noted that the amendment adjoins an existing church at 8 Neptune Drive.

- 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.

- Emergency Services

Emergency Services are not proposed or envisaged and are unlikely to be necessary. However, the use class is provided for should the need ever arise and that no alternative sites within Blackstone Heights are identified. This approach, of providing flexibility for the use, is consistently applied across the current planning scheme and the State Planning Provisions to ensure emergency services can located based on need without planning constraints.

- Hotel industry (If for a bottle shop);

A bottle shop, in associated with the existing local shop, may be an appropriate use providing improved convenience to residents and reducing the need to travel. The approved café will be a licenced venue, however, that part of the activity can be categorised as food services and not as a separate bar or tavern.

- Research and Development

Research and development is an unusual use class with few actual examples across Tasmania. The use provides for private research and development outside of tertiary institutions. The State Planning Provisions provides for this use is most zones in order to ensure flexibility for unique circumstances and need. On this basis, there is no clear reason for why the use should not be capable of being considered.

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- Resource Processing (If for food or beverage production)

This use is not envisaged for the site at present but is considered reasonable and appropriate. Food or beverage production, particularly on a niche scale, such as craft brewery, could be integrated with the approved café use.

- Sports and Recreation

Sport and Recreation use is a core component of the envisaged development for the site. Recreation facilities, such as a gym, tennis court or pool are intended and will be provided to improve the amenity of the area and the future subdivision of the property, whilst also being available for the surrounding area.

- Storage (If for boat and caravan storage, self storage, or vehicle storage);

Storage use is proposed within the area to meet an existing need for small-scale storage and to provide storage incorporated as part of the future residential development of the property. What is envisaged is the ability for residents to rent storage nearby for vehicles, boats and caravans avoiding the need to construct domestic storage. The use is qualified to exclude some industrial storage activities, such as woodyard.

- Residential

Residential use is not proposed within the amendment. Residential use is, however, encouraged in local business areas and it is considered reasonable to retain this use as a future option.

- Utilities

The Utilities use class is retained as a discretionary use to provide the necessary flexibility sought by infrastructure providers consistent with the approach taken for this use in all zones.

- Visitor Accommodation

Visitor Accommodation use is not proposed within the amendment. Visitor Accommodation use is, however, encouraged in local business areas and it is considered reasonable to retain this use as a future option.

Use Standards

The Blackstone Local Business Specific Area Plan does not provide any use standards. The Blackstone SAP is drafted with regard to the future State Planning Provisions which provide use standards addressing hours of use, external lighting, commercial vehicle movements, amenity of discretionary uses, activity centre hierarchy and retail impact.

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The use standards of the State Planning Provisions are considered appropriate and should apply, and are reproduced below.

14.3 Use Standards

14.3.1 All uses

Objective:	That uses do not cause unreasonable loss of amenity to residential zones.
Acceptable Solutions	**Performance Criteria**
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	**P1** Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must: (a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.	**P2** External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms of an adjacent dwelling.
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public	**P3** Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding for Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the time and duration of commercial vehicle movements;

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holidays.	(b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation measures between the vehicle movement areas and the residential zone; and (f) potential conflicts with other traffic.

14.3.2 Discretionary uses

Objective:	That uses listed as Discretionary do not: (a) cause unreasonable loss of amenity to adjoining residential zones; and (b) compromise or distort the activity centre hierarchy.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary must: (a) not cause an unreasonable loss of amenity to properties in adjoining residential zones; and (b) be of an intensity that respects the character of the area.
A2 No Acceptable Solution.	**P2** A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to: (a) the characteristics of the site; (b) the need to encourage activity at pedestrian levels; (c) the size and scale of the proposed use; (d) the functions of the activity centre and the surrounding activity centres; and (e) the extent that the proposed use impacts on other activity centres.

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Development Standards

The Local Business Zone of the State Planning Provisions provides the following development Standards:

- Building height; with an acceptable solution of 9m;
- Setbacks; with acceptable solutions that buildings have minimal front setback and a side setback of 4m or half wall height adjoining a residential zone;
- Setbacks for air extraction, pumping, compressors etc;
- Design; with acceptable solutions that require screening of mechanical plant, pedestrian entrances that face the street, extensive glazing to front facades and awnings;
- Fencing;
- Outdoor storage areas; and
- Dwellings.

The Local Business Zone of the State Planning Provisions also provides a range of subdivision Standards which are considered appropriate for the master plan and are to be retained.

Given the development planned, and the characteristics of the site, it is considered that the provisions for frontage setback and for building design should be set-aside and replaced by provisions in the Blackstone SAP.

The characteristics of the site, including the topography and the existing character, are not suitable for buildings to be developed at the street frontage with minimal setback. Accordingly, the requirements for extensive glazing in front facades are not appropriate. Equally, a site coverage standard would act to maintain a low density form of development and maintain the character of the surrounding area.

It is therefore proposed that each of the following development Standards are provided in the Blackstone SAP.

Setbacks

Objective:	That building setback: (a) is compatible with the streetscape; (b) does not cause an unreasonable loss of amenity to adjoining residential zones; and (c) minimises opportunities for crime and anti-social behaviour through setback of buildings
Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from an adjoining property within a Low Density Residential Zone, of not less than: (a) 5m; or	**P1** Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties within a Low Density Residential Zone, having regard to:

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(b) half the wall height of the building, whichever is the greater.	(a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to the adjoining properties; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
A2 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a Low Density Residential Zone.	**P2** 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: (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.

Design

Objective:	That building design promote and maintain high levels of design, amenity, and safety, and are compatible with the streetscape.
Acceptable Solutions	**Performance Criteria**
A1 New buildings must be designed to satisfy all the following: (a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and (d) provide external lighting to illuminate external vehicle parking areas and pathways.	**P1** New buildings must be designed to be compatible with the streetscape, having regard to: (a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; and (c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.
A2 New buildings must provide a pedestrian	**P2** New buildings or alterations to an existing

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entrance to the building that is visible from the road or publicly accessible areas of the site.	façade must be designed to be compatible with the streetscape, having regard to: (a) how the main pedestrian access to the building addresses the street or other public places; and (b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces.

Gross Floor Area and Site Coverage

Objective:	That gross floor area of a building: (a) is compatible with the character of the area; (b) assists in the management of stormwater runoff.
Acceptable Solutions	**Performance Criteria**
A1 The gross floor area of a building must not be more than 500m^2.	**P1** The gross floor area of a building must be consistent with the character of the area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development (e) the removal, retention or planting of vegetation; (f) the character of development existing on established properties in the area; (g) the height, bulk and form of existing and proposed buildings; and (h) the appearance when viewed from roads and public places.
A2 The site coverage of all building within the plan area must be no more than 15% of the plan area.	**P2** The site coverage of a building must be consistent with the character of the area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development (e) the removal, retention or planting of vegetation; (f) the character of development existing on

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	established properties in the plan area and adjacent to the building; (g) the height, bulk and form of existing and proposed buildings; and (h) the appearance when viewed from roads and public places.

The development Standard of the Statewide Planning Scheme Local Business Zone that are retained, and will continue to apply, are reproduced below.

14.4.1 Building height

Objective:	That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones.
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 9m.	**P1** Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the apparent height when viewed from the adjoining road and public places; and (e) any overshadowing of adjoining properties and public places.

14.4.4 Fencing

Objective:	That fencing: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of residential amenity to adjoining residential zones.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.[2]	**P1** A fence (including a free-standing wall) within 4.5m of a frontage must contribute positively to the streetscape, having regard to: (a) its height, design, location and extent; (b) its degree of transparency; and (c) the proposed materials and construction.

[2] An exemption applies for fences in this zone – see Table 4.6.

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Common boundary fences with a property in a General Residential Zone, Inner Residential Zone or Low Density Residential Zone must: (a) have a height above existing ground level of not more than 2.1m; and (b) not contain barbed wire.	Common boundary fences with a property in a General Residential Zone, Inner Residential Zone or Low Density Residential Zone must not cause an unreasonable loss of residential amenity, having regard to: (a) their height, design, location and extent; and (b) the proposed materials and construction.

14.4.5 Outdoor storage areas

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or surrounding area.
Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

14.4.6 Dwellings

Objective:	To provide adequate and useable private open space and storage for the needs of residents.
Acceptable Solutions	**Performance Criteria**
A1 A dwelling must have private open space that has an area not less than: (a) $24m^2$ with a minimum horizontal dimension of not less than 4m; or (b) $8m^2$ with a minimum horizontal dimension not less than 1.5m, if the dwelling is located wholly above ground floor level.	**P1** A dwelling must be provided with sufficient private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining and entertainment.
A2 Each dwelling must be provided with a dedicated and secure storage space of not less than $6m^3$.	**P2** Each dwelling must be provided with adequate storage space.

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3.0 The Land

3.1 Location

The site is part of Blackstone Heights, which is a low density residential suburb located at the western extent of the Greater Launceston urban area.

The site is located at the eastern extent of Blackstone Heights and adjoins the boundary with Prospect Vale. The spatial extent of Blackstone Heights is formed by the South Esk River to the west, north and east. In the western extent of Blackstone Heights, Blackstone Hills is the dominant feature and is a hill under native vegetation rising to 280m elevation. The remainder of Blackstone Heights is some 445 hectares of Low Density Residential development.

The dominant characteristics of Blackstone Heights include:

- relatively limited connection to the Greater Launceston area given the spatial location at the edge of Greater Launceston, the limited road connectivity via Blackstone Road/Pitcher Parade and limited retail and community services.
- A rural character given the extensive surrounding bushland and the low density lot size.
- Extensive vistas of the South Esk River and surrounding bushland.

These characteristics provide a unique character, that is not repeated across the Greater Launceston urban area.

At the 2016 census, Blackstone Heights had a population of 1270 persons, including 348 families. Housing stock consisted of 478 dwellings, with an average household size of 2.8 persons, which is above the Tasmanian average[11]. The demographic characteristics of Blackstone Heights, relative to the Tasmanian average, is notable for:

(a) the higher proportion of 5-9, 10-14 and 15-19 year olds
(b) a lower proportion of 20-24, 25-29, 30-34 and 35-39
(c) a higher proportion of 40-44, 45-49, 50-54, 55-59
(d) a lower proportion of all +60 age groups.

The demographics have remained relatively consistent since the 2011 census. However, in 2011 the 30-39 age bracket was above the Tasmanian average whilst the 5-9 age bracket was below. This final point could indicate fewer young families in the area in 2016 relative to 2011 as existing families become older and are not replaced by new young families. Nevertheless, the proportion of young persons in above the Tasmanian average. From 1996 to 2011, Blackstone Heights and adjoining Proposed Vale averaged a population growth rate of 1.8% per annum, which is well above the Tasmanian average, and projected to continue at 1.4% until 2031. Thus, it is expected that 1700 homes will be required from 2015 to 2031.[2]

[1]In 2011, the average household size was 3.1 persons whilst in 2006, the figure was 3.2. Thus, the trend is declining
[2] Prospect Vale - Blackstone Heights Structure Plan

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There are no commercial or community services in Blackstone Heights. The nearest retail services are at Westbury Road. Dining and recreation facilities are closest at the Country Club Casino and Country Club Villas. Recreational assets exist at Dalrymple Creek, Blackstone Park and along Lake Trevallyn and the Council has invested in improved footpaths and connections across Blackstone Heights. The area is also in close proximity to Prospect Park, which provides sports facilities.

Blackstone Heights is a comparatively affluent suburb, as shown in Figure 2. Compared to Launceston and Tasmanian households, Blackstone Heights has a comparative higher proportions of weekly household income in the $1,750 to $1,999, or higher, income brackets. Conversely, the proportion of lower income households is substantially less. These figures indicate, both, a large proportion of working aged households (consistent with demographic structure noted above) and of high income households.

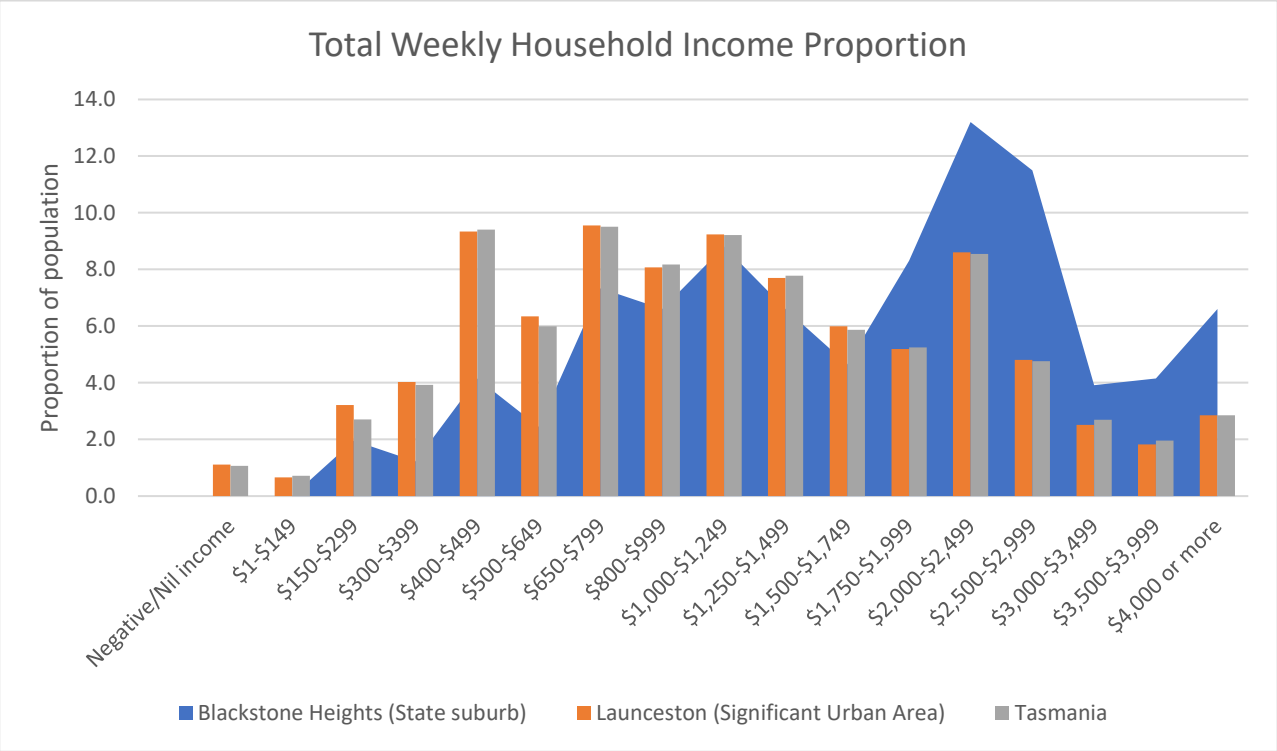

Figure 2 Total Household Income (source: Australian Bureau of Statistics 2016 census).

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3.2 Site

3.2.1 Titles and land area

The total property owned by TasLand Developments is comprised of eight lots across 115.2ha of land. Table 1 provides a summary of each existing lot within the property.

Table 1. Existing lots.

Title	Area	Location	Frontage
CT 121359/1	7.277ha	Adjacent to Glover Avenue and Panorama Road	Glover Avenue and Panorama Road
CT 112632/1	42.19ha	Runs from Panorama Road through to the South Esk River	Panorama Road
CT 112632/3 12 Neptune Drive	19.02ha	From Glover Avenue, includes the dam	Glover Avenue
CT 46423/2 12 Neptune Drive	4.88ha	Runs from Neptune Drive extending through to South Esk River	Neptune Drive
CT 146423/1 10 Neptune Drive	4746m^2	At the end of Neptune Drive, contains an existing dwelling	Neptune Drive
CT 169236/2 2 Panorama Road	6.041ha	Corner of Neptune Drive and Panorama Drive, and has approved retail use	Neptune Drive, Panorama and Blackstone Road
CT 121358/1	2.94ha	Internal lot at end of Canopus Drive	Canopus Drive
CT 121358/2	2.362ha	Internal lot at end of Canopus Drive	Canopus Drive
Total Area	115.18ha		

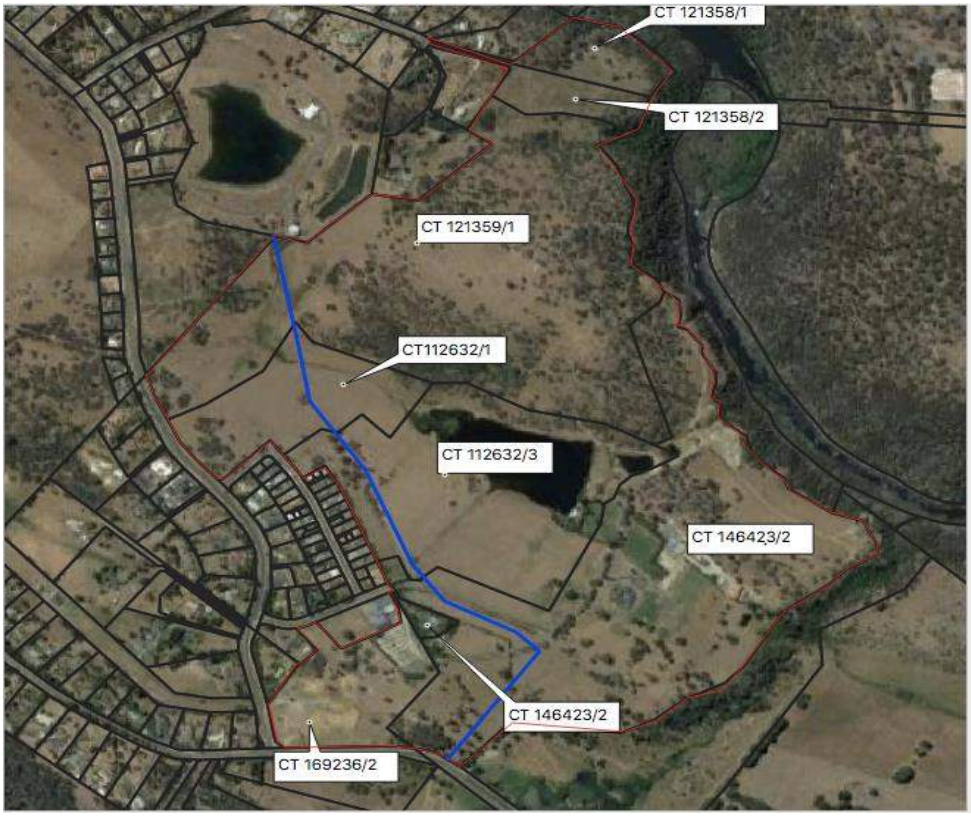

Figure 3. Existing lots (source: www.thelist.tas.gov.au with markups).

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The area of the planning scheme amendment is a 6ha section of the property, located at the corner of Blackstone Road and Panorama Road, contained within CT 169236/2. Within CT 169236/2 there is the approved café and works have commenced to bench and prepare the site for construction. In the northern section of the site, there is an area outdoor storage which will be removed.

3.2.2 Adjoining land

The land adjoining the area of the planning scheme amendment consists of an existing church at 8 Neptune Drive and two houses at 4 and 6 Panorama Road. There is an existing house at 10 Neptune Drive, which is owned by TasLand Development.

The existing church is constructed in the eastern part of the site, which is approximately 1ha in size. The church building is adjacent to existing buildings on the subject site.

The dwellings on 4 & 6 Panorama Road are set below the level of the subject site and have extensive landscaping and screening along the shared boundary. The access to the café that adjoins 4 Panorama Road is approved and under construction. The master plan shows extensive separation between proposed uses and adjoining land, noting the storage sheds shown are in place.

3.2.3 Topography, watercourses, soils and land capability

The site has a southerly aspect with a gradient of approximately 1 in 9 above Blackstone Road, becoming relatively flat in the northern section. There are no watercourses through the site. Much of the area has been benched and modified to provide for the construction of the approved café.

The topography of the site precludes a practical access from Blackstone Road. Along this frontage, there is a solid retaining wall in place and landscaping on the subject site. All future road access will be from Neptune Drive or Panorama Road.

The site, and much of Blackstone Heights, is not included in the land capability survey undertaken by the Tasmanian Government and, as such, there is no information of where the land sits within the class 1 to 6 system. The is some class 4 and class 5 land on the southern side of Dalrymple Creek. The overall property continues to run a small number of cattle. This grazing operation has not sustained more than 100 cattle at any one time. The area of the planning scheme amendment has no apparent agricultural potential given the existing approvals, the adjoining land, topography and soil conditions.

3.2.4 Flora and fauna

There is not native vegetation within the area of the planning scheme amendment. Landscaping has been established in areas, including along the boundary with Blackstone Road and along boundaries with adjoining land.

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3.2.5 Aboriginal and historic cultural heritage

Aboriginal Heritage Tasmania have provided the following comments (source: email 31 January 2020 from Claire Keating):

> *Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the proposed new subdivision at PID 1894931, Blackstone Heights, and can advise that there are no Aboriginal heritage sites recorded within the property. Following a review of previous reports and noting the particular landscape features in the area (particularly the steepness of the banks of the South Esk River) it is believed that there is a low probability of Aboriginal heritage being present. Please be aware however that Aboriginal heritage has been found in the wider landscape (predominantly isolated artefacts and low density artefact scatters), and the presence of unanticipated Aboriginal heritage cannot be entirely ruled out.*
>
> *Accordingly, AHT have no objection to the project proceeding provided that it is guided by the attached Unanticipated Discovery Plan. If at any time during works Aboriginal heritage is suspected, cease works immediately and contact AHT for advice.*
>
> *Please be aware that all Aboriginal heritage is protected under the Aboriginal Heritage Act 1975 (the Act). Please also be aware that there are requirements under the Act to report Aboriginal heritage and not to impact Aboriginal heritage without a permit granted by the Minister. The Unanticipated Discovery Plan should be kept on site during ground disturbing works, to aid you and your works personnel in meeting your requirements under the Act.*
>
> *For your information purposes, attached is a fact sheet about stone artefacts that provides some general information about the site type and how they are identified.*

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

There are no listed geoconservation sites on the property.

3.2.6 Land hazards

Bushfire

The site is a bushfire-prone area. Accordingly, the Bushfire-Prone Areas Code will apply to all future use and development. All of Blackstone Heights is also classified as bushfire-prone. Fire risk includes the current pasture areas to the south-east, the ember attack from hills to the west and the gorge to the north and east. These risks can be appropriately managed through future applications.

Land stability

The geology of Blackstone Heights was first detailed in a 1989 study by the Tasmanian Department of Mines titled "*Slope stability and engineering geology of the Blackstone Heights area*" (Moore, 1989). At this time, development of Blackstone Heights had commenced and the Council considered that there were some risk factors that required consideration. That work shows that the sites geology is principally clay through the valley, either side of the dam, and extending into Treadmans hollow. The boundary with the South Esk is formed by Dolerite Cliffs and the hillsides are dominated by clay and Dolerite outcrops. The Blackstone Heights area is subject to old fault lines and the property

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includes three old landslips, two of which are to the north of the existing dam and one above Dalrymple Creek.

The Landslip Hazard overlay from the interim planning scheme applies to three small sections of the site which reflect the old slips identified in the 1989 study, as show in Figure 4. The planning scheme amendment is not subject to these areas.

Figure 4. Interim Planning Scheme Landslide Hazard Area (source: www.thelist.tas.gov.au with markup)

The draft Meander Valley Local Provision Schedule would apply the Landslip Hazard Area overlay to a much greater area of the site, as shown in Figure 5. There is a very small section of the planning scheme amendment subject to this landslip hazard area, with Medium and Low Hazard levels. The future State Planning Scheme will require consideration of this hazard for any subdivision or development. However, given the small area, it is expected that this hazard will not constrain future development.

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Figure 5. Meander Valley Council Landslip Hazard Area (source: www.meandervalley.tas.gov.au)

Salinity risk

All of the site is included in Greater Launceston Urban Salinity Management Area overlay. The Urban Salinity Code would apply to any future use or development and requires this risk to be considered through the design of stormwater systems.

Flooding

The site is not subject to any risk of flooding.

Potentially Contaminated Land

The site has historically been used for grazing purposes and, more recently, for storage of construction equipment. There is no known instance of any of the potentially contaminated activities listed in Table E2.1 of the Planning Scheme occurring. Whilst Table E2.1 does list 'transport/storage depots', the scale of this use on the site is considered too small to be of relevance. Moreover, that use has occurred in recent years and thus subject to current laws and regulations with respect to the safe handling of goods and materials and the treatment of hazardous materials.

Attenuation

The nearest point of the site to TasWater land containing the Prospect Vale Sewerage Treatment Plant is less than 70m, with approximately 300m between the approved café and the nearest lagoon. The Scheme provides attenuation distances that are dependant on the treatment system and volume of use. Any future use within an applicable attenuation distance is discretionary and must demonstrate that there will be no conflict with the operation of the treatment plant. TasWater's Launceston Sewerage Improvement Project would see the closure of the treatment plant and its conversion to a pump station[3].

[3] https://www.taswater.com.au/News/TasWater-News/LSIP

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3.2.7 Infrastructure

Water

The site is within a water district and is in close proximity to the Canopus Drive water treatment plant operated by TasWater. The water treatment plant takes water from the South Esk River and regularly spills additional untreated water into the property, which sustains the dam that is north of the amendment and on CT 112632/3.

TasWater service has adequate capacity to supply the development site.

Sewer

The site is within the sewer serviced land map available at www.thelist.tas.gov.au.

It is understood that there is adequate capacity in the existing system for demand that can be expected from the planning scheme amendment.

Stormwater

The site will drain to existing infrastructure in Blackstone Road, which is directed to Dalrymple Creek. A small retention pond has been constructed in the south-east corner of the site.

National Broadband Network

The site is within a fixed lined NBN area with services currently available. Future use and development will be connected to this network.

Electrical reticulation

The site is serviced by TasNetworks.

Roads and public transport

The site is well serviced by Neptune Drive, Blackstone Road and Panorama Road.

Council has identified the need to duplicate the main access road into Blackstone Heights through an extension of Mount Leslie Road. Dalrymple Creek separates the site from a future extension of Mount Leslie Road. A connection would require a significant bridge or culvert crossing and substantial public expenditure and would impact on the public use of the area adjoining Dalrymple Creek. It would therefore appear unlikely that the site would be connected to Mount Leslie Road.

Blackstone Road has a concrete footpath one-side which runs through the full length of Pitcher Parade and onto Casino Rise. This footpath also extends along Panorama Road. Thus, there is strong connectivity with the site for walking.

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4.0 Strategic assessment

4.1 Sub-regional land use and related strategies

4.1.1 Proposed Vale - Blackstone Heights Structure Plan

The 2015 Prospect Vale – Blackstone Heights Structure Plan (Structure Plan) addresses a range of issues, including:
demand on open space;

- future relocation of the sewerage treatment plan;
- the present fragmentation of activity centres;
- the siting of future school facility;
- the desirability of a linear open space network that follows natural features such as creeks and ridgelines;
- potential for a neighbourhood centre in Blackstone Heights to provide retail and community services;
- housing demand associated with an ageing population, including the need for a mix of housing styles suitable to all demographics;
- planning for both young families, and an ageing population, given existing demographics and trends, and which will include planning for aged care facilities;
- opportunities for sustainable, and uniquely positioned residential communities that leverage the areas environmental qualities.

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.*

Within the structure plan, the property is identified for cluster residential development. This is described in the Structure Plan as:

> *Cluster residential development areas will accommodate clusters of residences placed*

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within a high amenity environment. The overall density of cluster residential areas will be low and respond to the character of the surrounding areas.

The Structure Plan identifies the potential for a new neighbourhood centre at the area subject to the planning scheme amendment, noting:

> *There is potential for a small activity centre to develop in Blackstone Heights. A small centre would provide local level retail (such as a convenience store, and potentially takeaway). It could also provide the focal point for any new community facilities. These would be supported by a growing population.*

With respect to activity centres, the Structure Plan provides:

> ***Activity Centres***
> *Activity centres are areas allocated for community and commercial uses, such as retail, education and employment. Two activity centres are proposed for Prospect Vale and Blackstone Heights:*
> - *Westbury Road Sub-Regional Activity Centre, a sub-regional centre servicing Prospect Vale, Blackstone Heights and a much wider area (see Section 4 of this Plan for further details).*
> - *Blackstone Heights Local Activity Centre, a small, local activity centre that will provide convenience retail and hospitality for a catchment of up to 2,000 local residents.*
>
> *All commercial and community facility investment will be directed toward these centres, creating community focal points and maximising the community's accessibility to services and facilities.*

The Structure Plan outlines the need and opportunity for an expanded, sub-regional role for the Westbury Road Activity Centre, and outlines future land uses, floor space requirements, road design and land use transition plans.

The structure plan is clear that the Westbury Road Activity Centre is the higher order centre, with respect to any activity centre at Blackstone Heights and provides a clear role for Blackstone Heights in providing local service requirements.

The Local Business Zone of the State Planning Provisions provides for a diverse range of land uses. It provides a retail impact use standard for Bulky Goods Sales and General Retail and Hire, but provides no other considerations that may serve to maintain a hierarchy and distinction in role between activity centres.

In this framework, there are two main factors that will maintain a hierarchy and distinction in role between activity centres:

(1) the spatial application of the business zones, both in terms of their size and their proximity to other activity areas and business zones; and
(2) the market itself and the comparative locational advantages of activity centres.

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For the subject site and the envisaged low density form or business activity, this creates some challenges. In principal, a 6ha area of Local Business Zone can accommodate a significant amount of floor area at normal densities. In comparison, the area is larger than business zones at Trotters Lane is 5ha, whilst less than Legana at 8ha.

For this reason, a specific area plan is proposed. The specific area plan reduces the range of potential land uses to those necessary for a local service functions. This removes any potential that the uses occurring within the area will deviate over time from those provided by the master plan. The additional uses that are not reflected in the master plan, may be appropriate, and therefore some flexibility is retained. It is important to note the qualifications imposed on uses, and the provisions in the underlying zoning that restrict the scale of General Retail and Hire and Bulky Goods Sales.

The specific area plan also restricts potential floor area through gross floor area and site coverage standards.

Lastly, it is appropriate to consider the location and topographical constraints on Blackstone Heights. The suburb is contained by bushland and the South Esk River, which act to constrain any future growth above that reflected in the low density and urban growth zones. The long-term potential population catchment, together with the relative inconvenience of travel to the area, will likely contain retail needs and market viability to a local service function only.

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.

4.1.3 Risk of land use conflict

Section 32(1)(e) of LUPPA requires that a planning scheme amendment must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

As noted earlier, the amendment has been formulated in a way that will protect the function and role of the Westbury Road Activity Centre. In doing so, the amendment cannot have any impact on any activity centre located in an adjoining municipal area.

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4.2 Regional land use and related strategies

4.2.1 Northern Tasmania Regional Land Use Strategy

The Northern Tasmania Regional Land Use Strategy (RLUS) provides a number of policies and actions that are relevant to consider, and which address themes of (a) regional planning framework, (b) regional land use categories and (c) regional policies related to residential and activity centre planning. These are addressed in turn in the following.

4.2.1.1 Regional Strategic Planning Framework

- Strategic Direction G1.1 (b): "Add value, diversify the economy and generate jobs"

Comment: It is considered that there is a clear social and economic need for a local activity centre, which will create jobs and diversify the economy, albeit to a minor degree and without any regional effects.

- Strategic Direction G1.2 (c) "Encourage sustainable modes of transport by …. cycling, walking and public transport use".

  and

- Strategic Direction G2.3 (a) "Improve accessibility through improved walking and cycling networks, and integrated public transport"

Comment: The site is located on a bus route and future roads could be integrated into the bus network.

- Strategic Direction G1.2 (d) "Coordinate land use, future sewerage and water provision whilst promoting effective and efficient use of existing service infrastructure"

  and

- Strategic Direction G2.1 (c) "Coordinate investment of services to existing and future settlements and plan to maximise integration, community benefit, efficiency and long-term sustainability of service provisions"

Comment: There is existing capacity within water, sewer, stormwater and electricity services to cater for a local activity centre as proposed.

- Strategic Direction G2.3 (a) "Promote the important role of local character on the economy and the sense of place"

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

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- Strategic Direction G3.1 (f) "Protect and enhance water quality including significant wetlands and waterways".

Comment. The site will drain to the South Esk River, either directly or via Dalrymple Creek. The site is capable of treating stormwater to ensure compliance with the quality and quantity targets of the State Stormwater Strategy.

4.2.1.2 Regional Land Use Categories

The site is contained with a Growth Corridor running from Blackstone Heights to Hadspen. A Growth Corridor, along with Priority Consolidation Areas and Supporting Consolidation Areas, are categorised as Urban Growth Areas in the RLUS.

That the site is within a Growth Corridor confirms its suitability for residential use which has been given effect through the Low Density Residential Zone that applies to the subject site.

4.2.1.3 Regional Planning Policies

The following lists the key settlement network strategies outlined in the RLUS.

> *E.2.3 Key Settlement Network Strategies*
> *Planning for and development of the Regional Settlement Network should apply the following strategies:*
> - *Settlement Pattern*
> - *Support sustainable growth in identified Urban Growth Areas.*
> - *Contain settlements within identified Urban Growth Areas with a focus on consolidating and developing the Greater Launceston Area and sub-regional centres identified in the Regional Settlement Hierarchy.*
> - *Support development of the Greater Launceston Area consistent with the Regional Framework Plan Maps D.1, D.2 and D.3 to promote efficient function, servicing and future development of the area.*
> - *Consolidate existing land use patterns and identify infill opportunities within existing settlements and urban centres, and around activity centres and key public transport nodes and networks.*
> - *Complement and support a viable Regional Activity Centres Network to maximise regional productivity, economic activity and employment opportunities.*
>
> *Land Use and Development*
> - *private for a diversity of land uses*
> - *provide for affordable housing and a diversity of housing types and sizes, including retirement accommodation and aged care facilities*
>
> *Transport and Access*
>
> - *Where possible support new urban development contiguous with, or otherwise provide development with direct transport linkages to established urban areas as a development priority including linkages with the 'regional access network' identified for the Greater Launceston Area.*
> - *Support well-planned communities with good access to public transport that links*

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residential areas to employment, facilities and services.
- *Reduce reliance on vehicle transportation and promote walkability.*
- *Accommodate regional growth in locations supported by public transport and other sustainable transport choices*

Environment
- *Respond to local and regional environmental values and avoid unsustainable impacts on the natural environment, landscape, regional ecosystems, open spaces, and productive agricultural and rural land.*

Social Infrastructure and Community
- *Secure funding and delivery of adequate physical and social infrastructure as part of permitting development of new settlement areas.*
- *Build strong linkages between Regional and sub-regional settlements.*

Comment: In response to each of the above points, it is submitted that the proposal is consistent with the settlement planning and growth corridors. The non-residential uses will support the residential population of Blackstone Heights, and will reduce the need for car travel to access local shops and services. The regional activity centre network will be enhanced through a local level centre with tailored use and development standards to protect the established activity centre hierarchy.

4.2.1.5 Regional Activity Centre Network Policy

The background analysis to the Structure Plan reviewed existing, and projected, commercial and community services relative to population ratio benchmarks. With respect to retail use, the background analysis, considers four levels of local, neighbourhood (small), neighbourhood (large) and sub-regional centre. For the local level, a 1000 person benchmark is used indicating a local centre is required for each 1000 persons. In this framework, a local centre would comprise small activities such as a corner store and would attract less than 5% of an individual's retail spending. A neighbourhood centre would attract around 30% of an individual's retail spend and would be viable with a population above 3000.

At the 2016 census, Blackstone Heights had a population of 1,270 and 451 dwellings with a 90% occupancy rate. This is indicative that Blackstone Heights could sustain a local activity centre, particularly with additional growth at the subject site and other undeveloped Low Density Residential Zone parcels, which have an area of approximately 75ha.

The RLUS provides an Activity Centre Hierarchy, in which a Local or Minor Centres is the lowest level. Such centres are described as providing a focus for day-to-day life within an urban community, to offer a range of small speciality shops including newsagents, pharmacy and convenience stores, and offers community services including a child health centre.

The master plan does not envisage a scale of use and diversity of activity that would be sufficient to enter into the Activity Centre Hierarchy. The Blackstone SAP does not provide the full range of land uses that can be considered in a Local Business Zone, but it does provide for a number of uses for which there is a local need. The commercial and community precinct is the preferred location within

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Blackstone Heights for these uses given its road frontage to two major roads, proximity to existing bus routes and adjacency to large areas of public open space. This existing area of public open space could be enhanced in the longer term should TasWater consolidate the sewerage treatment plan with assets elsewhere which would open a large, flat area to open space use. There is no more suitable site in Blackstone Heights, nor in Prospect Vale given the existing pattern of development and the distance to the Westbury Road activity centre which serves a high order need.

The evolution of a local activity on the site would be consistent with the Structure Plan. An activity centre at this location is logical as the area is well positioned within the locality in terms of travel distance and walkability and adjacency to public open space as well as having the initial non-residential of the cafe.

There are a number of policies and actions related to activity centres. These actions relate to the integration with physical and social infrastructure planning and protecting the hierarchy of centres.

The Structure Plan supports an upgrade of the Westbury Road activity centre into a sub-regional role. This activity centre is loosely defined as the stretch of Westbury Road from Harley Parade through to the Marketplace Shopping Centre.

The strategic outcome relevant to the matter at hand is ensure that any non-residential activity on the site does not distort the role of the Westbury Road activity centre and the planned expansion of retail and community floor area. This outcome is achieved within the SAP through limiting the range of commercial activities and providing appropriate tests of scale. Importantly, whilst there is need for commercial services in the locality, the location relative to other Launceston suburbs is such that any distortion of the activity centre hierarchy is unlikely over the distances involved.

4.2.3 Greater Launceston Plan

The Greater Launceston Plan 2012 (the GLP) includes Blackstone Heights in the South-West Corridor Strategy. Corridor planning is intended to provide an overarching framework address infrastructure, transport, open space and networks, activity centres, public transport and education and health facilities. For Blackstone Heights, the GLP also specifically noted the need for "comprehensive low density planning" for the area, although with little guidance as to what outcomes may be sought. The GLP also supports the Westbury Road activity centre and identifies a future local activity centre at the intersection of Blackstone Road and Panorama Road.

4.2.4 Impact on the region

Section 32(1)(f) of LUPAA requires that a planning scheme amendment must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

Preceding sections of this report have detailed the social and economic costs and benefit of the proposal, as well as the level of harmony with regional land use strategies. It is submitted that the

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proposal will have a small and positive impact on the region in environmental, economic and social terms.

4.3 Tasmanian land use and related strategies

4.3.1 State Policies

Under the *State Policies and Projects Act 1993*, the following have the status of State Policies.

State Coastal Policy 1996

State Policy on Water Quality Management 1997

State Policy on Protection of Agricultural Land 2009

In addition, the following also have the status of a State Policy under the *State Policies and Projects Act 1993*:

National Environment Protection Council (Ambient Air Quality) Measure

National Environment Protection Council (Assessment of Site Contamination) Measure 1999

National Environment Protection Council (Movement of Controlled Wastes between States and Territories) Measure

National Environment Protection Council (National Pollutant Inventory) Measure

National Environment Protection Council (Used Packaging Materials) Measure

The amendment is not known to conflict with or contravene any of the above National Environment Protection Measures.

The *State Coastal Policy 1996* does not apply due to the distance from the coast. The *State Policy on Protection of Agricultural Land 2009* does not apply given the allocation of the Low Density Residential Zone to the site. The *State Policy on Water Quality Management 1997* (the WQM Policy) does apply. The provisions of the WQM Policy overlap with policies outlined in the RLUS and in the State Stormwater Strategy 2010, and are principally given effect through development control such as the design of stormwater systems and soil and water management plans (SWMP). There are no characteristics of the site that give rise to a concern that the WQM will not be met.

PLANNING AUTHORITY 3 - ATTACHMENT 1

5.0 LUPPA Assessment

5.1 Schedule 1, Part 1 Objectives

In accordance with the Savings and Transitional Provisions of Schedule 6, a request for an amendment to the Scheme is made under the former LUPPA provisions. As such, the former section 32 provisions apply and require an amendment to be consistent with the Schedule 1 objectives.

In clause (1)(a), s***ustainable development,*** *m*eans managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while:

a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

The Schedule 1 objectives are addressed in turn in the following.

Schedule 1, Part 1 Objectives

> *a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;*

The planning scheme amendment will have no impact to natural or physical processes or resources.

> *b) to provide for the fair, orderly and sustainable use and development of air, land and water;*

The planning scheme amendment is considered to represent fair, orderly and sustainable use and development, and furthers local and regional scale strategic planning.

> *c) to encourage public involvement in resource management and planning;*

This is a procedural objective that is given effect through legislative provisions that require public exhibition and consultation.

> *d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);*

The planning scheme amendment will deliver, on a small-scale, economic development through the construction phase and on an on-going basis through the employment in commercial and community services.

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

This is a procedural objective that is given effect through legislative provisions that require State Government and Council approval of the planning scheme amendment, through stakeholder engagement and through community consultation.

PLANNING AUTHORITY 3 - ATTACHMENT 1

Schedule 1, Part 2 Objectives

> *a) to require sound strategic planning and co-ordinated action by State and local government;*

The planning scheme amendment is consistent with all relevant parts of the regional land use strategy and the Structure Plan and provides a integrated land use response to the site and key planning priorities.

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

This is a procedural objective of no direct relevance to the planning scheme amendment.

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

The environmental values of the site have been examined. The planning scheme amendment will have minimal impact on environmental values.

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

This is a procedural objective of no direct relevance to the planning scheme amendment.

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

This is a procedural objective of no direct relevance to the planning scheme amendment.

> *f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation;*

The Blackstone SAP will create a healthy and pleasant environment. Walkability and access to open space is a key part of the master plan with walking tracks to be created along the sites boundary with the South Esk River. The benefit may extend beyond the locality and into the adjoining municipal area through connectivity with existing tracks and trails.

> *g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*

There are no known heritage values on the site.

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

The proposal will have no adverse effect on existing infrastructure or planned infrastructure.

> *i) to provide a planning framework which fully considers land capability.*

The capability of the land from an agricultural perspective is limited physically and the land has been

PLANNING AUTHORITY 3 - ATTACHMENT 1

set aside for residential development for some time.

6.0 Summary

TasLand Developments seeks an amendment to the Meander Valley Interim Planning Scheme 2013 to facilitate the continued development of a small local business area in Blackstone Heights.

The area of the planning scheme amendment has an existing approval for a café and local shop, which is currently under construction. To inform the continued development of the land, a master plan has been prepared by ARTAS architects, which highlights future development of a event and meeting space, open air market, and associated infrastructure which will establish a place of community activity and interaction.

The planning scheme amendment is consistent with Meander Valley Council's land use strategies for the location and is consistent with the Northern Regional Land Use Strategy

PLANNING AUTHORITY 3 - ATTACHMENT 1

Attachment 1 – Titles

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
146423	2
EDITION	**DATE OF ISSUE**
2	07-Aug-2006

SEARCH DATE : 02-Jun-2020
SEARCH TIME : 02.44 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
Lot 2 on Sealed Plan 146423
Derivation : Part of 500 Acres Located to P. Dalrymple
Prior CTs 112632/4 and 44703/3

SCHEDULE 1

B825995 & C627124 TRANSFER to TORQUE HOLDINGS PTY LTD

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP146423 EASEMENTS in Schedule of Easements
SP146423 COVENANTS in Schedule of Easements
SP 44703 COVENANTS in Schedule of Easements
SP 44703 & SP112632 FENCING COVENANT in Schedule of Easements
SP112632 COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.
C106434 MORTGAGE to Westpac Banking Corporation Registered 24-Jul-1998 at 12.02 PM
C662852 MORTGAGE to Westpac Banking Corporation Registered 07-Aug-2006 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Page 1 of 1

Department of Primary Industries, Parks, Water and Environment

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PLANNING AUTHORITY 3 - ATTACHMENT 1

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER: TORQUE HOLDINGS PROPRIETRY LIMITED

FOLIO REFERENCE: CT 112632/4, CT 44703/3

GRANTEE: PART OF 500A. 0R. 0P. ~~GRANTED~~ LOCATED TO PATRICK DALRYMPLE

PLAN OF SURVEY

BY SURVEYOR PETER NOEL ANDERSON of CAMPBELL SMITH PHILIPS PEDLEY 5/25 BRISBANE STREET, LAUNCESTON

LOCATION

LAND DISTRICT OF CORNWALL
PARISH OF LAUNCESTON

SCALE: 1:1000 | LENGTHS IN METRES | SURVEYORS REF: 237-05

REGISTERED NUMBER

SP146423

~~APPROVED~~ EFFECTIVE FROM - 6 JUN 2006

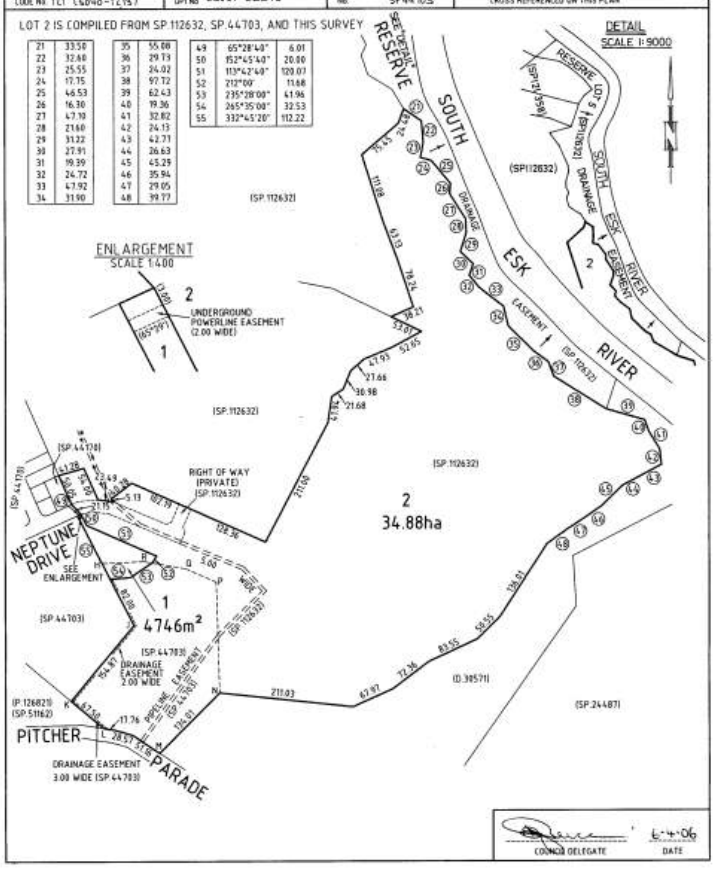
Alice Kawa

Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 1:1 (6040-12,15) | LAST UPI No. ESW39 EZE45 | LAST PLAN No. SP112632, SP44703 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 2 IS COMPILED FROM SP 112632, SP 44703, AND THIS SURVEY

21	33.50	35	55.00	49	65°28'40"	6.01
22	32.60	36	29.73	50	152°45'40"	20.00
23	25.55	37	24.02	51	113°42'40"	120.07
24	17.75	38	97.72	52	212°00'	11.68
25	44.53	39	62.43	53	235°28'00"	41.96
26	16.30	40	19.36	54	265°35'00"	32.53
27	47.10	41	32.82	55	332°45'20"	112.22
28	21.60	42	24.13			
29	31.22	43	42.71			
30	27.91	44	26.63			
31	19.39	45	45.29			
32	24.72	46	35.94			
33	47.92	47	29.05			
34	31.90	48	39.77			



Search Date: 02 Jun 2020 | Search Time: 02:44 PM | Volume Number: 146423 | Revision Number: 01 | Page 1 of 1

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PLANNING AUTHORITY 3 - ATTACHMENT 1

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 146423

EASEMENTS AND PROFITS

~~Each lot on the plan is together with:-~~
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
~~The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.~~

EASEMENTS

Lot 2 is subject to a pipeline easement as defined in Sealed Plan 112632 and B746999 over the "pipeline easement 5.00 wide" passing through Lot 2. in favour of the Rivers and Water Supply Commission.

Lot 2 is subject to a right of carriageway in favour of Lot 3 on Sealed Plan 112632 over the "right of way (private)" shown passing through Lot 2.

Lot 1 is subject to an underground power line easement in favour of Aurora Energy Pty Ltd or its successors over the "underground powerline easement 2.00 wide" shown passing through Lot 1.

In this Schedule "underground powerline easement" means the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and theirs servants, agents and contractors at all times hereafter:

(a) To lay, inspect, alter, repair, renew, maintain and use the land shown as "underground powerline easement" on the plan (the servient land) wires, cables, apparatus and appliances (the said lines) not less than 400 mm below the natural surface of the ground comprising the servient land for the transmission and distribution of electric energy and for purposes incidental thereto.
(b) To cause or permit electrical energy to flow or be transmitted through and along said lines.
(c) To cut away remove and keep clear the said lines from all obstructions which may in anyway endanger or interfere with the proper operation of the said lines.
(d) To enter into and upon the servient land and if necessary to cross the remainder of the said land for the purpose of access and regress to and from the servient land for all or any of the above purposes with or without all necessary plant and equipment, machinery and vehicles of every kind and making good all damage occasioned thereby.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TORQUE HOLDINGS PTY LTD FOLIO REF: CERTIFICATES OF TITLE 112632/4 & 44703/3 SOLICITOR & REFERENCE: WILL EDWARDS LAWYERS W. D. EDWARDS:	PLAN SEALED BY: MEANDER VALLEY COUNCIL DATE: 6th April 2006 DA300/2005 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

PLANNING AUTHORITY 3 - ATTACHMENT 1

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 146423

EASEMENTS AND PROFITS

~~Each lot on the plan is together with:-~~
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
~~The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.~~

EASEMENTS

Lot 2 is subject to a pipeline easement as defined in Sealed Plan 112632 and B746999 over the "pipeline easement 5.00 wide" passing through Lot 2. in favour of the Rivers and Water Supply Commission.

Lot 2 is subject to a right of carriageway in favour of Lot 3 on Sealed Plan 112632 over the "right of way (private)" shown passing through Lot 2.

Lot 1 is subject to an underground power line easement in favour of Aurora Energy Pty Ltd or its successors over the "underground powerline easement 2.00 wide" shown passing through Lot 1.

In this Schedule "underground powerline easement" means the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and theirs servants, agents and contractors at all times hereafter:

(a) To lay, inspect, alter, repair, renew, maintain and use the land shown as "underground powerline easement" on the plan (the servient land) wires, cables, apparatus and appliances (the said lines) not less than 400 mm below the natural surface of the ground comprising the servient land for the transmission and distribution of electric energy and for purposes incidental thereto.
(b) To cause or permit electrical energy to flow or be transmitted through and along said lines.
(c) To cut away remove and keep clear the said lines from all obstructions which may in anyway endanger or interfere with the proper operation of the said lines.
(d) To enter into and upon the servient land and if necessary to cross the remainder of the said land for the purpose of access and regress to and from the servient land for all or any of the above purposes with or without all necessary plant and equipment, machinery and vehicles of every kind and making good all damage occasioned thereby.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TORQUE HOLDINGS PTY LTD FOLIO REF: CERTIFICATES OF TITLE 112632/4 & 44703/3 SOLICITOR & REFERENCE: WILL EDWARDS LAWYERS W. D. EDWARDS:	PLAN SEALED BY: MEANDER VALLEY COUNCIL DATE: 6th April 2006 DA300/2005 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
169236	2
EDITION	**DATE OF ISSUE**
1	31-Aug-2015

SEARCH DATE : 02-Jun-2020
SEARCH TIME : 02.43 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
Lot 2 on Sealed Plan 169236
Derivation : Part of 500 Acres Located to Patrick Dalrymple &
Part of 1536 Acres Gtd to Thomas Scutt Kelsey
Prior CT 149075/2

SCHEDULE 1

C676769 TRANSFER to TORQUE HOLDINGS PTY LTD Registered
25-Jun-2008 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP169236 EASEMENTS in Schedule of Easements
SP169236 COVENANTS in Schedule of Easements
SP169236 FENCING PROVISION in Schedule of Easements
SP44703 & SP149075 COVENANTS in Schedule of Easements
SP 44703 FENCING COVENANT in Schedule of Easements
C991901 MORTGAGE to Westpac Banking Corporation Registered
12-Jan-2011 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Primary Industries, Parks, Water and Environment
www.thelist.tas.gov.au

PLANNING AUTHORITY 3 - ATTACHMENT 1

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER: TORQUE HOLDINGS PTY LTD.

FOLIO REFERENCE: CT.149075/2

GRANTEE: PART OF 500 ACRES LOCATED TO PATRICK DALRYMPLE & PART OF 1536 ACRES GRANTED TO THOMAS SCUTT KELSEY.

PLAN OF SURVEY

BY SURVEYOR: John William Dent of PDA SURVEYORS, 3/23 BRISBANE STREET, LAUNCESTON

LOCATION: LAND DISTRICT OF CORNWALL, PARISH OF LAUNCESTON

SCALE: 1:10,000 | LENGTHS IN METRES | SURVEYORS REF: 178/14

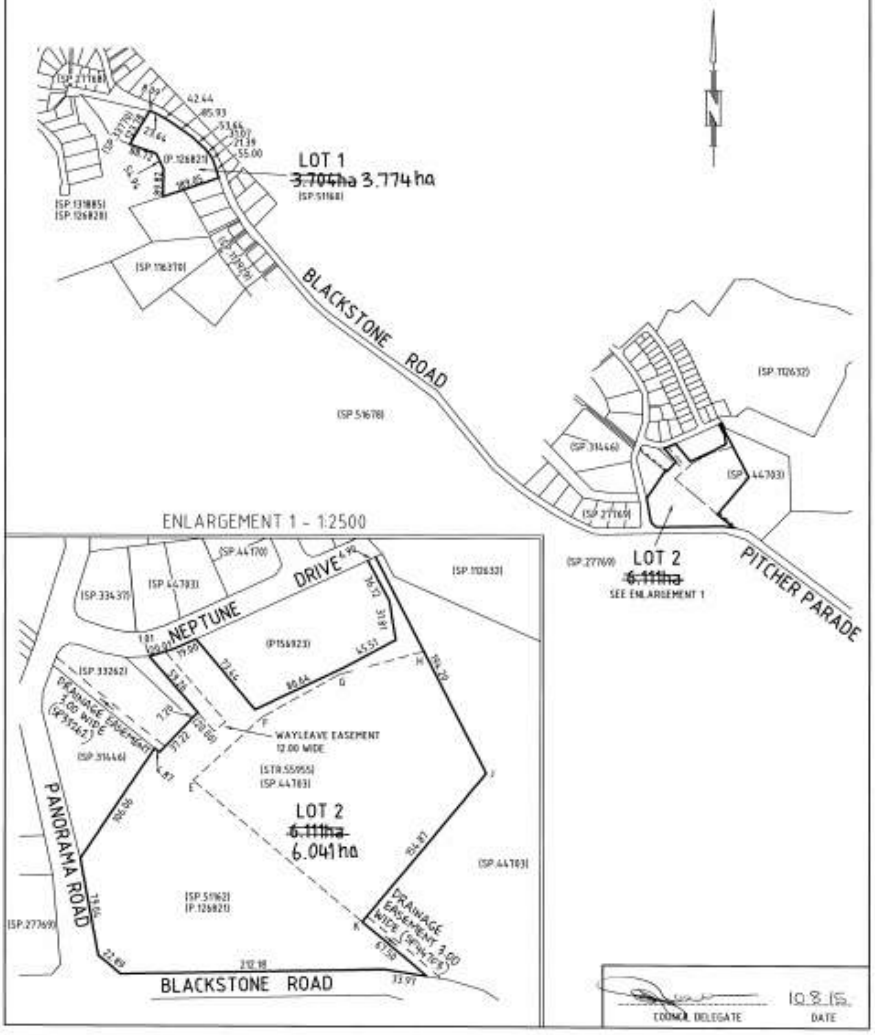
REGISTERED NUMBER: **SP169236**

APPROVED 31 AUG 2015 EFFECTIVE FROM

Recorder of Titles

MAPSHEET MUNICIPAL CODE No. (7) | LAST UPI No. | LAST PLAN No. SP149015 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1 AND LOT 2 ARE COMPILED FROM CT.149075/2



Search Date: 02 Jun 2020 | Search Time: 02:43 PM | Volume Number: 169236 | Revision Number: 01 | Page 1 of 1

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PLANNING AUTHORITY 3 - ATTACHMENT 1

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 169236

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

~~Lots 1 and 2 (inclusive) on the Plan which together formerly comprised Lot 2 on Sealed Plan No. 149075 are burdened by the easements and restrictive covenants set forth in Sealed Plan No. 149075~~.

Lot 2 is subject to a Wayleave Easement in favour of Tasmanian Networks Pty Ltd over the area "WAYLEAVE EASEMENT 12.00 WIDE" shown on the plan.

For the purpose of this schedule Wayleave Easement and restriction as to user of land means:

FIRSTLY the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants, agents, invitees and contractors ("TasNetworks") at all times:

(a) TO clear the lands marked "WAYLEAVE EASEMENT" on the plan (described as "the servient land") and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, over, along and under the servient land the following:

(i) Towers, poles, wires, cables, apparatus, appliances, and all other ancillary and associated equipment which includes telecommunication equipment (described collectively as "electricity infrastructure")

for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes.

(b) TO operate and maintain electricity infrastructure on the servient land.

(c) TO cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time:

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER:	Torque Holdings Pty Ltd	PLAN SEALED BY: Meander Valley Council
FOLIO REF:	volume 149075 folio 2	DATE: 10 8 2015
SOLICITOR & REFERENCE:	Rae & Partners Lawyers Will Edwards (KLW)	PA1414/0243 REF NO. / Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF ~~3~~ 4 PAGES	Registered Number SP 169236
SUBDIVIDER: TORQUE HOLDINGS PTY LTD FOLIO REFERENCE: 149075/2	

(i) overhang, encroach upon or be in or on the servient land; or

(ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure.

(d) TO enter the servient land for all or any of the above purposes and to cross the remainder of the land with any and all necessary plant, equipment, machinery and vehicles for the purpose of access and egress to and from the servient land, and where reasonably practicable, in consultation with the registered proprietor/s (except when urgent or emergency repair work is needed).

SECONDLY the benefit of a covenant for TasNetworks and with the registered proprietor/s for themselves and their successors not to:
(i) erect any buildings; or
(ii) place any structures, objects or vegetation;
within the servient land without the prior written consent of TasNetworks.

TasNetworks may rescind their consent if in the opinion of TasNetworks there are safety, access or operational concerns.

FENCING PROVISION
In respect to the Lots shown on the Plan the Vendor (Torque Holdings Pty Ltd) shall not be required to fence.

Executed by **TORQUE HOLDINGS PTY LTD** (being the registered proprietor of the land comprised in folio of the register volume 149075 folio 2) in accordance with section 127 of the Corporations Act 2001:

.....
Ross Robert Harrison
Sole Director/Sole Secretary

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF ~~3~~ 4 PAGES	Registered Number SP 169236
SUBDIVIDER: TORQUE HOLDINGS PTY LTD FOLIO REFERENCE: 149075/2	

...that the Attorney for the Mortgagee with ...am personally acquainted or as to whose ...I am otherwise satisfied, signed this ...ment in my presence.

...ure of Witness: .....

...e of Witness: Anura Srivastava

...ss of Witness: 150 Collins Street, Melbourne

John Hanslow

SIGNED by ..... as attorney for Westpac Banking Corporation under power of attorney Registered No. 72/5446.

.....

(Signature) Tier Three Attorney

By executing this instrument the attorney states that the attorney has received no notice of the revocation of the power of attorney.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	SP169236

SUBDIVIDER: - TORQUE HOLDINGS PTY LTD
FOLIO REFERENCE: - 149075/2

EASEMENTS

That part of Lot 2 on the plan formerly comprised in Lot 2 on SP44703 is together with a Right of Drainage over the strip of land shown as Drainage Easement 3.00 wide (SP44703) on the plan.

Those parts of Lots 1 and 2 on the plan formerly comprised in Lot 1 on P126821 are each together with:

A Right of Drainage over the strip of land shown as Drainage Easement marked TT, UU, VV, WW, WW, XX and TT, YY on P126821.

A Right of Drainage over the Drainage Easement 5.00 wide marked A K L on P126821.

A Right of Drainage (appurtenant to Lot 1 on plan number 114217 excepting thereout the land marked A1, B1, C1, D1 thereon) over the strip of land shown as Drainage Easement marked CC, DD, EE, FF on P126821.

A Right of Drainage over the strip of land shown as Drainage Easement passing through the land comprised in Lots 116, 117, 119 and 120 on SP113929.

A Power Right over the Power Easement on SP113929.

A Right of Drainage over the strips of land shown as Drainage Easement 5.00 wide 6.00 wide and 3.00 wide shown passing through the land comprised in Lots 24-37 and 70, Lots 65 and Lots 13-15 respectively on SP 27768.

A Right of Drainage over the strip of land shown as Drainage Easement marked AA-BB shown passing through the land comprised in Lot 1 on SP126820.

COVENANTS

Lot 2 on the plan is burdened by the restrictive covenants set forth in Sealed Plan 149075 & 44703.

NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Attachment 2 – Planning Scheme Amendment

Part A

Rezone 2 Panorama Road, Blackstone Heights (CT 169236/2) and part of 12 Neptune Drive, Blackstone Heights (CT 146423/2) from Low Density Residential Zone to the Local Business Zone.

Note: Zone boundary through CT 146423/2 is from south-east corner of CT 169236/2 to eastern corner of CT 169236/2.

PLANNING AUTHORITY 3 - ATTACHMENT 1

Part B

Insert the following in Part F as Clause F6

F6 Blackstone Local Business Specific Area Plan

F6.1 Purpose of Specific Area Plan

F6.1.1 The purpose of this specific area plan is:

a) To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of the Blackstone Heights local area.
b) To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
c) To provide a low density form of local business functions in a landscaped setting with buildings setback from roads and with minimal site cover.

F6.2 Application of Specific Area Plan

The specific area plan applies to the area of land designated as SAP 6 of the Planning Scheme maps.

F6.3 Use Table

No Permit Required	
Use Class	**Qualification**
Food Services	If not for a take away food premises with a drive through facility
General Retail and Hire	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Use Class	**Qualification**
Discretionary	
Use Class	**Qualification**
Bulky Goods Sales	If for garden and landscaping materials suppliers
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Hotel industry	If for a bottle shop
Research and Development	

PLANNING AUTHORITY 3 - ATTACHMENT 1

Resource Processing	If for food or beverage production
Sports and Recreation	
Storage	If for boat and caravan storage, self storage, or vehicle storage
Residential	
Utilities	
Visitor Accommodation	

F6.4 Development Standards

F6.4.1 Setbacks

Objective:	That building setback: (a) is compatible with the streetscape; (b) does not cause an unreasonable loss of amenity to adjoining residential zones; and (c) minimises opportunities for crime and anti-social behaviour through setback of buildings

Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from an adjoining property within a Low Density Residential Zone, of not less than: (a) 5m; or (b) half the wall height of the building, whichever is the greater.	**P1** Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties within a Low Density Residential Zone, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to the adjoining properties; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
A2 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a Low Density Residential Zone.	**P2** 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: (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.

PLANNING AUTHORITY 3 - ATTACHMENT 1

F6.4.2 Design

Objective:	That building design promote and maintain high levels of design, amenity, and safety, and are compatible with the streetscape.
Acceptable Solutions	**Performance Criteria**
A1 New buildings must be designed to satisfy all the following: (a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and (d) provide external lighting to illuminate external vehicle parking areas and pathways.	**P1** New buildings must be designed to be compatible with the streetscape, having regard to: (a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; and (c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.
A2 New buildings must provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site.	**P2** New buildings or alterations to an existing façade must be designed to be compatible with the streetscape, having regard to: (a) how the main pedestrian access to the building addresses the street or other public places; and (b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces.

F.6.4.3 Gross Floor Area and Site Coverage

Objective:	That gross floor area of a building: (a) is compatible with the character of the area; (b) assists in the management of stormwater runoff.
Acceptable Solutions	**Performance Criteria**
A1 The gross floor area of a building must not be more than 500m^2.	**P1** The gross floor area of a building must be consistent with the character of the area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development

PLANNING AUTHORITY 3 - ATTACHMENT 1

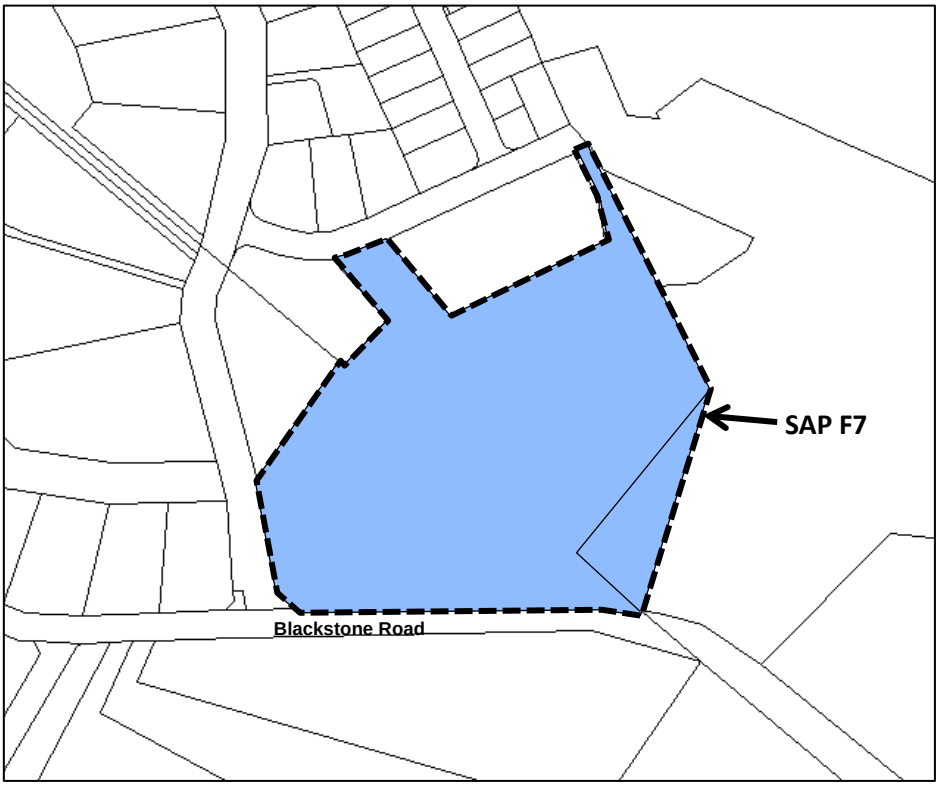
	(e) the removal, retention or planting of vegetation; (f) the character of development existing on established properties in the area; (g) the height, bulk and form of existing and proposed buildings; and (h) the appearance when viewed from roads and public places.
A2 The site coverage of all building within the plan area must be no more than 15% of the plan area.	**P2** The site coverage of a building must be consistent with the character of the area, having regard to: (i) the topography of the site; (j) the capacity of the site to absorb runoff; (k) the size and shape of the site; (l) the existing buildings and any constraints imposed by existing development (m) the removal, retention or planting of vegetation; (n) the character of development existing on established properties in the plan area and adjacent to the building; (o) the height, bulk and form of existing and proposed buildings; and (p) the appearance when viewed from roads and public places.

PLANNING AUTHORITY 3 - ATTACHMENT 1

Attachment 2

Certification Document

Certification Map



Map Amendments

1/ Rezone the following Certificates of Title from Low Density Residential Zone to Local Business Zone:

2 Panorama Road, Blackstone Heights	***CT 169236/2***
Part – 12 Neptune Drive, Blackstone Heights	***CT 146423/2***

2/ Amend the planning scheme map to add the outline and notation of the area contained in SAP F7.

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Ordinance Amendments

1/ Insert **F7 – Blackstone Heights Local Business Specific Area Plan** into Part F of the Planning Scheme. The Specific Area Plan applies to the following Certificates of Title:

2 Panorama Road, Blackstone Heights	***CT 169236/2***
Part – 12 Neptune Drive, Blackstone Heights	***CT 146423/2***

F7 Blackstone Heights Local Business Specific Area Plan

F7.1 Purpose of Specific Area Plan

F7.1.1 The purpose of the Blackstone Heights Local Business Specific Area Plan specific area plan is:

a) To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of the Blackstone Heights local area.

b) To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.

c) To provide a low density form of local business functions in a landscaped setting with buildings setback from roads and with minimal site cover.

F7.2 Application of Specific Area Plan

F7.2.1 The specific area plan applies to the area of land designated as SAP 7 of the Planning Scheme maps.

F7.3 Use Table

This clause is in substitution for Local Business Zone – clause 20.2 – Use Table.

No Permit Required	
Use Class	**Qualification**
Food Services	If not for a take away food premises with a drive through
General Retail and Hire	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Use Class	**Qualification**
Discretionary	
Use Class	**Qualification**
Bulky Goods Sales	If for garden centre (not including bulk landscape materials supplies)

PLANNING AUTHORITY 3 - ATTACHMENT 2

Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Hotel industry	If for a bottle shop
Research and Development	

F7.4 Development Standards for Buildings and Works

F7.4.1 Setbacks

This clause is in substitution for Local Business Zone – 20.4.1 Siting, Design and Built Form A3.1 and P3.

Objective:	That building setback: (a) is compatible with the streetscape; (b) does not cause an unreasonable loss of amenity to adjoining residential zones; and (c) minimises opportunities for crime and anti-social behaviour through setback of buildings.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from an adjoining property within a Low Density Residential Zone, of not less than: (a) 5m; or (b) half the wall height of the building, whichever is the greater.	**P1** Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties within a Low Density Residential Zone, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to the adjoining properties; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

A2 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a Low Density Residential Zone.	**P2** 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: (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.

F7.4.2 Design

This clause is in addition to Local Business Zone – 20.4.1 Siting, Design and Built Form.

Objective:	That building design promote and maintain high levels of design, amenity, and safety, and are compatible with the streetscape.
Acceptable Solutions	**Performance Criteria**
A1 New buildings must be designed to satisfy all the following: (a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and (d) provide external lighting to illuminate external vehicle parking areas and pathways.	**P1** New buildings must be designed to be compatible with the streetscape, having regard to: (a) (minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; and (c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.

PLANNING AUTHORITY 3 - ATTACHMENT 2

A2 New buildings must provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site.	**P2** New buildings or alterations to an existing façade must be designed to be compatible with the streetscape, having regard to: (a) how the main pedestrian access to the building addresses the street or other public places; and (b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces.
A2 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a Low Density Residential Zone.	**P2** 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: (e) the characteristics and frequency of emissions generated; (f) the nature of the proposed use; (g) the topography of the site and location of the sensitive use; and (h) any proposed mitigation measures.

F7.4.3 Gross Floor Area and Site Coverage

This clause is in substitution of Local Business Zone – clause 20.2 Use Table and in addition to clause 20.4.1 Siting, Design and Built Form.

Objective:	That gross floor area of a building: (a) is compatible with the character of the area; (b) assists in the management of stormwater runoff.
Acceptable Solutions	**Performance Criteria**

PLANNING AUTHORITY 3 - ATTACHMENT 2

A1 The gross floor area of a building must not be more than 500m2.	**P1** The gross floor area of a building must be consistent with the character of the area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development (e) the removal, retention or planting of vegetation; (f) the character of development existing on established properties in the area; (g) the height, bulk and form of existing and proposed buildings; and (h) the appearance when viewed from roads and public places.
A2 The site coverage of all building within the plan area must be no more than 15% of the plan area.	**P2** The site coverage of a building must be consistent with the character of the area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development (e) the removal, retention or planting of vegetation; (f) the character of development existing on established properties in the plan area and adjacent to the building; (g) the height, bulk and form of existing and proposed buildings; and (h) the appearance when viewed from roads and public places.

A2 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a Low Density Residential Zone.	**P2** 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: (i) the characteristics and frequency of emissions generated; (j) the nature of the proposed use; (k) the topography of the site and location of the sensitive use; and (l) any proposed mitigation measures.

The COMMON SEAL of the Meander Valley Council has been hereunto affixed on the 11 April 2017 pursuant to a resolution of Council delegating authority to the General Manager to affix the corporation's seal

.....
John Jordan
General Manager

PLANNING AUTHORITY 3 - ATTACHMENT 2

PLANNING AUTHORITY 4

Reference No. 171/2020

DRAFT MEANDER VALLEY LOCAL PROVISIONS SCHEDULE - SUBSTANTIAL MODIFICATIONS – REPORT ON PUBLIC REPRESENTATIONS

AUTHOR: Jo Oliver
Senior Strategic Planner

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1) Recommendation

It is recommended that the Planning Authority:

1. **Endorse the document '*Planning Authority Report under Section 35F of the Land Use Planning and Approvals Act* 1993 – *Consideration of Representations to the Draft Meander Valley Local Provisions Schedule Substantial Modifications*' at Attachment 1, as its report pursuant to Section 35F of the Act and forward to the Tasmanian Planning Commission.**
2. **Delegate to the General Manager its powers and functions to:**
   a) **modify the reports submitted under Recommendation 1 if a request or a direction for further information is received from the Tasmanian Planning Commission; and**
   b) **represent the planning authority at hearings pursuant to Section 35H.**

2) Officers Report

This item was discussed at Council Workshops on 18 August and 1 September 2020.

The purpose of this report is to consider the representations to the Draft Meander Valley Local Provisions Schedule Substantial Modifications and provide recommendations to the Tasmanian Planning Commission (TPC) pursuant to section 35F of the *Land Use Planning and Approvals Act* (LUPAA) 1993.

The Draft Meander Valley Local Provisions Schedule (Draft LPS) was endorsed by the Planning Authority at its meeting on 12 December 2017 and submitted to the Tasmanian Planning Commission (TPC). The TPC directed that the Draft LPS be publicly notified in accordance with the Act on 9 October 2018.

The draft LPS was publicly notified for a period of 60 days on 20 October 2018. In addition to the notification requirements of the Act, a letter was sent to each property owner identified in Council's rates database, notifying property owners that the Draft LPS was on public exhibition and where to access the documents for viewing.

At the conclusion of the exhibition period, 41 representations had been received.

Council's report on the representations was endorsed at its Ordinary Meeting in April 2019 and forwarded to the TPC. During the course of 2019, the TPC held numerous public hearings into the matters raised in the representations where potential modifications to the Draft LPS were discussed amongst the parties.

The TPC issued a notice to Meander Valley Council on 24 February 2020, directing the Council to substantially modify its Draft LPS and place the 'substantial modifications' on public exhibition for a period of 60 days. The substantial modifications were exhibited from the 13 June to 13 August 2020 in accordance with the requirements of the Act, whereby a notice was placed in two Saturday editions of the Examiner and Advocate newspapers and an article placed on Council's website under 'Latest News'. In addition to the requirements of the Act, a letter was sent to each property owner affected by the substantial modifications, identified in Council's rates database, notifying that the substantial modifications to the Draft LPS were on public exhibition, where to access the documents for viewing and the timeframe for making a representation.

It is a particular requirement of the legislation that representations may only be made on the specific matters that are the subject of substantial modification. The public exhibition of the substantial modifications is not an opportunity to revisit issues that were not subject to modification in the TPC notice or to raise new matters. In accordance with the legislation, the planning authority must disregard submissions on matters that are not directly related to the substantial modifications.

At the conclusion of the exhibition period, 101 representations had been received, noting that 72 of these related to the Westbury Low Density Zone Specific Area Plan.

Representations submitted related to the following substantial modifications:

- Entally Lodge rezoning to General Residential Zone and Specific Area Plan;
- Rural Living B zoning of land at Kimberley;
- Part rezoning of property to Low Density Residential Zone at 1 Meander Valley Road, Westbury;
- Westbury Low Density Residential Zone Specific Area Plan;
- Priority Vegetation Area overlay over additional titles at Reedy Marsh;
- Reedy Marsh Specific Area Plan;
- Deletion of the Local Area Objectives and overlay;
- Prohibition of Multiple Dwellings in Low Density Residential Zones;
- Specific Area Plan for the Low Density Residential Zone at Deloraine;
- Upper Golden Valley – Specific Area Plan;
- Specific Area Plan at Travellers Rest;
- Specific Area Plan at Pumicestone Ridge.

The matters raised in representations are addressed in accordance with the requirements of the LUPAA in the attached table **'Planning Authority Report under Section 35F of LUPAA – Consideration of Representations to the Draft Meander Valley Local Provisions Schedule *Substantial Modifications*'**.

3) Council Strategy and Policy

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

- Future Direction (1): A sustainable natural and built environment
- Future Direction (2): A thriving local economy
- Future Direction (3): Vibrant and engaged communities
- Future Direction (6): Planned infrastructure services

4) Legislation

Following public exhibition of the Draft LPS Substantial Modifications, Section 35F(1) of the LUPAA requires the planning authority to prepare a report containing:

- a copy of each representation made;
- a statement of the planning authority's opinion as to the merit of each representation made, in particular as to:
  - whether the draft LPS should be modified; and
  - if recommended to be modified, the effect on the draft LPS as whole;
- a statement as to whether the planning authority is satisfied that the draft LPS meets the LPS criteria; and

- the recommendation of the planning authority in relation to the draft LPS.

Following receipt of the planning authority report under Section 35F, the TPC will hold hearings into the representations made. The TPC will then seek the agreement of the Minister for Planning for the final form of the Meander Valley LPS before it is approved and commences operation.

5) Risk Management

Not applicable

6) Government and Agency Consultation

The TPC issued a schedule of State agencies and authorities to be directly notified of the exhibition of the Draft LPS Substantial Modifications. Each of the agencies and authorities were notified in accordance with this direction. Representations are addressed in the attached report table.

7) Community Consultation

The Draft Meander Valley LPS Substantial Modifications have been subject to the statutory public exhibition requirements of the LUPAA. The substantial modifications were exhibited from the 13 June to 13 August 2020 in accordance with the requirements of the Act, whereby a notice was placed in two Saturday editions of the Examiner and Advocate newspapers and an article placed on Council's website under 'Latest News'.

In addition to the legislative requirements above, a letter was sent to each property owner affected by the substantial modifications.

8) Financial Consideration

Not applicable

9) Alternative Recommendations

The planning authority may choose to amend the recommendations in response to particular representations and provide associated reasons.

10) Voting Requirements

Simple majority.

DECISION:

ATTACHMENT 1

Planning Authority Report Under Section 35F of the Land Use Planning & Approvals Act 1993

Consideration of Representations to the Draft Meander Valley Local Provisions Schedule (LPS) - Substantial Modifications

STATE AGENCIES	
1. Department of State Growth	
• Entally Lodge rezoning – requires an updated Traffic Impact Assessment to determine suitability of the intersection to support development; • Deloraine Low Density Residential Zone Specific Area Plan (SAP) – raises issues relating to the distance of consolidated areas to bus services; • Upper Golden Valley SAP – raises issues regarding intensification and potential conflict with adjoining forestry uses; and • Reedy Marsh SAP – supports 15ha minimum lot size, raises issues regarding intensification and potential conflict with adjoining forestry uses.	**Comment:** <u>Entally Lodge</u> Below is drawn from Council's submission to the TPC direction during hearings: In 2015, a traffic impact assessment (TIA) was undertaken by Pitt & Sherry for the Entally Lodge site and Rutherglen Road as part of an application for an indoor market in the existing sports building. This TIA assessed current and future use of the Entally Lodge access, the combined use of Rutherglen Road and the adequacy of the junction of Rutherglen Road with Meander Valley Road. The Local Government Association of Tasmania (LGAT) in conjunction with the Institute of Public Works Engineering Australia (IPWEA) have published state wide standards for road construction[1], which are applied by local government in the assessment and conditioning of development. Rutherglen Road is classed as a sealed rural road. With a pavement width of 6 metres and gravel shoulders, the standard of Rutherglen Road is calculated to have capacity for 300 – 2000 annual average daily traffic (AADT) movements. Traffic generating rates sourced from the NSW Roads and Maritime Services *Guide to Traffic Generating Developments* 2002, allow for 5 daily vehicle movements per dwelling

[1] Tasmanian Standard Drawings, LGAT/IPWEA TAS Division, 2013

	for multiple dwelling units (2 bedroom). Allowing for a maximum of 100 multiple dwellings which would add another 500 daily vehicle movements to the total, the peak traffic load at approximately 1400 AADT is still well within the standard capacity allowance for Rutherglen Road. It is noted that these estimates of unit numbers is conservatively high. The safety and capacity of the Meander Valley Highway/Rutherglen Road junction was also assessed. The *AUSTROADS Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections* indicates that traffic turning numbers for a 100kph speed limit are approaching the need for dedicated left and right turning treatments which can, and would be, provided associated with expanded development on the site. The installation of turning treatments has been considered in consultation with the Department of State Growth (DSG) and has been determined as being readily accommodated within the existing road profile. The TIA concludes that "*the available sight distances along the Meander Valley Highway to the east and west of Rutherglen Road are well in excess of the AUSTROADS requirement*". Consultation with DSG throughout the Hadspen Urban Growth project determined that the speed limit entering the Hadspen settlement from both eastern and western approaches would inevitably be reduced at a stage where development commenced and the roundabouts were installed. The speed limit reduction would extend past the junction with Rutherglen Road and also take in the entrance to Entally House opposite, which would capture the primary turning movement locations and also likely increased pedestrian movements. These two sites would effectively mark the entrance to the Hadspen township. It has been determined by DSG that a speed reduction is not necessary at this point in time due to the long sight distances, however additional development at Entally Lodge and in Hadspen would be the catalyst for speed limit reduction. In summary, consideration of traffic by DSG in conjunction with Council's infrastructure department, ultimately determined that the development of key sites at Rutherglen and

	Entally could be safely accommodated through a combination of measures including: • lane treatments for turning; • speed limit reduction and the definition of 'town entrance' that starts at the Entally House entrance ; and • improved pedestrian definition, due to the large sight distances and road width available. The prior TIA together with applicable state-wide road standards provide enough information to conclude that the junction is capable of accommodating upgrades to the configuration when traffic movements increase. Another TIA is not necessary to make the appropriate judgements at this point. However it may be worthwhile to include a threshold for the upgrade of the junction in the Specific Area Plan for certainty, given the potential 'no permit required' status. <u>Deloraine Low Density Residential Zone SAP</u> The matters raised are not directly related to the substantially modified provisions and cannot be considered. <u>Upper Golden Valley SAP</u> The matters raised relate to intensification of residential uses. The provisions of the zone provide for appropriate setbacks to the Rural Zone. Modification of the SAP is not considered necessary. <u>Reedy Marsh SAP</u> Support for the modification is noted.
Recommendation for Draft LPS	
It is recommended that a traffic movement threshold for upgrade of the Rutherglen Road junction be considered to be included in the SAP, rather than relying on traffic impact assessments at the time of development application.	

Effect on Draft LPS as a Whole	
The recommendation relates to a specific site and does not affect the draft LPS as whole.	
LPS Criteria	
The planning authority is satisfied that the substantial modifications of the draft LPS meets the LPS criteria.	
2 Department of Police, Fire and Emergency Management	
Kimberley – modifications to provide for subdivision in the Rural Living Zone: • Concerns about allowance of subdivision in Rural Living Zone B in a known flood plain; • Queries updated modelling for Coilers Creek and Mersey River and the potential inundation of the land; and • Refers to State flood map for the 2016 event.	**Comment** The extent of the 1% flood event was investigated prior to recommending the modification. The State mapping of the 2016 flood event is known to be inaccurate, with on ground flooding extent confirmed by Council crew and local residents. (Note: There are numerous areas in the Meander Valley where the State 2016 map is known to be inaccurate and maps areas that were not, in fact, subject to inundation.) The Mersey River flood event in 2016 is known to reflect the 1% threshold, and very closely matches the modelling undertaken by Entura for the Meander Valley Council. Coilers Creek experienced back-up, inundating some of the surrounding paddocks, however Morrison Street and other areas of land were not inundated. The Flood Prone Areas Code will appropriately direct development to suitable areas where inundation would not be expected to occur in the 1% scenario and access can be maintained.
Recommendation for Draft LPS	
Council continues to support the modification to the draft LPS.	

Effect on Draft LPS as a Whole	
The recommended modifications relate to narrow circumstances within the Kimberley area and do not affect the draft LPS as whole.	
LPS Criteria	
The recommended modifications provide greater consistency with SPP zone standards. The planning authority is satisfied that the draft LPS meets the LPS criteria.	
3. TasRail	
1 Meander Valley Rd, Westbury Submits that road reserve parcel adjacent to rail corridor should be Utilities Zone for potential maintenance access and not Low Density Residential as proposed. Notes 3 other sections of rail corridor have not been included in the Utilities Zone.	**Comment:** Unless the Crown land is to be purchased by the landowner of No.1 Meander Valley Rd, there is merit in incorporating the land in the adjoining Utilities Zone due to potential future use for maintenance of the rail line. Either zone may be appropriate depending on future use.

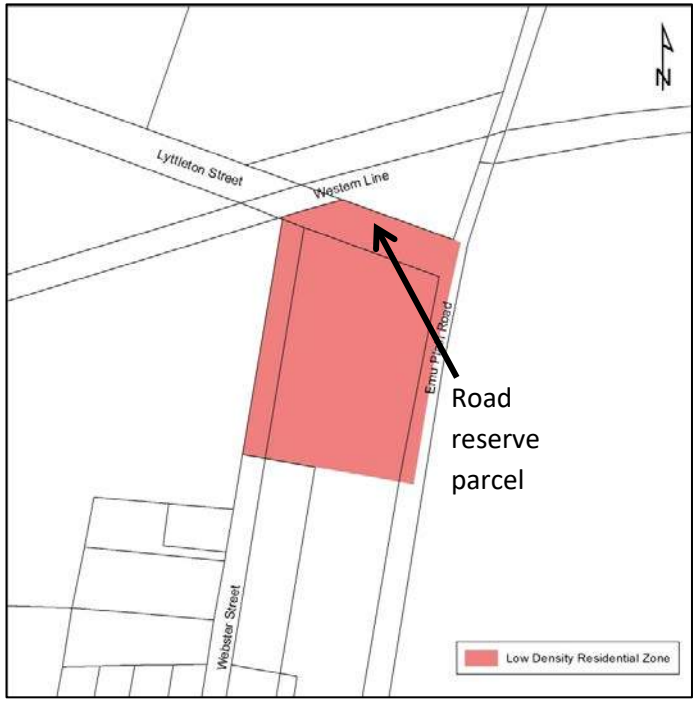

Figure 1: Proposed Low Density Residential Zone

Other zoning issues cannot be considered as they do not directly relate to the substantial modifications.

Recommendation for Draft LPS

No recommendation. It is a matter for resolution between the land owner and Crown Land Services.

Effect on Draft LPS as a Whole

Not applicable

LPS Criteria	
The planning authority is satisfied that the substantial modification of the draft LPS meets the LPS criteria.	
4. Reedy Marsh - Priority Vegetation Area (PVA) Overlay	
L Wasserfall K Miller Object to the inclusion of land in the Priority Vegetation Area overlay	Land owners on Wadley's Road have submitted photographic evidence and submit that the extent of the vegetation is actually substantially less than captured by the PVA overlay map, or in fact is non-existent. Mr Miller's evidence submits that the typing of the vegetation community in the Cullen report is inaccurate due to it being determined through aerial photographs and roadside observations. The TEA submitted the original Cullen report as part of its representation to the LPS and continues to support the inclusion of additional vegetation in the PVA overlay.
TEA Supports inclusion of land in the Priority Vegetation Area overlay	
Recommendation for Draft LPS	
Council maintains its position out to the hearing that additional land should not be included in the PVA overlay without qualified, on-site verification.	
Effect on Draft LPS as a Whole	
The matter relates to specific land at Reedy Marsh and does not affect the Draft LPS as a whole.	
LPS Criteria	
The planning authority is satisfied that exclusion of the substantial modification to the draft LPS meets the LPS criteria.	

5. Reedy Marsh – Specific Area Plan	
P Elkin • Submits for increases to frontage setbacks to 80m • Submits for additional recognition of biodiversity values in the SAP purpose and criteria; and • Submits for increase of subdivision lot sizes to 20ha with a PC of 15ha TEA • Supports 15ha subdivision lot size.	Comment: The rationale presented at the hearings in regard to additional provisions for frontage setback and vegetation retention to apply at Reedy Marsh, was to protect the vegetated character of frontages and integrate new development into the area without undue visual impacts. The purpose of the provisions does not relate to natural values, which is addressed through the Natural Assets Code. The increased size in the acceptable solution from the SPP standard of 10ha to 15ha, is a direction of the Commission notice and was not supported by Council. This was due to the inability to demonstrate a tangible difference in outcome between the SPP standard and the 15ha submitted by the TEA to the notification of the Draft LPS. There remains reasonable subdivision opportunity with a 15ha lot size, however it is noted that some lots will not be able to achieve the mandatory performance criteria minimum of 12ha. Further increase in lot size is not supported. TEA support for the provision is noted.
Recommendation for Draft LPS	
No recommendation	
Effect on Draft LPS as a Whole	
Not applicable	
LPS Criteria	

In directing the planning authority to exhibit the substantial modifications, the Commission must be satisfied that the LPS criteria are met.	
6. No.1 Meander Valley Rd, Westbury – Modification to apply the Low Density Residential Zone	
G Sackley Supports rezoning part of the lot to Low Density Residential Zone	**Comment:** Several representors raise concerns regarding the potential impacts on the heritage listed property and the potential for impacts on the setting of Meander Valley Rd on the approach to the town boundary. Submissions also draw attention to the 'rural' aspect of the land, which is partly included in the Agriculture Zone in the Draft LPS. The site is listed on the Tasmanian Heritage Register and any future determination of impacts of development on heritage sits with the Heritage Council. Land should be zoned as an appropriate refection of its current and potential use, not as a mechanism to artificially constrain development. In regard to the land at No.1 Meander Valley Rd, the change in zoning is effectively a correction to match adjacent land along Meander Valley Road with like circumstances. The rear yard of the lot is not agricultural land, it is a residential property. The property, at the junction of Meander Valley Rd and Emu Plains Rd, effectively marks the town edge and should be zoned in accordance with the contiguous residential environment. Comments relating to the State Government's northern prison project are disregarded in accordance with the legislation, as they are not relevant to the substantial modification.
WRAP E & M Hamilton TEA Object to rezoning of part of the lot	
Recommendation for Draft LPS	
Council continues to support the modification to the draft LPS.	
Effect on Draft LPS as a Whole	

The modification relates to a single title and does not affect the Draft LPS as whole.	
LPS Criteria	
The planning authority is satisfied that the substantial modification of the draft LPS meets the LPS criteria.	
7. Entally Lodge Specific Area Plan – Hadspen: Multiple Representors	
Woolcott Surveys Support the substantial modification.	**Comment:** Concerns have been raised by numerous residents, the representative Committee of Management and Stratatas (strata managers) of the adjoining Rutherglen Residential Village. Concerns include: • Increased traffic flow on Rutherglen Road and the impacts on the bus stop, road standard and drainage, lack of footpath for increased numbers of residents, potential for a single access point; • Speed limits on Meander Valley Road, roundabout entry to Rutherglen Road; • Flora & Fauna, natural values of existing vegetation; • Noise; • No proposed buffer zone between units (18 Units) in Rutherglen Residential Club on shared boundary with Entally Lodge, privacy, setbacks and building envelope; • Parking; • Fears "Liveable Housing" could become "Social Housing", potential unmanaged impacts of concentrated social housing; and • Standard of buildings proposed for development. (i.e. Building Materials); Others have raised concerns regarding: • the lack of community input for 'no permit required' status; and
Rutherlen Residential Club Committee of Management R & J Willey B Leitch V Cooper S Judge F Mowling K Partridge R Girvin M Carpenter J & J Northeast N & D Wall J Brierley M Chevara Strata Tas (strata managers for Rutherglen) TEA Objection or matters of concern raised.	

	• the potential impacts on the heritage values of Entally Estate opposite; The impacts on Rutherglen Road can be managed through permit conditions and/or determining appropriate thresholds for improvement works. The current standard of the road is close to that required for the increased traffic, however will require some upgrading to shoulders and the turning head to cater for the bus. When considering the degree of increase to residential occupancy of the site, the future establishment of a footpath is warranted, taking account of likely destinations, both for recreational and retail purposes. This actually has the potential to work in with several properties and provide a broader benefit. The combination of entrances to the two estates would be taken into account for any future development so that pedestrian and vehicle interaction is safe. Future development would act as the catalyst for upgrades to the existing network, which includes the junction of Meander Valley Rd with Rutherglen Rd. The traffic environment for the approach to Hadspen will change significantly in this location in the near future with the construction of the Bartley Street roundabout, just to the eastern end of the bridge, for the Hadspen Urban Growth Area. All consultation with the Department of State Growth thus far has indicated that speed limits will start to reduce before reaching the entrance to Entally Estate, to the west of Rutherglen Rd. The interaction between the estates becomes more complicated when looking at potential buffers and setbacks. Currently there is a stand of native vegetation (although it is a highly modified environment) that is valued for its outlook (Refer aerial photograph below). It is noted however that it is third party land that is providing the amenity for a separate, high-density

residential environment. There are risks associated with larger Eucalypt trees in a higher density residential environments, however not all of the vegetation is tall eucalypts. There is potential to further investigate design options that may include access driveways, garaging and some appropriate vegetation retention adjacent to the shared boundary, to put a little more space between estates without compromising the development capability of the land.

Figure 1: Aerial photo of interface between Rutherglen Residential Village and the Entally Lodge land.

	The concerns regarding the potential nature of the housing that may occur and the quality of the building fabric are noted, however there is no ability to regulate who inhabits land in any zone. Similarly, strict controls on building materials are discouraged by the Tasmanian Planning Scheme, with a preference to enable the market to operate unencumbered for housing choice. Often, controls that are too rigid can act to undermine innovative solutions. Managing the interface between existing and new development is the most effective means of impact mitigation. The SAP contains specific parking standards that ensure that livable housing provides for the additional parking needs of carers. It is not envisaged that parking demand will spill beyond the boundaries of the site. Natural Values: Whilst it been submitted that the existing stand of native vegetation has significant natural and biodiversity values, these are not recognised in any State datasets. It is inevitable that land in proximity to significant tracts of riparian and high value remnant vegetation will experience sightings and visitation of many fauna species. However, it must be acknowledged that the stand of vegetation on the site is a highly modified environment with no understory, effectively the same circumstances that would exist in a multitude of domestic gardens in the area. It is considered unreasonable to require such a highly modified site to be constrained from future use when the balance landscape has ample species habitat that is not at risk. Impacts on Entally Estate Heritage Values: The development of the balance land of the Entally Lodge site is not

	considered to have a detrimental impact on the heritage values of Entally Estate opposite. The site is already visible from Meander Valley Rd and is clearly a modern establishment. The SAP includes a landscape buffer along the Meander Valley Rd frontage that will provide some visual mitigation and amenity value for the presentation of the site to the road and land opposite.
Recommendation for Draft LPS	
Investigate the incorporation of additional provisions into the SAP to provide for setbacks to the Rutherglen Residential Village and thresholds for treatment of Rutherglen Road.	
Effect on Draft LPS as a Whole	
The recommendation relates to a single site and does not affect the Draft LPS as whole.	
LPS Criteria	
The planning authority is satisfied that the substantial modification of the draft LPS meets the LPS criteria.	
8. Local Area Objectives	
TEA WRAP E & M Hamilton Object to the removal of Local Area Objectives	**Comment:** The representors misunderstand that the objectives have not been removed, but have been relocated to the SAP purpose statements. This was a structural adjustment required by the Commission and the statements have the same operational effect in the planning scheme as purpose statements.

Recommendation for Draft LPS	
No recommendation.	
Effect on Draft LPS as a Whole	
Not applicable.	
LPS Criteria	
The planning authority is satisfied that the substantial modification of the draft LPS meets the LPS criteria.	
9. Prohibition of Multiple Dwellings in Low Density Residential Zones	
TEA Support modification. C & K Anderson – Elizabeth Town N Dunning – Elizabeth Town Objects to prohibition and zoning	**Comment:** Support for the modification is noted. It is noted that representation on the zoning of land cannot be accepted under the legislation as it does not directly relate to the modification proposed. Objections to the prohibition of second dwellings on land at Elizabeth Town are noted, however it is considered that the appropriate means to achieve the desired density is through subdivision, which is allowable in most Low Density Residential Zones. Ancillary dwellings are still permitted in the zone, however sizes are restricted. Nonetheless, ancillary dwellings still provide valuable assistance for extended family circumstances. It is noted that multiple dwellings have been prohibited in the zone since the 1995 planning scheme came into effect and have continued to be prohibited under the current Interim Planning Scheme. The potential for multiple dwellings has only recently been introduced as it is part of the

	Tasmanian Planning Scheme.
Recommendation for Draft LPS	
No recommendation.	
Effect on Draft LPS as a Whole	
Not applicable.	
LPS Criteria	
The planning authority is satisfied that the substantial modification of the draft LPS meets the LPS criteria.	
10. Deloraine – Low Density Residential Zone	
F Hanafin TEA Support densification where connection to services can be achieved	**Comment:** Support is noted. TEA suggest additional limitations on road access to East Barrack Street. This is not necessary as Local Government road standards determine the suitability of access.
Recommendation for Draft LPS	
No recommendation	
Effect on Draft LPS as a Whole	
Not applicable	
LPS Criteria	

The planning authority is satisfied that the substantial modification of the draft LPS meets the LPS criteria.	
11. Upper Golden Valley – Specific Area Plan	
PDA obo Steer Support the modification TEA Query the modification	**Comment:** Support is noted. TEA query the suitability of the area for densification due to high altitude. The opportunity is consistent with other land in the Golden Valley Rural Living Zone which is considered fair and reasonable. The individual suitability of any new lot created for wastewater and access, is assessed prior to any approval.
Recommendation for Draft LPS	
No recommendation	
Effect on Draft LPS as a Whole	
Not applicable	
LPS Criteria	
The planning authority is satisfied that the substantial modification of the draft LPS meets the LPS criteria.	

12. TEA – Various Modifications	
• Queries the development provisions for Travellers Rest; • Queries the inclusion of an acceptable solution relating to subdivision for Utilities or public use at Pumicestone Ridge. Does not support; and • Submission on matters not related to the substantial modifications: - LUPAA objectives; - The Tasmanian Planning Scheme; - Rural Living zoning; - Changing the State Planning Provisions; and - LPS process.	**Comment:** The proposed changes to the standards in the Travellers Rest SAP are contained within the exhibited Substantially Modified Part of the Draft Meander Valley LPS. The provisions provide a reasonable path for permitted development without compromising the scenic values that are recognised in the zone and scenic management area. The proposed acceptable solution to be included in the Pumicestone Ridge SAP for subdivision for utilities was included following a representation by TasNetworks. Council is in general agreement that it appears highly unlikely that such a circumstance would ever arise, however it is noted that the acceptable solution is consistent with others in the State planning Provisions. As such, any objection to its inclusion is not considered to be warranted. In accordance with the legislation, Council cannot consider representations on matters not directly related to the exhibited modifications.
Recommendation for Draft LPS	
No recommendation	
Effect on Draft LPS as a Whole	
Not applicable	
LPS Criteria	
The planning authority is satisfied that the substantial modification of the draft LPS for Travellers Rest meets the LPS criteria.	

13. Westbury Low Density Residential Zone – Specific Area Plan	
Submissions in support of subdivision: KPR Pty Ltd J Cowan & T Claridge B Atkinson & S Atkinson D Gibson G John & T Bailey G Boxhall I Parr & M Parr J Dane & K Dane J Johnstone & K Johnstone K Walker & H Walker N Scott, A Ankin P Swain P Wong P O'Borne & A O'Borne P Claxton & G Claxton P Allan & L Allan R Stamford & J Stamford R Sackley & E Sackley R Woodland & S Woodland R Robinson & C Diana S Woodroffe & M Woodroffe T Lockhart & K Lockhart T King & M King W Ritter & H Ritter J Scott J Fellows K Lattin & K Lattin S Williams J Blackett K Olds & B Olds S Walker & B Walker John Johnston & J Johnston G Wooley & M Woolley EMEF Investments Pty Ltd M Fahy R Collins & N Willis Blackhills Developments Pty Ltd Submissions opposing subdivision: A Foley & B Theodore R Lindsey J Cox H Nicholls & M Nicholls F Collins J Nelson & J Nelson Harden Grazing Co Pty Ltd	**Comment:** The substantial modifications to the Westbury Specific Area Plan relate to the standards for subdivision lot design and setbacks of buildings. The TPC notice follows considerable discussion in the Draft LPS hearings in 2019, on the subdivision provisions for the Low Density Residential Zone in the southern part of Westbury. This was a result of several representations being submitted on the issue, both in support of, and opposed to further subdivision in the area. At the commencement of the public exhibition of the substantial modifications to the Draft LPS, Council wrote to affected land owners to make them aware of proposed changes. In regard to the Westbury Low Density Residential Zone, this included posing some specific questions to landowners about subdivision lot design. The representations are in response to the questions posed, with several representors providing additional detail about their views on the future of the low density residential area and the relationship to subdivision provisions. Like many matters that receive representations either in support of, or against, proposed changes to development rules in the planning scheme, Council must consider the views of representors together with the long-term interests of townships. In this instance, the representations submitted a range of views about minimum lot sizes, whether lot sizes should be uniform across the area and the visual features that residents value. A number of representations supported continuing a lot size that allows for 5000m^2 (alternatively 1 acre as a better measurement given

B Mitchelson G Cullen, G Cullen, J Cullen, & J Cullen Y Jory D Burns M Houghton & T Baylis J Pursey & S Pickering T Clark & A Clay M Wilson & K Wilson D Tucker & D Tucker J Cresswell D Pitman K Murray B Murray P Wright Other: S Williams Mr Michael S Evans Ms Joanne L Mitchelson Ms Kerin M Booth	J Clark S Hartam G Stoffelen & C Stoffelen G Agrez & F Agrez L Hudson & S Hudson M Bennic & S Bennic R Gray & S Stening A Lee S Clarke & M Clarke TEA WRAP	original lots were created in acres). Other representations submitted that the original 'five acre lots' should not be subdivided further and that five acres was an appropriate minimum lot size. It is noted that there are lots available in the zone that are large enough to provide for subdivision to a lot size of five acres (approx. 2.2 hectares), however lot yield would be significantly less across the area a whole. A number of representors submitted that the current/proposed 5000m^2 lot size was too small and whilst supporting subdivision, considered that two and half acres (alternatively one hectare) was more appropriate to protect the character of the area and that lots should not be below this size. There were numerous representations about graduating the lot size from smaller lots at the edge of the urban part of the township, to larger lots in the outer areas and in the area with the original 5 acre lots. Representations did not submit any views on where a change in minimum lot size to achieve this outcome should occur. In consideration of subdivision and dwelling development over the period of time since 2013, when subdivision was made available through the commencement of the Meander Valley Interim Planning Scheme, Council notes that both 1 hectare and 5000m^2 lots appear to be equally in demand in the market. When considering submissions advocating a graduated density, the line that distinguishes a change in subdivision entitlement is an important factor. Dwellings are historically dispersed throughout the area, from a time that pre-dates 2013 changes to the subdivision rules and Council considers that there is no clear feature that would warrant a division of entitlement. This would result in an inequitable outcome whereby land owners on one side of a street or property boundary would have an opportunity that landowners on the other side of the street or

	property boundary would be denied, despite the physical circumstances of the land being the same. Council considers that the provisions for subdivision should be uniform across the zone. Noting representor's views about the overall density created by 5000m^2 lots and the nature of subdivided lot take-up, Council considers that an appropriate approach to minimum lot size would be one that ensures a mix of 1 hectare and 5000m^2 lots for each subdivision. Some approved subdivisions are evidence of this approach are proven to have demand in the market. Figure 1 below shows a 'five acre lot' divided into three lots, two at 5000m^2 and one at one hectare. Planning scheme provisions that ensure a mixture of lots at these sizes: • provides variation in density across the zone, such that the visual character is not as consolidated as multiple lots at 5000m^2; and • reduces potential density by approximately 25%. The proposed performance criteria in the exhibited substantial modification at Section MEA-S11.8.1 Lot Design consider: • the plan purpose; • relevant requirements for buildings on the lots; • potential locations of buildings; • distances between areas for new buildings and existing buildings; • topography; • drainage and on-site wastewater disposal; • ability to screen development through retention of hedgerows or new plantings;

	• location of access driveways; • use of adjoining recreational pathways; and • any constraints on the land. The substantial modification includes a mandatory minimum lot size of 5000m^2. These performance criteria remain relevant to the consideration of subdivision outcomes associated with altered minimum lot size provisions discussed above. Council considers that there is a natural 'town boundary' defined by the extent of the Low Density Residential Zone. The matters to be resolved are the settings for subdivision within this area to provide for low density 'lifestyle' housing choice while appropriately addressing the character and amenity of the area.

Figure 1: Example of recent three lot subdivision (yellow outline) in the context of surrounding lot arrangements.

Recommendation for Draft LPS

Include minimum lot size provisions to ensure a mix of 1 hectare and 5000m^2 lots (three lots per two hectares) for each subdivision.

Effect on Draft LPS as a Whole

The recommendation relates to a specified are at Westbury and does not affect the Draft LPS as whole.

LPS Criteria
The planning authority is satisfied that the substantial modification of the draft LPS meets the LPS criteria.

COMMUNITY AND DEVELOPMENT SERVICES 1

Reference No. 172/2020

LIFESTYLE RECOVERY GRANTS – PROPOSED CHANGE TO RECOVERY EVENT SPONSORSHIP

AUTHOR: Lynette While
Director Community and Development Services

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1) Recommendation

It is recommended that Council:

1. ***Approves the change of approach within the Community Care and Recovery Package to replace the Lifestyle Recovery Grants with Recovery Event Sponsorship with a budget of $36,500;***

2. ***Delegates authority to the General Manager to approve or not approve Recovery Event Sponsorship on recommendation by the Community Grants Committee; and***

3. ***Notes any decisions made by the General Manager on Recovery Event Sponsorship will be tabled at Ordinary Council Meetings.***

4. ***Notes the arrangements for promoting and managing the sponsorship; including the application and guidelines.***

2) Officers Report

Introduction

At the Ordinary Council meeting of 12 May 2020 Council determined to introduce Lifestyle Recovery Grants to assist not-for-profit community groups in developing community events that engage the community when emergency orders due to the COVID-19 pandemic are lifted.

With ongoing uncertainty in respect of COVID-19 and related event restrictions it is evident that delivery of larger events is problematic and that there would be limited uptake of the Lifestyle Recovery Grants.

Sponsorship provides a more flexible approach to supporting the type of community led events that may proceed under COVID-19 restrictions.

Smaller scale events re-establish community relationships and rebuild community connections through encouraging participation in enjoyable public events. Such events promote reconnection and provide some respite from the emotional impacts of COVID-19 across the community.

At Council Workshop on 18 August 2020 a proposal to replace the Lifestyle Recovery Grants with a Recovery Event Sponsorship offering was supported. A total budget allocation of $36,500 (being the amount previously allocated to the grants program) was proposed.

Recovery Event Sponsorship Program

There will be two types of events targeted for sponsorship. Given COVID-19 currently restrictions run to 1 December 2020 the immediate focus is on small events that are compliant with restrictions. In 2021, the ability to sponsor larger events is anticipated.

Not-for-profit community groups and business consortia may apply for sponsorship for two types of inclusive community events:

1. Small community events up to a maximum of $2,500 sponsorship for events run between 1 October 2020 and 30 June 2021; and
2. Large community events up to a maximum of $5,000 sponsorship for events run between 1 January and 30 June 2021.

At the discretion of Council, events may be supported by cash, in-kind support or a combination of both.

The value of any in-kind contributions (e.g. traffic or crowd management, permits, waste disposal) will be capped at $5,000. Internal in-kind costs will be supported from the program budget.

Draft guidelines and an application for sponsorship are attached (Attachment 1 & 2). These documents detail eligibility requirements, application and evaluation process for the sponsorship.

As a sponsorship program, applicants will be required to enter into a sponsorship agreement with Council. This is yet to be developed and may result in minor changes to the guidelines and application.

Timing and promotion

Application will be via an EOI process, which will remain open until the budget allocation is expended.

Subject to Council approval, the application period for the Recovery Event Sponsorship will open on or around 12 September 2020.

While advertising and media will be used to promote the sponsorships (as a separate cost); Councillors will be encouraged to promote sponsorship opportunities as they become aware of events. A simple information flyer will be developed to aid Councillors.

Assessment and Sponsorship Approvals

It is recommended that the Community Grants Committee assess applications as they are received. To ensure quick processing, it is recommended that the General Manager be delegated authority to approve or not approve the Committee's recommendations, including the sponsorship amount, any Council in-kind support, and how the sponsorship will be acknowledged.

Sponsorship funds will be released to the applicant following the return of a signed Sponsorship Agreement, which will include the terms of the sponsorship.

Approved sponsorships will be advised at the next Council Ordinary Meeting.

3) Council Strategy and Policy

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

- Future Direction (3): Vibrant and engaged communities
- Future Direction (4): A healthy and safe community

4) Legislation

Local Government Act 1993: Section 77 Grants and Benefits

5) Risk Management

Not applicable

6) Government and Agency Consultation

Not applicable

7) Community Consultation

Applicants will be encouraged to make contact with Council officers prior to submitting their EOI. The Recovery Events Sponsorships will be promoted through community networks and the media. The guidelines and EOI information will be available from the Council website.

8) Financial Consideration

The awarding of the Recovery Event Sponsorship will be made within the limits of the allocated $36,500 budget, including any in-kind support.

9) Alternative Recommendations

Council can elect to approve with amendment.

10) Voting Requirements

Simple majority

DECISION:

COVID-19 Community Care and Recovery Package

Recovery Event Sponsorship Guidelines

Meander Valley Council
Working Together

This document outlines the Expression of Interest (EOI) and assessment process that the Meander Valley Council (Council) will apply to determine support for a Recovery Event Sponsorship. Your EOI must be in accordance with all information specified in this document.

What is Recovery Event Sponsorship for?

- This program aims to assist in the recovery from the impacts of COVID-19 by re-establishing community relationships and rebuilding community connection through encouraging participation in enjoyable public events in the Meander Valley local government area (LGA).
- Recovery Event Sponsorship is part of Council's COVID-19 Community Care and Recovery Package. An amount of $36,500 has been allocated to support not-for-profit community groups and/or business consortia to develop community-led events that are inclusive and engage the community.

When can I submit an EOI?

- EOIs will be open from 12 September 2020 and remain open until funds are expended.
- EOIs can be submitted online via Council's website or on Council's Expression of Interest Form, which can be downloaded from Council's website.
- Applicants should discuss their EOI with the Community and Lifestyle Officer before submission.
- EOIs should contain clear responses and supporting evidence. Council is not obligated to seek additional information before assessing an EOI.

What can I apply for?

- Not-for-profit community groups and/or business consortia may apply for one of the following sponsorships:
  1. **Small community event** – maximum of $2,500 for events run between 1 October 2020 and 30 June 2021.
  2. **Large community event** – maximum of $5,000 for events to be held between 1 January and 30 June 2021.
- Applicants are only entitled to receive one amount of funding from Council for their event.
- The amount awarded will be at the sole discretion of Council, having regard to the assessment criteria and subject to sufficient funds being available.

Who can get a sponsorship?

To be eligible to apply for a Recovery Event Sponsorship applicants must:

- Be legally incorporated or operating under the auspices of an incorporated body, registered with the Australian Charities and Not-for-Profit Registration Commission; OR be a legally incorporated business demonstrating collaboration with other businesses or community groups;
- Be registered in Australia for taxation purposes with an active ABN;
- Be located and operating in the Meander Valley LGA;
- Be seeking funds to support an upcoming event and not retrospective funding;
- Not be subject to any legal impediment or adverse circumstances;
- Be able to obtain any required planning, health or traffic permits for the proposed event;
- Be able to provide a COVID-safe event plan; and
- Demonstrate that the event will have appropriate insurance cover for the life of the event and will indemnify Council against any action which might be brought against the funded event.

What are eligible events?

To be considered, an applicant must demonstrate that the proposed event:

- Will be held before 30 June 2021 for a small event sponsorship ($2,500) and between 1 January and 30 June 2021 for a large event sponsorship ($5,000) subject to COVID-19 disease emergency restrictions;
- Will occur in the Meander Valley LGA;
- Will be open to the general community, promote inclusion, encourage volunteer involvement and be designed for social benefits;
- Has a practical budget and viable plan appropriate to the scale of the event;

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How are EOIs assessed?

Eligibility does not automatically mean a sponsorship will be approved. Council's Community Grants Committee will assess EOIs and make recommendations for approvals.

Expressions of interest for sponsorship will be competitively assessed on the following:

- Potential to bring community benefit (e.g. re-establish community relationships, focus on inclusion and fostering community spirit).
- Extent of benefit to the community and value for money (e.g. is it a local, township or regional event; is it community-led, supporting local talent and business);
- Capacity to deliver the event (e.g. practical budget and viable plan).

The General Manager has delegated authority to approve the recommendations of the Committee. The decisions of the General Manager will be final and not subject to review or appeal.

Applicants will be notified by email of the outcome of their EOI and successful applicants will be required to sign a Sponsorship Agreement before payment is made.

When will approved sponsorships be paid?

- Sponsorships can be paid following the signing of a Sponsorship Agreement with Council.
- Funds will be paid directly into the successful applicant's nominated bank account.

Where do I lodge my EOI?

- Online via the Meander Valley Council website at www.meander.tas.gov.au
- By email to nate.austen@mvc.tas.gov.au
- By mail to Attn: Community & Lifestyle Officer, PO Box 102, Westbury Tasmania 7303

All necessary supportive documentation must be emailed or attached to your application form for it to be considered. You are encouraged to discuss your application with Nate Austen, Community and Lifestyle Officer on 6393 5366.

Confidentiality

The Council may use and disclose the information provided by applicants for assessing applications under the program guidelines and decisions on successful applicants. Council is also required to report the name and dollar value of successful sponsorship applications.

Governance

As part of the Council's governance process, the Council may publicise the level of financial assistance and the identity of the recipient from the sponsorship program.

Right to Information

Information provided to the Council may be subject to disclosure in accordance with the Right to Information Act (2009).

Personal Information Protection

Personal information will be managed in accordance with the Personal Information Protection Act (2004) and the Council's Personal Information Protection Policy. This information may be accessed by the individual to whom it relates, on request to the Council.

Disclaimer

Although care has been taken in the preparation of this document, no warranty, express or implied, is given by the Council, as to the accuracy or completeness of the information it contains. Council accepts no responsibility for any loss or damage that may arise from anything contained in or omitted from or that may arise from the use of this document. Any person relying on this document and the information it contains does so at their own risk. Council does not accept liability or responsibility for any loss incurred by an applicant that is in any way related to the event or program.

DRAFT

COVID-19 Community Care and Recovery Package

Recovery Event Sponsorship

Expression of Interest

Meander Valley Council
Working Together

Meander Valley Council has allocated $36,500 in sponsorship funding to support not-for-profit community groups and business consortia to support the recovery from the COVID-19 Disease Emergency by engaging the community in enjoyable public events that re-establish community relationships and rebuild community connection.

Expressions of Interest (EOI) will be competitively assessed at the sole discretion of Council. Applicants can apply for one of the following sponsorships:

1. **Small community events** - maximum of $2,500 for events held between 1 October 2020 and 30 June 2021.
2. **Large community events** - maximum of $5,000 for events to be held between 1 January and 30 June 2021.

EOIs will only be assessed for applicants that meet the eligibility criteria outlined below. Successful applicants will be required to sign a Recovery Event Sponsorship Agreement and Council reserves the right to not provide any further funding for the event.

More information about eligibility and assessment criteria can be found in the Recovery Event Guidelines, which can be found at www.mvc.tas.gov.au

Applications open 12 September and remain open until the budget allocation is expended. All applications will be competitively assessed.

We encourage you to discuss your EOI with Nate Austen, Community and Lifestyle Officer, before submission.
Phone: 6393 5366 or email: nate.austen@mvc.tas.gov.au

Eligibility Criteria

To be eligible to apply for a Recovery Event Sponsorship applicants must:

- Be legally incorporated or operating under the auspices of an incorporated body, registered with the Australian Charities and Not-for-Profit Registration Commission; OR be a legally incorporated business demonstrating collaboration with other businesses or community groups;
- Be registered in Australia for taxation purposes with an active ABN;
- Be located and operating in the Meander Valley local government area (LGA);
- Be seeking funds to support an upcoming event and not retrospective funding;
- Not be subject to any legal impediment or adverse circumstances;
- Be able to obtain any required planning, health or traffic permits for the proposed event;
- Be able to provide a COVID- safe event plan on request; and
- Demonstrate that the event will have appropriate insurance cover for the life of the event and will indemnify Council against any action which may be brought against the funded event.

☐ I/we confirm that I/we meet ALL the eligibility criteria outlined above.

Applicant Details

Organisation Name: _____

ABN: _____

Organisation Address: _____

Postal Address: _____

Contact Person: _____

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Contact Number: _____

Email: _____

Is this application a partnership between one or more business or community groups? YES ❑ NO ❑

If yes, please provide details of the other partners:

Organisation Name: _____

Contact Name and Position: _____

Organisation Name: _____

Contact Name and Position: _____

Auspice Details (if applicable)

Organisation Name: _____

Contact Name and Position: _____

Organisation Address: _____

Postal Address: _____

Contact Number: _____

Email: _____

ABN: _____

❑ A signed certification letter is attached by an Office Bearer of the Auspice Organisation. (The letter must include name, position, statement confirming willingness to auspice, signature and date).

Event Details

Event Name: _____

Event Location: _____ Date/s of Event: _____

This EOI is for: 1. A small community event ❑ 2. A large community event ❑

Provide a description of the event:

_____

_____

_____

_____

_____

_____

Sponsorship Amount Requested _____

If full-funding is not possible will you accept part-funding and still be able to run your event? YES ❑ NO ❑

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C&DS 1 - ATTACHMENT 2

Event Assessment

How will this event help bring the community together to re-establish relationships and connections within Meander Valley following COVID-19?

Please note: if you are successful in receiving a sponsorship, this will form part of the evaluation for acquittal purposes.

Please indicate whether the event will:

- ❑ Be inclusive and open to everyone in the community;
- ❑ Be promoted community-wide;
- ❑ Celebrate the unique aspects of Meander Valley;
- ❑ Provide opportunities to include local volunteers;
- ❑ Provide opportunities for local business;
- ❑ Provide opportunities for local performers, artists, musicians.

Please indicate how the event will acknowledge the Meander Valley Council sponsorship:

- ❑ Include Council branding on promotional material (e.g. logo);
- ❑ Display Council banners on-site at the event;
- ❑ Support Council to be present on-site with a stall space or similar;
- ❑ Provide free of charge tickets for Council VIPs;
- ❑ Other.

If other, please describe:

How many people will likely attend the event: Less than 100 ❑ 101-500 ❑ 501 or more ❑

Supporting Documents

The following information is required as a minimum to be considered. You may also attach letters of support, but these are optional. Council is not obliged to seek additional information before assessing your EOI. Please indicate that you have attached:

- ❑ A budget detailing major expenses, income and in-kind support;
- ❑ A project plan that details proposed start and end dates for planning and running the event, as well as key milestones;
- ❑ A copy of your insurance certificate of currency.

Declaration

- ❑ I/we confirm that our community organisation/group has met all applicable statutory payment and reporting requirements.

By signing and submitting this form I declare that the information given in this application is true and accurate to the best of my knowledge. I understand that if Meander Valley Council approves a Recovery Event Sponsorship, I will be required to accept the terms and conditions as outlined in the Sponsorship Agreement. This will include, in part, how the sponsorship will be acknowledged, agreement to provide a COVID-safe event plan, and the requirement to submit an acquittal and evaluation within 60 days of the event, including evidence of expenditure.

Name (Position)	Signature	Date

DRAFT

How to lodge this application form:

By mail: Mail completed form and copies of any supporting documents to:
Attn: Community & Lifestyle Officer, PO Box 102, Westbury Tasmania 7303

By email: Scan completed form and copies of any supporting documents and email to nate.austen@mvc.tas.gov.au

Need help? If you need help completing this application form, please phone Nate Austen, Community and Lifestyle Officer, on **6393 5366.**

Confidentiality
The Council may use and disclose the information provided by applicants for assessing applications under the program guidelines and decisions on successful applicants. Council is also required to report the name and dollar value of successful sponsorship Expression of Interest.

Governance
As part of the Council's governance process, the Council may publicise the level of financial assistance and the identity of the recipient from the sponsorship program.

Right to Information
Information provided to the Council may be subject to disclosure in accordance with the Right to Information Act (2009).

Personal Information Protection
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DRAFT

COMMUNITY AND DEVELOPMENT SERVICES 2

Reference No. 173/2020

DISCONTINUATION OF POLICY NO. 73 – MANAGING PUBLIC APPEALS AND ADOPTION OF POLICY NO. 93 – MANAGING PUBLIC APPEALS AND FUND RAISING

AUTHOR: Lynette While
Director Community and Development Services

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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 Fund Raising**
Purpose:	To set out the circumstance and process requirements for Council assistance to public appeals and fund raising.
Department:	Community and Development Services
Author:	John Jordan, General Manager
Council Meeting Date:	8 September 2020
Minute Number:	xx/2020
Next Review Date:	***August 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.

Fund Raising:
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 fund raising.

3. Scope

1. This policy applies to the use of Council branding, funds, facilities and staff resources applied to support public appeals and fund raising efforts.

2. Individual Councillor fund raising initiatives that do not use Council facilities or does not use Council's brand is not covered by this policy.

3. Ongoing fund raising efforts for use by local community groups or sporting clubs are excluded from this policy.

4. Policy

1. Council will not manage public appeals of fund raising 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 an 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 fund raising 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 fund raising.

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 Councils Community Grants and Sponsorship Fund (Policy 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 fund raising effort is responsible for the issuing of any documentation; including the issuing of Deductible Gift Certificates. 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 fund raising event. The nomination of a bank account must be in writing and must be in the name of the managing organisation.

2) Officers Report

The purpose of this report is for Council to to discontinue Policy No. 73 - Managing Public Appeals and to adopt Policy No. 93 – Managing Public Appeals and Fund Raising.

Council's Policy No. 73 - Managing Public Appeals (Attachment 1) is now overdue for review however included legislation no longer used. Replacement with a new policy is proposed. The draft Policy No. 93 - Managing Public Appeals and Fund Raising was provided for noting at the Council workshop on 28 July 2020.

The proposed new policy more clearly addresses Council involvement in receiving financial donations and supporting public appeals and fund raising rather than instigating or managing our own public appeals.

The new policy addresses:

1. Council involvement in assisting with public appeals and fund raising efforts.
2. A requirement for the fundraising to be established through a written request to Council. This needs to identify the purpose of the appeal or fund raising 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.
3. Discretion of the Mayor and General Manager, to make available Council facilities and assets to support public appeals and fundraising.
4. A discretion for a 'Mayor's Donation' of $500 or less on recommendation by the General Manager. Any such donation is to be reported at the next Ordinary Meeting of Council. Proposed donations above $500 are to be determined by the full Council.
5. The need to give consideration to any other form of assistance that may be appropriate and available through Council; including for example community or other grants.
6. Administrative arrangements for the management of cash and donations.

3) Council Strategy and Policy

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

- Future direction (3) – Vibrant and engaged communities
- Future direction (5) – Innovative leadership and community governance

4) 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 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 fund raising 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:

Meander Valley Council
Working Together

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-today 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

C&DS 2

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.

C&DS 2

- 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.

C&DS 2

CORPORATE SERVICES 1

Reference No. 174/2020

REVIEW OF POLICY NO. 77 - RATES AND CHARGES

AUTHOR: Jonathan Harmey
Director Corporate Services

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1) Recommendation

It is recommended that Council confirms the continuation of Policy No. 77 - Rates and Charges, with amendments, as follows:

POLICY MANUAL

Policy Number: 77	**Rates and Charges**
Purpose:	To outline the principles that council intends to apply in exercising its powers, or performing its functions, under Part 9 – Rates and Charges, of the Local Government Act 1993 (~~the~~ Act).
Department:	Corporate Services
Author:	~~Malcolm Salter, Director~~ Jonathan Harmey, Director
Council Meeting Date:	~~9 August 2016~~ 11 August 2020
Minute Number:	~~179/2016~~ xxx/2020
Next Review Date:	~~No later than ***August 2020*** or otherwise in accordance with section 86B(4) of the Act~~ ***August 2024***

POLICY

1. Definitions

a. As detailed in the Act, Section 86 - Interpretation of Part 9; and

b. Rates: Constitute taxation for the purposes of local government rather than a 'fee for service', ~~AND~~ are based on the value of rateable land (property) and/or a fixed

charge levied on land on an equal or proportional basis to recover the cost of services provided or made available to that land.

2. Objectives

- To inform Meander Valley Council ratepayers and the general community of the principles that council intends to apply when setting the annual rates and charges under the Act, Part 9 – Rates and Charges;

- To maintain a sustainable rates system that provides revenue stability and supports a balanced budget to avoid placing the burden of current expenditure on future generations; and

- To ensure that all councillors and staff work together and have a consistent understanding of the Council's long term revenue goals.

3. Scope

This policy applies to all Councillors and staff involved in making decisions concerning the making of rates and charges.

4. Policy

4.1 Principles ~~and goals~~

Council will raise revenue sufficient for the purpose of governance and administration of its municipal area and to provide for appropriate infrastructure and services for the community. Rates are the major source of Council's revenue providing approximately 50% of annual income.

Examples of the infrastructure and services provided are listed below. They are typically those that would not be provided by the private sector:

- local roads, bridges, footpaths and drainage
- street lighting and cleaning
- urban stormwater disposal services
- waste and recycling collection and disposal
- public halls and community centres
- maintenance of parks, playgrounds, sportsgrounds and swimming pools
- youth services
- community development & events
- regulatory and compliance activities for public & environmental health, animal control, statutory planning, building and plumbing control

- emergency services

Rates (including service charges) constitute taxation for the purpose of local government rather than a fee for service. All ratepayers receive benefits from paying rates but those benefits are consumed in different quantities and types over the lives of the ratepayer. As rates are a method of taxation, the total amount of rates paid may not directly relate to the services, infrastructure or facilities used by each ratepayer. The General Rate is a "progressive" tax, applied to the Land, Capital or Assessed Annual (rental) Value of property. While a service charge is fixed it may differ between properties and in various parts of the municipal area depending on the type and level of service provided or made available and the circumstances in a particular area.

When making rating decisions Council will give consideration to the following principles that apply to the imposition of taxes on communities:

- Capacity to pay - the ability of the taxpayer to pay the tax is taken into account. The value of rateable land is an indicator of the capacity of the ratepayer in respect of that land to pay rates
- Benefit - all taxpayers receive some benefit. Council balances capacity to pay with the benefit principle, acknowledging that there are some services that benefit the community as a whole, so everyone should contribute
- Simplicity - relates to how easily the tax is understood, the certainty of application and its ease of collection. Council rates are unavoidable, levied on a regular and consistent basis and collected at specific intervals
- Sustainability - the tax system should grow in line with the needs of changing expenditure, taking into account changes in economic growth and demographic changes. Council will raise sufficient rates to meet current and future spending needs, to provide revenue stability and to support a balanced budget to avoid placing the burden of current expenditure on future generations
- Economic Efficiency - relates to the effect of the tax on the behaviour of the taxpayers. Rates are considered to be generally efficient because they have a limited effect on a decision to buy a property. The efficiency of rates as a tax however can be distorted by an abnormal rise or fall in property values affecting the valuation base. Council will consider varying the General Rate to manage these circumstances if and when they arise

Council's practices and decisions in setting rates and charges are underpinned by:
- the statutory obligations as outlined in the Act:
- the objectives outlined in council's strategic plan:
- the needs and expectations of the community:
- the expected change in prices for goods and services:
- the financial management strategy and long term financial plan: and

- the long term asset management plans.

4.2 Valuation method used for rating

Council currently has the choice of three valuation bases:

- **Land value:** value of the property excluding all visible improvements (eg building structures):
- **Capital value:** total value of the property including land value: or
- **Assessed Annual Value (AAV):** gross annual rental value, less GST, council rates and land tax. Legislation stipulates the AAV must not be less than 4% of the capital value.

The Valuation of Land Act 2001 determines rating authorities are to be provided with a market-based Fresh Valuation (general revaluation) every six years. Adjustment factors are applied every two years to property valuations when rating authorities are not subject to a revaluation cycle. The adjustment factors help minimise large fluctuations to valuations that can occur between the revaluation cycles.

Council utilises the AAV basis; currently ~~the majority of the 29~~ 23 Tasmanian councils choose this basis of valuation for rating purposes with 6 utilising capital value. Council is satisfied with the AAV adopted method and considers that it is positioned well to address capacity to pay considerations. A shift to either land value or capital value would result in shifts in the apportionment of rates across the municipal area which in turn would lead to pressure for further manipulation of rates through variation or other type adjustments to compensate for a valuation base change.

4.3 Levying of rates

Rates shall be issued each financial year in accordance with the Act.

4.3.1 Minimum amount

Pursuant to Section 90 (4) of the Act, council sets a minimum amount payable in respect of the General Rate. The primary reason for imposing a minimum amount is to ensure that all rateable properties make a base contribution to the cost of administering council's activities and maintaining the services and physical infrastructure that supports each property.

4.3.2 General Rate variation

Pursuant to section 107 of the Act Council will consider the variation of the General Rate between different land use classes of properties within the municipal area to compensate for a significant valuation base change occurring from a Fresh Valuation

or biennial adjustment factors. If a council varies a rate, the General Manager must notify the ratepayer in a rates notice of the rate as varied, of the variation factor used and of the date it takes effect. A ratepayer may only object to a variation in a rate on the basis that the use of the ratepayer's land is not the use of land on which the variation is based.

4.3.3 Service rates and charges

Council has waste management service charges to assist to recover the cost of the service from the user through annual charges. The current service charge for Waste Management is based on all properties paying a fixed charge for the cost of providing tips and transfer stations plus an additional variable charge for those properties receiving a kerbside collection. The additional charge for the standard 80 litre mobile garbage bin and one mobile recycle bin is increased where ratepayers opt for ~~a~~ larger 140 or 240 litre size mobile garbage bins.

~~Council will consider introducing urban stormwater service rates and charges in 2017-18 for properties in urban areas benefitting from such services.~~

4.4 Exemptions and remissions

4.4.1 Commonwealth and Crown land

Pursuant to section 87(1) of the Act Land that is owned and occupied exclusively by the Commonwealth, certain Crown Land as specified and land owned by the Hydro Electric Corporation is exempt from the General Rate. Service Rates and Charges will apply for services used by or made available to the land.

4.4.2 Charitable organisations and Aboriginal land

Pursuant to section 87(1)(d) & (da) of the Act Land that is owned and occupied exclusively for charitable purposes and land that is Aboriginal land, within the meaning of the Aboriginal Lands Act 1995 is exempt from the General Rate. Service Rates and Charges will apply for services used by or made available to the land however properties that satisfy the requirements for exemption from rates under section 87(1)(d) and 87(1)(da) will be provided with an exemption from the Fire Service Contribution in accordance with section 81C(1) of the *Fire Services Act 1979*.

4.4.3 Pensioner and Health Care Card Holder remissions

Council will not provide a remission above the annual grant or subsidy on rates and charges provided by the State Government. To be entitled to apply, the *Local Government (Rates and Charges Remissions) Act 1991* requires that a ratepayer must be an eligible person and must occupy the property as his or her principal~~le~~ dwelling on or prior to 1 July of the rating year. Under certain circumstances eligible pensioners may be able to claim for the preceding financial year.

4.4.4 Remissions - section 129(d)

Pursuant to Section 129(d) of the local Government Act 1993 Council, by absolute majority may grant a remission of any rates payable by a ratepayer or a class of ratepayers.

Council provides a delegation to the General Manager under section 22 of the Act, for the Remission of Rates (and interest) by request of a ratepayer under section 129 of the Act, limited to $2,000.

4.5 Supplementary rates

Pursuant to section 92 of the Act, if during the year a supplementary valuation is made of any land, Council may adjust the amount payable in respect of any rate or charge for that land for that financial year and will issue a supplementary rates notice resulting from the adjustment. Adjustments will not be made for Supplementary valuations received close to year end where it is not practicable to do so except for the purposes of a refund due or rectifying an error.

4.6 Payment of rates

Pursuant to section 124 of the Act Council permits all ratepayers to pay all rates by four approximately equal instalments instead of by one payment. Council has opted not to provide a discount for encouraging early payment of rates in full. Instalment due dates are the last business day in August, October, January and March.

An extensive range of payment methods is provided, for example through internet, phone, mail, direct debit and in person.

4.7 Overdue rates

Pursuant to section 128 of the Act, if rates, or any one rates instalment, are not paid on or before they fall due, Council may impose a penalty not exceeding 10% of the amount owing, and/or charge a daily interest rate determined by the Council in

accordance with the formula specified in the Act. Council has opted not to apply a fixed % penalty but to only apply a daily interest charge which is reviewed each year.

Council supports Policy 92, Financial Hardship Assistance, to provide assistance and relief to community members who are suffering financial hardship.

If a ratepayer does not pay the rates on ~~his or her~~ their property, Council ~~will~~ may commence legal action against the ratepayer to recover the outstanding amount. If Council takes such legal action the ratepayer will also be liable for Council's legal costs associated with ~~the~~ any Court action.

Pursuant to section 137 of the Act, if rates are not paid for a period exceeding three years, Council may sell a property or part of a property to recover the unpaid rates. Council can sell it by public auction or by direct sale. Decisions to sell a property for recovery of rates will be made on a case by case basis.

If the owner of a property cannot be found, Council may apply to the Minister to have that property transferred to the Council.

4.8 Objection rights

Pursuant to section 123 of the Act, a person may object to a rates notice on the grounds that:

a) the land specified in the rates notice is exempt from the payment of those rates; or
b) the amount of those rates is not correctly calculated having regard to the relevant factors; or
c) the basis on which those rates are calculated does not apply; or
d) he or she is not liable for the payment of the rates specified in the rates notice; or
e) he or she is not liable to pay those rates for the period specified in the rates notice

An objection is to be made in writing within 28 days after receipt of the rates notice and lodged with the General Manager. The General Manager may amend the rates notice as the General Manager considers appropriate or may refuse to amend the notice.

A person may appeal to the Magistrates Court (Administrative Appeals Division) for a review if the General Manager fails to amend the rates notice within 30 days after lodging the objection or refuses to amend the notice.

4.9 Policy review and legal status

Pursuant to section 86B(4) of the Act, Council must review its rates and charges policy by the end of each successive four year period after 31 August 2012 or when Council makes a significant change in how it applies rates and charges, whichever is earlier.

Pursuant to section 86B(6) of the Act a rate or charge is not invalid by reason only that it does not conform to the council's rates and charges policy.

5. Legislation and Related Council Policies

Local Government Act 1993, Part 9 – Rates and Charges
Council Policy No. 60 – Asset Management
Council Policy No. 92 – Financial Hardship Assistance

6. Responsibility

Responsibility for the operation of this policy rests with the General Manager.

2) Officers Report

The purpose of this report is to present the reviewed Rates and Charges policy to Council for adoption, as required under section 86B the Local Government Act 1993 (Act). Current legislation requires the policy to be reviewed, at a minimum, every four years or when Council makes a significant change in how it applies rates and charges.

Rates are a major source of revenue for Local Government. Part 9 of the Act provides for a range of tools for councils to use when raising rates and charges. Policy No. 77 outlines Council's position on the structure of its rates and charges. Each council uses these tools in a way that is suitable to their municipal area and is sufficient to fund the services provided. When approving the annual Budget Estimates Council approves a rates resolution including all rates and charges policy decisions about the distribution of council rates across the community to property owners for the forthcoming twelve months, this is underpinned by Policy No. 77.

There are a number of minor amendments included in the Policy review. The proposed amendments have been included to reflect the current practices of Council and the introduction Policy No. 92 (Financial Hardship Assistance) on 21 April 2020. It is noted that on 9 October 2018 Council delegated the power to the General Manager, under section 22 of the Act, to provide a remission of rates and interest to a ratepayer under section 129 of the Act, limited to $2,000. This decision

of Council endorsed the General Manager to provide the same delegation to the Director of Corporate Services, under section 64 of the Act, also limited to $2,000.

The Policy review was considered at the Council workshop on 18 August 2020.

3) Council Strategy and Policy

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

- Future direction (5) - Innovative leadership and community governance

4) Legislation

Local Government Act 1993

5) Risk Management

Not applicable

6) Government and Agency Consultation

Not applicable

7) Community Consultation

Not applicable

8) Financial Consideration

An objective of the policy is to maintain a sustainable rates system that provides revenue stability and supports a balanced budget to avoid placing the burden of current expenditure on future generations.

Council considers the financial implications for all property owners when approving each financial year's Budget Estimates and associated rates resolution.

9) Alternative Recommendations

Council can approve the continuation of the Policy with further amendment.

10) Voting Requirements

Simple majority

DECISION:

INFRASTRUCTURE 1

Reference No. 175/2020

REVIEW OF POLICY NO. 2 - STOCK UNDERPASSES ON COUNCIL ROADS

AUTHOR: Dino De Paoli
Director Infrastructure Services

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1) Recommendation

It is recommended that Council confirms the continuation of Policy No. 2 Stock Underpasses on Council Roads with amendments as follows:

POLICY MANUAL

Policy Number: 2	**Stock Underpasses on Council Roads**
Purpose:	To outline the basis upon which Council will allow for the construction of underpasses ~~on~~ within Council ~~maintained~~ road~~s~~ reserves.
Department:	Infrastructure Services
Author:	Dino De Paoli, Director
Council Meeting Date:	~~13 September 2016~~ 8 September 2020
Minute Number:	~~199/2016~~ 172/2020
Next Review Date:	***September ~~2020~~ 2024***

POLICY

1. Definitions

Nil.

2. Objective

To ensure a uniformity of acceptable standard of construction and an appropriate approval process for construction of underpasses that allow for the movement of stock across a road carriageway safely without affecting other users of the carriageway.

3. Scope

This Policy applies to the Council and its employees and any land owner wishing to install a stock underpass ~~through~~ within a Council road reserve.

4. Policy

Council will permit underpasses to be constructed ~~through~~ within a Council ~~maintained~~ road reserve subject to the adjoining property owner obtaining all relevant permits.

The property owner requesting the underpass shall be responsible for all costs. Council may consider a contribution of up to 50% of the capital cost with an upper limit of $50,000 where there is a significant benefit to road users.

Upon approval for construction of the underpass, the property owner shall enter into a Part 5 agreement under the Land Use Planning and Approval's Act, which formalises the requirements for ongoing maintenance or replacement of the underpass, which will be the responsibility of the property owner. Maintenance of the road pavement and any barriers will be the responsibility of Council.

5. Legislation

Local Government Act 1993
Local Government Highways Act 1982
Land Use Planning and Approvals Act 1993

6. Responsibility

The responsibility for the operation of this policy rests with the Director~~,~~ Infrastructure Services.

2) Officers Report

The purpose of this report is for Council to approve the continuation of the amended Policy No.2 for Stock Underpasses on Council Roads.

The Policy provides the basis to which Council may consider providing a financial contribution to the construction of stock underpasses across Council roads.

The Policy has been applied twice in recent years, with Council providing a financial contribution to stock underpasses constructed on Railton Road and Dunorlan Road.

The proposed changes to the Policy are minor wording amendments only. The amended Policy was presented to the 1 September 2020 Workshop for discussion with no recommended changes requested.

3) Council Strategy and Policy

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

- Future direction (6) – Planned infrastructure services

4) Legislation

The Policy is informed by the following legislation;

- Local Government Act 1993
- Local Government Highways Act 1982
- 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 amendment.

10) Voting Requirements

Simple majority

DECISION:

INFRASTRUCTURE 2

Reference No. 176/2020

REVIEW OF POLICY NO. 4 SUBSIDISED WASTE DISPOSAL FOR COMMUNITY GROUPS

AUTHOR: Dino De Paoli
Director Infrastructure Services

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1) Recommendation

It is recommended that Council confirms the continuation of Policy No. 4 Subsidised Waste Disposal for Community Groups with amendments as follows:

POLICY MANUAL

Policy Number: 4	**Subsidised Waste Disposal for Community Groups**
Purpose:	The purpose of this Policy is to allow for the reimbursement of community groups for waste disposal fees where the work performed is to benefit the community
Department:	Infrastructure Services
Author:	Dino De Paoli, Director
Council Meeting Date:	~~11 October 2016~~ 8 September 2020
Minute Number:	~~227/2016~~ 176/2020
Next Review Date:	***September ~~2020~~ 2024***

POLICY

1. Definitions

Nil.

2. Objective

The purpose of this Policy is to allow for the reimbursement to community groups for waste disposal fees where waste is collected from ~~the~~ work performed ~~is to~~ for the benefit of the community.

3. Scope

This Policy is to apply to the Council and its employees, external service clubs and community groups who may wish to dispose of material at Council's waste disposal sites and obtain reimbursement of fees paid.

4. Policy

In recognition of the valuable work carried out by service clubs and other community groups in the Council area a ~~mechanism~~ process will be ~~made available~~ established ~~to enable~~ for reimbursement of tipping fees at Council's waste disposal sites. This ~~mechanism~~ process is ~~available~~ dependent on the following ~~basis~~:

1. The group must be a recognised service club or similar not for profit community group who are carrying out necessary community clean-up work which has the prior approval of Council or other appropriate authorities.
2. Reimbursement of fees will normally only apply to volumes of refuse not exceeding the capacity of a single utility and/or single-axle trailer and the number of entries to Council's waste disposal sites for each service club or not-for-profit group shall be restricted annually to no more than 26.
3. Where a service club or community group may wish to conduct a large scale clean up where the volumes would exceed those listed above, contact must be made with the Director Infrastructure Services for approval of the type of material and appropriate disposal location.
4. Material deposited at Council's waste disposal sites is restricted to normal domestic waste, vegetation waste, construction waste and demolition waste only.
5. Normal tip fees shall be paid at the time of disposal by the service club or community group who shall then provide the receipt to the relevant Council officer for approval prior to reimbursement.
6. Where possible material to be disposed of at Council's waste disposal sites shall be sorted for recycling purposes and deposited accordingly.

5. Legislation

Local Government Act 1993

6. Responsibility

The responsibility for the operation of this Policy rests with the Director, Infrastructure Services.

2) Officers Report

The purpose of this report is for Council to approve the continuation of the amended Policy No.4 for Subsidised Waste Disposal for Community Groups.

The Policy provides the basis to which Council may consider the reimbursement of waste disposal fees for community groups.

The proposed changes to the Policy are minor wording amendments only. The amended Policy was presented to the 1 September 2020 Workshop for discussion with no recommended changes requested.

3) Council Strategy and Policy

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

- Future direction (4) – A healthy and safe community

4) Legislation

The Policy is informed by the Local Government 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 amendment.

10) Voting Requirements

Simple majority

DECISION:

INFRASTRUCTURE 3

Reference No. 177/2020

REVIEW OF POLICY NO. 72 STREET DINING AND VENDING

AUTHOR: Dino De Paoli
Director Infrastructure Services

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1) Recommendation

It is recommended that Council confirms the continuation of Policy No. 72 and renaming to Approval to Occupy Road Reserve with amendments as follows:

POLICY MANUAL

Policy Number: 72	**Approval to Occupy Road Reserve ~~Street Dining and Vending~~**
Purpose:	To establish a basis ~~Policy~~ for the approval and controlled management of occupation of Council road reserves for street dining, sale of goods and minor building works ~~vending within townships~~.
Department:	Infrastructure ~~Development~~ Services
Author:	Dino De Paoli ~~Martin Gill~~, Director
Council Meeting Date:	~~9 August 2016~~ 11 August 2020
Minute Number:	~~176/2016~~ 177/2020
Next Review Date:	***August 202~~0~~4***

POLICY

1. Definitions

~~Road~~ Occupation Licence: ~~means~~ A~~a~~ licence issued by Council to occupy a ~~the~~ portion of the road reserve.~~pavement adjacent to the premises encroaching thereon~~.

2. Objective

~~The objective is to provide guidelines for the management of street vending and dining within the Meander Valley, taking into considerations the needs of pedestrians, shoppers and business operators, to encourage a vibrant and enjoyable shopping precinct within townships.~~

To support business development and growth through the controlled occupancy of Council's road reserves and provide a basis for the assessment of license applications.

3. Scope

~~Applies to all townships and shopping precincts within the Meander Valley.~~
This policy applies to all road reserves within the municipality for which Council is responsible.

4. Policy

1. Meander Valley Council will support street dining, sale of goods, operation of mobile food vans and minor, non-permanent building works ~~and street vending~~ in ~~any urban~~ areas of the road reserve subject to assessment of associated risks.

2. The assessment of applications for road occupancy will be undertaken in line with legislative requirements, sound risk management processes, and prioritise public safety.

3. Guidelines for occupancy will be developed to support the policy and be made available to the community for information.

4. Licenses will be issued by Council for a 12 month or 24 month period depending on the nature of the occupancy.

5. Council may terminate a licence should a safety incident occur or a licensee fail to comply with occupancy guidelines.

6. Licence holders must hold public liability and products liability insurance cover in accordance with the guidelines for the duration of the licence period.

~~where there is an adequate and properly formed footpath and roadway adjacent to the premises making an application for a licence subject to the following~~
~~In accordance with the controls set out in Section 21 of the Local Government (Highways) Act 1982 Council:-~~

~~*4.1 Method of Control*~~

~~(a) Street dining and street vending is to be controlled by the issue of licences from Council, to be known as Road Occupation Licences, other than when a business undertakes either of these activities for less than 10 occasions per year.~~

~~(b) Licences are to specify the conditions of use outlined in these guidelines.~~

(c) For business providing on-street dining, Licenses will only be issued to food premises complying with the Food Act 2003 requirements and can only be used on pavement immediately outside the premises.

(d) Notwithstanding the fact that guidelines can be satisfied Council is under no obligation to issue a licence and each licence is issued solely at Council's discretion.

(e) Licences may be terminated if guidelines are not complied with, following due warning for non-compliance.

(f) Licences will be issued or renewed annually from 1st July.

4.2 Road Occupation Licences

Council will issue successful applicants with a Road Occupation Licence that will be valid for one year from the commencement date. No fee will be charged by Council. The applicant will be responsible for applying to renew the licence on an annual basis.

4.3 Indemnity

Licence holders are to hold a public and products liability insurance cover extending over the area designated for street vending or street dining. Council is to be named on the policy and cover must be to a minimum value of $5 million.

A certificate of insurance must be produced which covers the term of the licence proposed, and must not be cancelled during the duration of the licence.

4.4 Operational Requirements

(a) All equipment, furniture and signs to be removed at cessation of each days trading by the license holder including screens and support posts, footpath sockets to be plugged.

(b) Umbrellas must be removed or lowered if weather renders them potentially unsafe.

(c) The licence holder must maintain street vending equipment and dining furniture in a clean condition and comply with the requirements of Council's Environmental Health Officer where relevant.

(d) The licence holder must maintain all areas adjacent to and including areas where the encroachment is located in a clean and sanitary manner including but not limited to emptying waste bins, washing pavements on a daily basis, and promptly cleaning and washing away any liquid, food, debris, broken glass or waste from the area resulting from the activity.

(e) The existing street rubbish bins are not to be used by the licence holder for disposal of table waste.

~~4.5 Health and Other Regulations~~

~~(a) Food premises applying for a licence must have premises registered by Council's Environmental Health Officer under the Food Act 2003.~~

~~(b) Any other permits required by law must be obtained by the licence holder, who is also responsible to comply with other Council regulations.~~

~~4.6 Guidelines for Placement of Street Dining Furniture~~

~~(a) Street dining is permitted in two zones:-~~

- ~~Shopfront Zone: 1m wide parallel strip abutting and running the length of the shopfront~~
- ~~Kerb Zone: parallel strip running the length of the shopfront, 900mm back from the kerb.~~

~~A minimum clear width of 1.7m for pedestrians shall be maintained at all times between the two zones.~~

~~Street dining may be allowed to within 600mm of a kerb where no parking occurs. Where parking occurs, a width of 1.2m shall be maintained every 6m to allow access from parked vehicles to the footpath. Where street crossing points occur a 2m wide unobstructed access is to be maintained.~~

~~(b) No encroachment is allowed beyond the side boundaries of any property.~~

~~(c) No furniture is to be placed within 1m of any street furniture or street tree.~~

~~(d) The licence holder is responsible for maintaining the required clearances at all times.~~

~~(e) Outdoor dining is not permitted adjacent to loading zones, bus stops or taxi ranks.~~

~~(f) Notwithstanding the above, where clearances specified cannot be achieved, Council may allow the placement of dining furniture if the applicant can demonstrate to Council's satisfaction that it will not cause danger or obstruction to footpath users.~~

~~4.7 Guidelines for Placement of Vending Equipment~~

~~a) Street vending is only permitted in a 1m wide strip adjacent and parallel to the applicant's shopfront.~~
~~b) No encroachment is allowed beyond the side boundaries of any property.~~
~~c) No vending is allowed within 1m of any street furniture or street tree.~~
~~d) The licence holder is responsible for maintaining the required clearances at all times.~~
~~e) Notwithstanding the above, where clearances specified cannot be achieved, Council may allow street vending if the applicant can demonstrate to Council's satisfaction that it will not cause danger or obstruction to footpath users.~~

~~4.8 Guidelines for Vending Equipment and Merchandise~~

~~a) Vending equipment is to be of good quality in keeping with the surrounding streetscape. Equipment also needs to be adequately constructed and secured where appropriate to the satisfaction of Council.~~

~~b) Merchandise displayed by the licence holder is to be consistent with the type and quality of goods displayed in the licence holder's premises. All merchandise is to be properly contained on or within the vending equipment.~~

~~4.9 Furniture Design Parameters~~

~~(a) (i) Tables and Chairs~~

~~Tables and chairs to be strongly constructed and designed for a public environment (preferably timber or metal) finish to be durable and colour to be compatible with 'gunmetal' street furniture colour.~~

~~(ii) Screens~~

~~Screens defining the outer dining areas to be based on removable posts, set in sockets installed by Council at the applicants cost or secured to the satisfaction of Council. Posts and screen frames to be colour compatible with 'gunmetal' street furniture. Screen material to be durable vinyl or other approved material, colour compatible with frames and other street furniture. Details of posts and sockets are available from Council.~~

~~(iii) Umbrellas~~

~~Umbrellas to be of durable construction, designed for a public environment and set in approved weighted bases capable of maintaining hold-down in strong winds.~~

~~(b) Advertising logo or signs are not allowed on tables, however, logos only may be permitted on umbrellas, screens and chair backs.~~

~~(c) Special furniture or furniture not complying with guidelines may be submitted for consideration.~~

~~4.10 Guidelines for Portable Pavement Signs~~

~~a) 2 signs are allowed per premises, or 1 per tenant where multiple tenants exist in a premises~~

~~b) Signs must be securely anchored to the pavement or other stable object~~

~~c) Signs must be removed each night~~

~~d) Signs can only be placed in shopfront zone and kerbside zone~~

~~e) Signs must not exceed dimensions listed below~~

~~f) Signs do not require a Road Occupation Licence~~

~~*4.11 Signage Definition:*~~

~~A sign not permanently attached to a building or structure or to the ground. It includes the following types:~~

~~**A Frame**~~
~~A sandwich board, usually fronting business premises and usually displayed within the road reserve with a maximum height of 1.2 metres and a maximum width of 0.75 metres.~~

~~**T Frame**~~
~~A board secured to a base, usually fronting business premises and usually displayed within the road reserve with a maximum height of 1.2 metres and a maximum width of 0.75 metres.~~

~~**Menu Board**~~
~~A sign (usually comprising a blackboard or casing in which posters or flyers can be displayed) designed to allow the advertising message to be readily changed and is not greater than 1 square metre in area.~~

~~**Mobile**~~
~~A freestanding sign which can be easily moved around a site and has a maximum height of 1.5 metres and maximum width of 1 metre.~~

~~*4.12 Application Process*~~

~~(a) An applicant is required to submit the following:-~~

- ~~a written application together with a plan to a suitable scale showing the size, number, colour and location of vending equipment and or tables and chairs, screens and other furniture proposed including photographs or other illustrations.~~
- ~~A copy of public liability insurance showing indemnity in favour of Council~~

~~(b) When all information has been received Council's Development Services Director will decide within (14) days to issue a licence. In the event of approval the applicant will have to meet all the requirements of the licence before commencement of street dining or street vending. Where an application is refused Council will provide grounds for refusal.~~

~~(c) In the event of an application being refused the applicant has the right to appeal to the General Manager for a review of the decision.~~

5. Legislation

Local Government (Highways) Act 1982
Traffic Act 1925
Vehicle & Traffic Act 1999

6. Responsibility

Responsibility for the operation of the policy rests with the Director Infrastructure ~~Development~~ Services ~~Director~~.

2) Officers Report

The purpose of this report is for Council to approve the continuation of the amended Policy No.72 for Street Dining and Vending, which is renamed to "Approval to Occupy Road Reserve" as this better reflects the purpose of the Policy.

The current Policy is very prescriptive and procedural, and therefore much of the content has been removed and is included in an accompanying Guideline document.

Council Officers have recently applied the principles of the current Policy and undertaken risk assessments for occupancy of road reserves at businesses in Westbury and Deloraine.

The amended Policy was presented to the 1 September 2020 Workshop for discussion with not recommended changes suggested.

The Guideline document that has been prepared for the Policy will be made available on Council's website.

3) Council Strategy and Policy

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

- Future direction (4) – A healthy and safe community
- Future direction (6) – Planned infrastructure services

4) Legislation

The Policy is informed by the following legislation;

- Local Government (Highways) Act 1982
- Traffic Act 1925
- Vehicle & Traffic Act 1999

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 amendment.

10) Voting Requirements

Simple majority

DECISION:

INFRASTRUCTURE 4

Reference No. 178/2020

REVIEW OF BUDGETS FOR THE 2020-21 CAPITAL WORKS PROGRAM

AUTHOR: Dino De Paoli
Director Infrastructure Services

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1) Recommendation

It is recommended that Council;

1. ***Approves receipt of additional capital grant and contribution revenue as follows;***

	Project Name	*Current Revenue Budget*	*Additional Revenue*	*Revised Revenue Budget*
a	*East Barrack Street - Renewal of footpath East Parade to Grenoch Home, Deloraine.*	*$0*	*$25,000*	*$25,000*
b	*Tower Hill Street - New footpath West Barrack St, Deloraine.*	*$0*	*$40,000*	*$40,000*
c	*Osmaston Road - Exton/Bogan Rd intersection safety improvements.*	*$0*	*$115,000*	*$115,000*
d	*Country Club Ave / Las Vegas Intersection - Prospect Vale*	*$40,000*	*$30,000*	*$70,000*
e	*Hadspen Memorial Centre – Change room extension, Hadspen*	*$60,000*	*$60,000*	*$120,000*

2. ***Approves additional capital works expenditure as follows;***

	Project Name	***Current Expenditure Budget***	***Additional Expenditure***	***Revised Expenditure Budget***
a	***East Barrack Street - Renewal of footpath East Parade to Grenoch Home, Deloraine.***	***$50,000***	***$25,000***	***$75,000***
b	***Tower Hill Street - New footpath West Barrack St, Deloraine.***	***$80,000***	***$40,000***	***$120,000***
c	***Osmaston Road - Exton/Bogan Rd intersection safety improvements.***	***$230,000***	***$115,000***	***$345,000***
d	***Country Club Ave / Las Vegas Intersection - Prospect Vale***	***$165,000***	***$30,000***	***$195,000***
e	***Hadspen Memorial Centre – Change room extension, Hadspen***	***$120,000***	***$60,000***	***$180,000***

3. ***Notes that there will be no overall change to Council's budgeted underlying deficit for 2020-21 as additional external revenue will offset additional capital expenditure.***

2) Officers Report

The purpose of this report is to seek Council approval to increase the budget allocations for projects in the capital works program as a result of additional external funding becoming available to Council.

In recent weeks, Council Officers have been able to finalise funding agreements with the State Government for grants delivered under the Vulnerable Road Users Program and the Black Spot Funding program.

Additional external funding is also available from the Hadspen Cricket Club and the State Government's Levelling the Playing Field grant program, which can be

allocated to the Hadspen Memorial Centre change room project. It is noted this funding is yet to be confirmed.

The Country Club Avenue and Las Vegas Drive intersection improvement project is nearing completion, and a review of the current approved budget has shown that the full amount of external Black Spot Funding was not allocated to the project. This proposed adjustment reflects the additional Black Spot Funding that was approved by the State Government for this project.

The projects impacted by additional external funding which has been confirmed, are detailed in the following table.

Project	**Current Approved Budget**	**Additional External Revenue**	**Proposed revised budget**
East Barrack Street - Renewal of footpath from East Parade to Grenoch Home, Deloraine.	$50,000	$25,000	$75,000
Comment: Additional funds to be received from State Government's Vulnerable Road Users Program. This project was not identified as a Provisional Project in the Capital Works Program. Construction is in progress. Any unspent funds will be returned to cash reserves or transferred to another capital works project as appropriate during the financial year.			
Tower Hill Street - New footpath from West Barrack Street to West Church Street, Deloraine.	$80,000	$40,000	$120,000
Comment: Additional funds to be received from State Government's Vulnerable Road Users Program. This project was not identified as a Provisional Project in the Capital Works Program. Construction has not yet commenced. Any unspent funds will be returned to cash reserves or transferred to another capital works project as appropriate during the financial year.			
Osmaston Road - Exton/Bogan Rd intersection safety improvements	$230,000	$115,000	$345,000
Comment: Additional funds to be received through the Black Spot Program. This project was not identified as a Provisional project in the capital works program, however, was noted as a Blackspot project. The approved budget did not allow for external funding. The State Government confirmed success of Council's funding application on 6 August. Works are scheduled to commence soon.			

Project	Current Approved Budget	Additional External Revenue	Proposed revised budget
Prospect Vale, Country Club Ave/Las Vegas Drive intersection improvements	$165,000	$30,000	$195,000
Comment: The approved budget in 2018-19 for this project included an allowance of $40K only from the Black Spot Funding program. The State Government committed $70K to Council for the project. Funding is payable upon completion of the works.			

Table 1: Project budget changes - confirmed external funding.

The project impacted by additional external funding which has not yet been confirmed, is detailed in the following table.

Project	Current Approved Budget	Additional External Revenue	Proposed revised budget
Hadspen Memorial Centre - Extension, Hadspen Memorial Centre.	$120,000	$60,000	$180,000
Comment: This project is identified as a provisional project in the Capital Works Program. The approved budget for this project was based on a $60K allocation from Council and a $60K allocation from the State Government to the Hadspen Cricket Club through the Levelling the Playing Field Grant Program. The State Government has since indicated that the initial funding allocation was $65K, and another $45K is available from the Program to provide toward the project. In addition, the Hadspen Cricket Club has indicated it will make a commitment of $10K toward the project. Council could support the increased project budget based on additional external funding, or retain the original approved budget of $120K.			

Table 2: Project budget change - unconfirmed external funding.

The overall financial objective in delivering the Capital Works Program is to have a zero net variation in the program budget. However, as a result of the additional external funding being available, the Program value would increase by $270,000.

3) Council Strategy and Policy

Council's Annual Plan requires Council officers to report on the progress of capital works projects.

4) Legislation

Section 82(4) of the Local Government Act 1993 requires Council to approve by absolute majority any proposed alteration to Council's estimated capital works outside the limit of the General Manager's financial delegation of $20,000.

5) Risk Management

Not applicable

6) Government and Agency Consultation

It is noted that Council Officers continue to work with State and Federal Government officers to identify and submit applications for project funding under the various grant programs that are available.

7) Community Consultation

Not applicable

8) Financial Consideration

The recommended project variations in this report will result in a $270,000 increase to the value of the 2020-21 Capital Works Program. The full increase will be externally funded.

9) Alternative Recommendations

If Council elect not to accept additional external funding it can amend the recommendation to remove the revenue and associated additional expenditure for any or all projects identified.

10) Voting Requirements

Absolute majority

DECISION:

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 1 CONFIRMATION OF MINUTES

(Reference Part 2 Regulation 34(2) Local Government (Meeting Procedures) Regulations 2015)

GOVERNANCE 2 LEAVE OF ABSENCE

(Reference Part 2 Regulation 15(2)(h) Local Government (Meeting Procedures) Regulations 2015)

INFRASTRUCTURE 5 CONTRACT NO. 220 - 2020-21 - DESIGN AND CONSTRUCTION OF BRIDGE NO.1862 RAILTON ROAD, COILER CREEK

(Reference Part 2, Section 15(2)(d) Local Government (Meeting Procedures) Regulations 2015)

INFRASTRUCTURE 6 BRACKNELL HALL REDEVELOPMENT FUNCTIONAL BRIEF

(Reference Part 2, Section 15(2)(d) Local Government (Meeting Procedures) Regulations 2015)

INFRASTRUCTURE 7 DELORAINE SQUASH COURTS FUNCTIONAL BRIEF

(Reference Part 2, Section 15(2)(d) Local Government (Meeting Procedures) Regulations 2015)

WORKS 1 CONTRACT NO. 223 – 2020-21 ASPHALT & BITUMINOUS SEALING OF ROADS

(Reference Part 2, Section 15(2)(d) Local Government (Meeting Procedures) Regulations 2015)

Council returned to Open Session at x.xxpm

Cr xxx moved and Cr xxx seconded "***that the following decisions were taken by Council in Closed Session and are to be released for the public's information.***"

The meeting closed at .....

.....
Wayne Johnston
Mayor