

AGENDA

ORDINARY COUNCIL MEETING

Tuesday 10 October 2023

Time 3.00pm

Location Council Chambers

26 Lyall Street

Westbury, Tasmania

Phone (03) 6393 5300



Our Values

Our seven values help guide our decisions and underpin all we do.

Respect, listen and care for one another

and learn

Be innovative, creative

Be trustworthy, honest and tolerant

Take a fair, balanced and long term approach

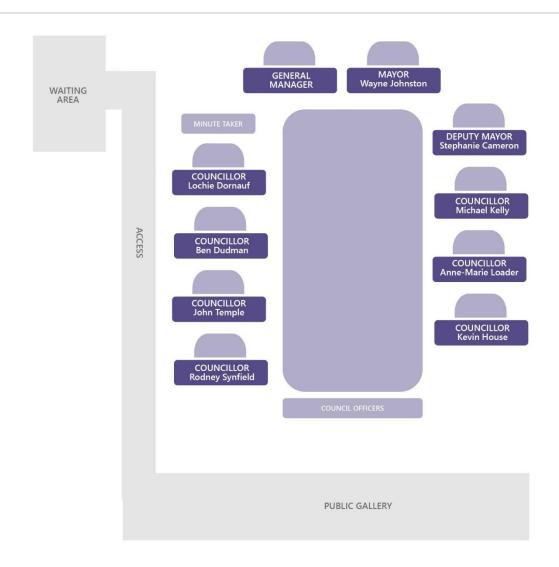
Work together

Be positive and receptive to new ideas

Use sound business practices

Council Chambers

Seating Plan



Going to a Council Meeting

Members of the community are encouraged to engage with Council's monthly meetings. You can submit questions online or attend in person.

Our website offers handy fact sheets with information about what to expect at a Council Meeting, including how to participate in Public Question Time.

After the meeting, you'll find minutes and an audio recording online.

Hard copies of agendas and minutes are also available to view at the Council offices.

Learn more

Click here to find fact sheets about attending a Council meeting, or to submit a question online.

A copy of the latest agenda and minutes are available to view at the Council offices in Westbury. **Click here** to view agendas and minutes online, or listen to audio of our meetings.

You can also contact the Office of the General Manager by phone on (03) 6393 5300, or email ogm@mvc.tas.gov.au to submit a question or learn more about opportunities to speak at a Council Meeting.

Public Access to Chambers

Where there is a need to manage demand, seating will be prioritised as follows:

For planning decisions: applicants and representors have first priority. A representor is a community member who writes to Council to object to or support a planning application (statutory timeframes apply for becoming a representor during the planning process).

For all decisions: Members of the media are welcome to take up any seats not in use by the public, or email ogm@mvc.tas.gov.au to request specific information about a Council decision. Media requests received by email before close of business (or the end of the meeting) will receive a same-day response.

Attendees are requested to consider the health and wellbeing of others in attendance.

If you are symptomatic or in an infectious state then you are requested to stay away or follow good-practices to minimise risk to others. This includes measures such as social distancing, wearing of face-masks and the use of hand sanitisers.

Conduct at Council Meetings

Visitors are reminded that Council Meetings are a place of work for staff and Councillors.

Council is committed to meeting its responsibilities as an employer and as host of this important public forum, by ensuring that all present meet expectations of mutually respectful and orderly conduct.

It is a condition of entry to the Council Chambers that you cooperate with any directions or requests from the Chairperson or Council officers.

The Chairperson is responsible for maintaining order at Council Meetings. The General Manager is responsible for health, wellbeing and safety of all present. The Chairperson or General Manager may require a person to leave Council premises following any behaviour that falls short of these expectations. It is an offence to hinder or disrupt a Council Meeting.

Access & Inclusion

Council supports and accommodates inclusion for all who seek participation in Council Meetings, as far as is practicable.

Any person with a disability or other specific needs is encouraged to contact Council before the meeting on (03) 6393 5300 or via email to ogm@mvc.tas.gov.au to discuss how we can best assist you with access.

Certificate of Qualified Advice

A General Manager must ensure any advice, information or recommendation is given to Council by a person with the necessary qualifications or experience: section 65, *Local Government Act* 1993.

Council must not decide on any matter without receiving qualified advice, or a certification from the General Manager.

Accordingly, I certify that, where required:

- (i) the advice of a qualified person was obtained in preparation of this Agenda; and
- (ii) this advice was taken into account in providing general advice to Meander Valley Council; and
- (iii) A copy of any such advice (or a written transcript or summary of oral advice) is included with the agenda item.

Jonathan Harmey

Jonethan Har

GENERAL MANAGER

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Meeting Open - Attendance & Apologies

Acknowledgment of Country

Council acknowledges the Pallitore and Panninher past peoples and the traditional owners and custodians of the land on which we gather for the Council Meeting, with respects paid to elders past and present and extended to all Aboriginal and Torres Strait Islander peoples present.

Confirmation of Minutes

Motion Receive and confirm minutes of the last Ordinary Council Meeting held 12 September 2023.

Vote Simple majority

Declarations of Interest

Nil received prior to agenda publication.

Council Workshop Report

Topics Discussed – 26 September 2023

Regional Sports Facility Plan

Land Purchase Council Administration

External Presentation - Review of Swimming Pools and Natural Swimming Sites

External Presentation - the Role of a Planning Authority

External Presentation - Greater Launceston Plan

External Presentation - APEX Club of Deloraine

Westbury RV Dump Point

Items for Noting

Gulf Road Embankment Repair – Flood Damage Project

Mayor & Councillor Report

Councillor Official Activities and Engagements Since Last Meeting

12 September 2023

Meeting: Carrick Hall Meeting

Attended by: Cr Loader

16 September 2023

Community Event: Westbury Garden Show

Attended by: Cr Loader

18 September 2023

Community Event: Regional Cabinet Drinks and Nibbles

Attended by:

Mayor Johnston

Deputy Mayor Cameron

Cr Dornauf

Cr Dudman

Cr House

Cr Temple

Cr Loader

Cr Synfield

19 September 2023

Meeting: Community Cabinet

Attended by:

Mayor Johnston

Deputy Mayor Cameron

Cr Dornauf

Cr Dudman

Cr House

Cr Temple

Cr Loader

Cr Synfield

25 September 2023

Meeting: Westbury St Patrick's Festival

Attended by:

Cr Loader

Cr Dudman

27 September 2023

Meeting: Great Western Tiers Tourism Association

Attended by:

Cr Loader

Cr Dudman

27 September 2023

Meeting: Visit Northern Tasmania and Tasmania Hospitality Association Update

Attended by:

Cr Dudman

Cr Loader

29 September 2023

Community Event: Opening of Bracknell Community Hall

Attended by:

Mayor Johnston

Deputy Mayor Cameron

Cr Dudman

Cr House

Cr Synfield

5 October 2023

Meeting: Circus in the Community Holiday Program

Attended by: Cr Loader

Cr Dudman

Councillor Announcements & Acknowledgements

Nil

Petitions

Nil received prior to agenda publication.

For further information about petitions, refer to the *Local Government Act 1993*: ss57-60A.

Community Representations

Nil requests received.

Community representations are an opportunity for community members or groups to request up to three minutes to address Council on a topic of particular interest.

Requests received at least fourteen days prior to a Council Meeting will be considered by the Chairperson. For further information, contact the Office of the General Manager on (03) 6393 5300 or email ogm@mvc.tas.gov.au.

Public Question Time

Members of the public may ask questions in person or using our online form.

Thirty minutes is set aside for members of the public to ask questions provided with or without notice. Council will accept up to two questions "with notice" and two questions "without notice" per person, per meeting.

Click here to submit an online question.

Refer to pages 3 and 4 of this agenda for more information about attending a Council Meeting.

This Month's Public Questions With Notice

Question 1: Tanya King, Westbury (received in person)

Question without notice at past Council Meeting (September 2023) – taken on notice

1. What date did zoning change and in particular when the specific area plan for Westbury was implemented?

Krista Palfreyman, Director Development & Regulatory Services advised that MEA-S11.0 Westbury Specific Area Plan – came into operation as part of the Meander Valley Local Provisions Schedule on 19 April 2021.

Amendment 2-2021 - removed CT's: 108079/1 and 15169/1 from the MEA-S11.0 Westbury Specific Area Plan and came into operation 25 March 2022.

Question 2 and Question 3: Peter Wileman, Westbury (received via email)

2. Can Council confirm that a tender for the lease of the caravan park will be advertised for the ongoing management of the Deloraine Caravan Park?

Jonathan Harmey, General Manager advised that Council have discussed management of the Deloraine caravan park area at recent workshops and are currently assessing options for ongoing management of the area. This has included consideration of a tender process, no decision has been made at this time.

3. Is it Council's standard operating procedure to answer RTI's with informal emails from employees?

Jonathan Harmey, General Manager advised that the question is taken to relate to an application for assessed disclosure lodged by Mr Wileman in September 2022. The former Manager Governance & Performance, who had delegated authority under the *Right to Information Act 2009*, liaised with Mr Wileman on the application. This included emails which are an accepted and valid form of communication for an RTI.

Question 4 and Question 5: Sean Manners, Westbury (received via website)

4. What specific actions has Meander Valley Council taken to reduce carbon emissions and thus MVC's carbon footprint?

Jonathan Harmey, General Manager advised that Council has undertaken actions such as audits of Council buildings efficiency, replaced Street Lights with alternative LED bulb technology, implemented electric vehicle charging points in Westbury and Deloraine, installed solar panels at Prospect Vale Park, recently trialed an electric ride on lawnmower technology.

5. Other than being part of NTARC (Northern Tasmania Alliance of Resilient Councils) does MVC have a practical plan by which it will reduce its carbon emissions?

Jonathan Harmey, General Manager advised that Council has Policy 91 "Climate Change Mitigation and Adaption" in place. We have had initial meetings with the NTARC project officer and are currently forming governance arrangements for the group.

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Councillor Question Time

This Month's Councillor Questions With Notice

Question 1: Councillor Anne-Marie Loader (received in person)

Question without notice at past Council Meeting (September 2023) – taken on notice

Is it possible to have a timeline as to when we can expect the Westbury dump point? and has a site been chosen?

Dino De Paoli, Manager Infrastructure advised that Council officers have developed preliminary drawings for a proposed dump point in Westbury and discussed this at the September Council Workshop. Further work is required to assess the feasibility of potential locations and this will be provided to Council at an upcoming Workshop. Officers will then be able to provide an indication of timeline for completion of the work.

This Month's Councillor Questions Without Notice

Council as a Planning Authority

In planning matters, Council acts as a Planning Authority under the *Land Use Planning* and *Approvals Act 1993*. The following applies to all Planning Authority reports:

Strategy Council has an Annual Plan target to process planning applications in accordance with delegated authority and statutory timeframes.

Policy Not applicable.

Legislation Council must process and determine applications under the *Land Use Planning and Approvals Act 1993* (LUPAA) and its Planning Scheme. Each application is made in accordance with LUPAA, s57.

Consultation The "Agency Consultation" section of each Planning Authority report outlines the external authorities consulted during the application process.

Community consultation in planning matters is a legislated process. The "Public Response – Summary of Representations" section of each Planning Authority report outlines all complying submissions received from the community in response to the application.

Budget & Finance Where a Planning Authority decision is subject to later appeal to the Tasmanian Civil and Administrative Tribunal (Resource & Planning Stream), Council may be liable for costs associated with defending its decision.

Risk Management Risk is managed by all decision-makers carefully considering qualified advice and inclusion of appropriate conditions on planning permits as required.

Alternative Council may approve an application with amended conditions, or **Motions** may refuse an application.

Regardless of whether Council seeks to approve or refuse an application, a motion must be carried stating its decision and outlining reasons. A lost motion is not adequate for determination of a planning matter.

Motion Simple majority

Planning Authority Report

1 East Street, Carrick

Proposal Multiple dwellings (4 units)

Report Author George Walker

Town Planner – Consultant

Authorised by Krista Palfreyman

Director Development & Regulatory Services

Application reference PA\23\0227

Decision due 11 October 2023

Decision sought It is recommended that Council approves this application.

See section titled "Planner's Recommendation" for further details.

Applicant's Proposal

Applicant D. Badcock

Property 1 East Street, Carrick (CT: 181985/1)

Description The applicant seeks planning permission for the construction

of four multiple dwellings and associated vehicle accesses,

parking and landscaping.

Documents submitted by the Applicant are attached, titled "Application

Documents".



Photo 1: Aerial image of the subject site and surrounding land.

Planner's Report

Planning Scheme Tasmanian Planning Scheme - Meander Valley

("the Scheme")

Zoning General Residential

Applicable Overlays C13.0 - Bushfire Prone Area

Existing Land Use Vacant land

Summary of Planner's Generally, use and development of Residential - Multiple

Assessment dwellings is classed as permitted in this zone (General

Residential).

Discretions For this application, six discretions are triggered. This means

Council has discretion to approve or refuse the application

based on its assessment of:

8.4.2 - P1 & Setbacks and building envelope for all dwellings

Р3

8.4.7 – P1 Frontage fences for all dwellings C2.6.3 - P1Number of accesses for vehicles

C3.5.1 – P1 Traffic generation at a vehicle crossing, level crossing or new junction

C9.5.2 - P1Sensitive use within an attenuation area

Before exercising a discretion, Council must consider the relevant Performance Criteria, as set out in the Planning Scheme.

See attachment titled "Planner's Advice - Performance Criteria" for further discussion.

Performance Criteria & This proposal is assessed as satisfying the relevant Applicable Standards Performance Criteria and compliant with all Applicable Standards of the Scheme.

> See attachments titled "Planner's Advice - Performance Criteria" and "Planner's Advice – Applicable Standards" for further discussion.

Public Response Five responses ("representations") were received from the public. Of these, four representations are objections, and one is an acknowledgement from the Department of State Growth.

> See attachment titled "Public Response - Summary of Representations" for further information, including the planner's advice given in response.

Agency Consultation TasWater

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2023/00559-MVC) was received on 24 Juy 2023.

See attachment titled "See attachment titled "Agency Consultation -TasWater".

TasNetworks

The application was referred to TasNetworks on 4 May 2023. On 12 May 2023, a response was received from TasNetworks stating the development is not likely to adversely affect TasNetworks' operations.

See attachment titled "Agency Consultation – TasNetworks".

Internal Referrals Infrastructure Services

The risk to Council's Infrastructure is considered low. The new vehicle crossings are accepted. If approved, Infrastructure conditions and notes are recommended which are detailed within the recommendation below.

Environmental Health

No Notes or Conditions are required for this type of development. The advice of Environmental Health Officers regarding the Carrick Speedway, is provided in response to the Performance Criteria P1 of clause C9.5.2, in the attachment titled "Planner's Advice – Performance Criteria".

Planner's Recommendation to Council

The planner's recommendation, based on a professional assessment of the planning application and its compliance with the Planning Scheme, is set out below.

Council must note the qualified advice received before making any decision, then ensure that reasons for its decision are based on the Planning Scheme. Reasons for the decision are also published in the minutes.

For further information, see *Local Government Act 1993*, s65, *Local Government (Meeting Procedures) Regulations 2015*, s25(2) and *Land Use and Approvals Act 1993*, s57.

Recommendation

This application by D.Badcock for Multiple dwellings (4 units) on land located at 1 East Street, Carrick (CT: 181985/1) is recommended for approval generally in accordance with the Endorsed Plans, and recommended Permit Conditions and Permit Notes.

Endorsed Plan

- a) Site and dwelling plans by Plans to Build; Date: 11/08/2023; Project No: 22147; Drawings No: A00 A06; and
- b) Traffic Impact Assessment by Traffic & Civil Services; Date: 4 August 2023; Pages 52.

Permit Conditions

- 1. Prior to commencement of works, the recommendations quoted in Section 8 of the endorsed Traffic Impact Assessment must be completed, to the satisfaction of Council's Director Infrastructure Services.
- 2. The stormwater connection to service the development must be connected to Council's drainage pit in Meander Valley Road generally in accordance with Tasmanian Standard Drawing TSD-SW25 and all surfaces including the footpath are to be fully reinstated, to the satisfaction of Council's Director Infrastructure Services. Refer to Notes 1 and 2.
- 3. Extension of the kerb and channel (type KC) on its current alignment and associated full depth pavement widening to the southern boundary of the subject lot is to be installed generally in accordance with Tasmanian Standard Drawings TSD-R06 and TSD-R14, to the satisfaction of Council's Director Infrastructure Services. Refer to Note 2.
- 4. The vehicle crossings must be constructed in accordance with Tasmanian Standard Drawing TSD-R09 and R14 to the satisfaction of Council's Director Infrastructure Services. Refer to Note 2.
- 5. The parking spaces external to garages and visitor parking space must be line marked or otherwise physically delineated or signage installed, to identify their position and dedicated use, to the satisfaction of Council's Town Planner.
- 6. The areas designed for maneuvering must be line marked or otherwise physically delineated that prevents any parking of vehicles in the areas, to the satisfaction of Council's Town Planner.
- 7. The design of the front boundary fence to Meander Valley Road is to be amended to be to a height no greater than 1800mm and have minimum uniform transparency of 30% between the height of 1200mm and 1800mm, and comply with the requirements of Condition 1, to the satisfaction of Council's Town Planner.
- 8. Prior to the commencement of use, the following works must be completed to the Satisfaction of Council:
 - a) Stormwater connection must be completed in accordance with Condition 2;
 - b) The extension of the kerb and channel must be completed in accordance with Condition 3;
 - c) Vehicle crossings must be completed in accordance with Condition 4.
 - d) Parking spaces external to garages and visitor parking spaces must be clearly identified in accordance with Condition 5;

- e) Areas designed for maneuvering must be clearly identified in accordance with Condition 6; and
- f) Front fence is constructed in accordance with Condition 7.
- 9. Stormwater runoff from the driveway and new building areas must be managed so that concentrated or nuisance flows do not cross property boundaries to adjoining land. Refer to Note 5.
- 10. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2023/00559-MVC attached).

Permit Notes

- 1. Whilst the piped infrastructure along Meander Valley Road is owned by Meander Valley Council the road itself is managed by the Department of State Growth. Separate consent will be required from the Department of State Growth prior to undertaking any works within their road corridor.
- 2. All works within then East Street road reserve must be completed by a suitably qualified and insured contractor using appropriate work health and safety and traffic management processes. Prior to any construction being undertaken in the road reserve, separate consent is required by the Road Authority. An Application for Works in Road Reservation form is enclosed. It is strongly recommended that the property owner contact Council to discuss the proposed works before engaging a contractor. All enquiries should be directed to Council's Infrastructure Department on 6393 5312.
- 3. If the driveway, kerb or associated road widening impacts the existing telecommunication pit (or any other services) the property owner is to consult with the appropriate service provider, resolve any issues and pay for any associated relocation works.
- 4. Council's flood modelling indicates minor inundation of the site may occur under certain weather conditions and it is therefore recommended the proposed Finished Floor Level of each unit be a minimum 300mm above natural surface levels.
- 5. Drainage for the pavement areas to the front of the proposed units is to be directed to the single property connection point on the Meander Valley Road boundary.
- 6. When undertaking earthworks in proximity to the Elm Tree located on 17 Meander Valley Road, care is to be taken to minimise disturbance to the tree's root zone. It is recommended the guidance of an Arborist is sought.
- 7. It is recommended that the owners or their electrician contact TasNetworks on 1300 137 008 if they have any questions regarding any upgrades or connections that may

be required for this development for electricity supply.

- 8. Any other proposed development or use (including amendments to this proposal) may require separate planning approval. For further information, contact Council.
- 9. This permit takes effect after:
 - a) The 14-day appeal period expires; or
 - b) Any appeal to the Tasmanian Civil & Administrative Tribunal (TASCAT) is determined or abandoned; or
 - c) Any other required approvals under this or any other Act are granted.
- 10. Planning appeals can be lodged with TASCAT Registrar within 14 days of Council serving notice of its decision on the applicant. For further information, visit the TASCAT website.
- 11. This permit is valid for two years only from the date of approval. It will lapse if the development is not substantially commenced. Council has discretion to grant an extension by request.
- 12. All permits issued by the permit authority are public documents. Members of the public may view this permit (including the endorsed documents) at the Council Office on request.
- 13. If any Aboriginal relics are uncovered during works:
 - a) All works to cease within delineated area, sufficient to protect unearthed or possible relics from destruction;
 - b) Presence of a relic must be reported to Aboriginal Heritage Tasmania; and
 - c) Relevant approval processes for state and federal government agencies will apply.

Attachments

- 1. Public Response Summary of Representations [12.1.1 4 pages]
- 2. Representation 1 Department of State Growth [12.1.2 1 page]
- 3. Representation 2 C Blackwell [12.1.3 4 pages]
- 4. Representation 3 I Champion [12.1.4 8 pages]
- 5. Representation 4 S Mckalge [12.1.5 1 page]
- 6. Representation 5 Westbury RSL [12.1.6 1 page]
- 7. Applicant's response to the representations [12.1.7 1 page]
- 8. Planner's Advice Applicable Standards [12.1.8 13 pages]
- 9. Planner's Advice Performance Criteria [12.1.9 14 pages]
- 10. Application Documents [12.1.10 62 pages]
- 11. Agency Consultation TasWater [12.1.11 2 pages]
- 12. Agency Consultation TasNetworks [12.1.12 1 page]

Public Response

Summary of Representations

A summary of concerns raised by the public about this planning application is provided below. Five responses ("representations") were received during the advertised period.

This summary is an overview only, and should be read in conjunction with the full responses (see attached). In some instances, personal information may be redacted from individual responses.

Council offers any person who has submitted a formal representation the opportunity to speak about it before a decision is made at the Council Meeting.

Name

Department of State Growth - Representation 1

Concern

a) Following a review of the related documents, the Department has no objections to the proposed development.

Planner's Response

a) Noted. No response required.

Name Concern

C Blackwell – Representation 2

- a) I object based on the fact there is not sufficient parking for a high density development which potentially could have 3 vehicles per unit not including visitors.
- b) My first query is why is the application form not completed honestly or correctly? Building commenced on this project without any council approval... other items are left blank.
- c) Why does the 'traffic expert' refer to Meander Valley Road as Meander Valley Secondary Road? I have never heard it referred to as this.
- d) How can the Traffic Impact Assessment be taken seriously when the turn count summary was done on a Tuesday afternoon? It is a busy road carrying a variety of traffic.
- e) The report has not taken into consideration occasional traffic related to events in the area and road works etc.
- f) It does not mention pedestrians who have to walk on the bitumen of East Street as there are no footpaths...
- g) The report indicates sight distance of 150m as there is not another vehicle in sight. It is a different story when there are vehicles parked along Meander Valley Road in this area.

12.1.1 Public Response - Summary Of Representations

- h) Plans indicate there is parking for a garaged vehicle and 1 other vehicle plus space for 1 visitor car in the whole development... it is doubtful if a vehicle could fit between the building and fence to park, let alone turn around. There is no safe parking available on the verge of East Street. Council should consider only allowing 1 shared driveway and/or reducing the number of units allowed.
- i) Concern has been raised in regard to the Elm over the boundary of this development. It was planted in 1918 in memory of Carrick residents who fought in the Great War of 1914-1918. It is Meander Valley Council's moral obligation to ensure that plans for any underground services will avoid damage to the root system of this tree.

Planner's Response

- a) The proposal provides the required number of car spaces to satisfy the Acceptable Solution, which is 2 per dwelling and 1 visitor parking space.
- b) The application form was completed to the degree necessary to make the application valid.
- c) 'Secondary' road is a common term for a non-primary State road. In this case the Bass Highway is the primary road in the area as a Category 1 Road in the *State Road Hierarchy* while Meander Valley Road is a Category 5 Road.
- d) The TIA has been undertaken in accordance with the guidelines for such a document. Traffic turn counts are an indication only and other data is also used to reach the conclusions of the report.
- e) Occasional occurrences such as specific events and road works are generally experienced for a short-term period and will usually have specific traffic measures in place to ensure safety where required. They do not impact the normal traffic conditions and requirements for a development of this nature.
- f) The proposal will not largely alter the existing conditions for pedestrians in the area, other than the two new vehicle crossings for the development. Side streets in Carrick often do not have separate footpaths and this will not change as a result of the development.
- g) The TIA finds that the sight distances are satisfactory. The road form (corner splays) takes into account need to see around temporary obstacles such as other cars.
- h) The proposal complies with the required number of parking spaces and the access/parking dimensions set by the planning scheme. Council must determine the proposal as applied for; it is not possible to alter the development to a significant level.

12.1.1 Public Response - Summary Of Representations

i) The memorial Elm tree is an important local feature and ideally measures would be taken during construction to ensure it is not damaged. Unfortunately, the tree is not formally heritage listed or otherwise given protection in the planning scheme or other legislation. This makes it difficult for Council to require any specific action to be taken. However, it is recommended that a note be placed on any permit requesting that care be taken when undertaking works in the vicinity of the tree.

Name

I Champion – Representation 3

Concern

a) That the proposed installation of the sewer/stormwater infrastructure for the development will compromise the health and structural integrity of the existing English Elm located in the north west corner of 17 Meander Valley Road, Carrick. Attached is tree report in regard to the above tree.

Planner's Response

a) As mentioned above, the importance of the identified tree is noted, however there are no formal protections that would allow Council to place specific requirements as suggested in the tree report on the proposed development. However, it is recommended that a note be placed on any permit requesting that care be taken when undertaking works in the vicinity of the tree.

Name

S McKaige – Representation 4

Concern

- a) Identifies various concerns with the completion of the application form.
- b) The crossover for Units 1 and 2 looks to be perilously close to the corner of Meander Valley Road and East Street and is immediately behind a power pole.
- c) Concerns regarding ability of vehicles to enter and exit in a forward direction.
- d) Parking will be an issue. In a three bedroom dwelling I would assume that each dwelling would have at least 2 cars. This leaves inadequate room for visitor parking. If residents have large vehicles, I cannot see how there is adequate space for their parking onsite. Parking on East Street is not possible without causing obstruction to intersection visibility and traffic movement.
- e) Concern that the timing of the traffic survey would not capture the volume and nature of traffic at other times.
- f) Concerned about possible damage to the Elm tree at 17 Meander Valley Road.
- g) I feel that a lot of the potential problems could be resolved by reducing the number of dwellings on the block to one or two.

12.1.1 Public Response - Summary Of Representations

Planner's Response

- a) The application form was completed to the degree necessary to make the application valid.
- b) The proposed crossover is sited to comply with the requirements of the planning scheme, as evidenced in the TIA.
- c) The submitted plans demonstrate that it is possible for vehicles to turn onsite and leave in a forward direction from all parking spaces.
- d) The proposal complies with the number of parking spaces required by the planning scheme. The parking dimensions are also in accordance with the planning scheme and the relevant Australian Standard and as such they should be large enough for most domestic vehicles. Unless the road authority restricts parking on East Street it would appear to be legal and possible to do so, in accordance with traffic laws.
- e) The TIA has been undertaken in accordance with the guidelines for such a document. Traffic turn counts are an indication only and other data is also used to reach the conclusions of the report.
- f) See responses above in regard to the Elm tree.
- g) Council must assess the proposal before it. The proposed dwelling density complies with the planning scheme and is consistent with the objectives of the General Residential zone to make efficient use of serviced land and develop a range of dwelling types.

Name Concern

Westbury RSL – Representation 5

a) I am writing to ask that every consideration be made to preserve the living war memorial (Elm tree) located on the boundary fence of 17 Meander Valley Road Carrick during upcoming building and development works. Memorial trees grace our public spaces to perpetually symbolise the supreme sacrifice made by so many on behalf of all Australians.

Planner's Response

a) As mentioned previously, the importance of the identified tree is noted, however there are no formal protections that would allow Council to place specific requirements for its protection. However, it is recommended that a note be placed on any permit requesting that care be taken when undertaking works in the vicinity of the tree.

Note: The planning application was advertised in a local newspaper and on Council's website for a statutory period of 14 days from 26 August 2023 to 11 September 2023. The property was also signposted.

12.1.2 Representation 1 - Department Of State Growth

From: Sent:

Fri, 1 Sep 2023 09:54:05 +1000

To: "Planning @ Meander Valley Council" <planning@mvc.tas.gov.au>
Subject: PA\23\0227 - Multiple Dwellings (4 Units), 1 East Street, Carrick

Your Reference: PA\23\0227 Our Reference: D23/215000

Dear Sandi,

Thank you for your letter of 25 August 2023 regarding the above matter.

Following a review of the related documents, the Department has no objections to the proposed development.

If you have any further queries regarding this matter, please let me know.

Regards,

Vili.

Vili Siale | Traffic Engineering Liaison Officer

Traffic Engineering | Network Performance Infrastructure Tasmania | Department of State Growth

11A Goodman Court, INVERMAY TAS 7248 | GPO Box 536, Hobart TAS 7001

www.stategrowth.tas.gov.au

Courage to make a difference through

TEAMWORK | INTEGRITY | RESPECT | EXCELLENCE

My current work pattern:

Monday	Tuesday	Wednesday	Thursday	Friday	
Office	Office	Office	WFH	WFH	

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12.1.3 Representation 2 - C Blackwell

From: Sent:

Tue, 5 Sep 2023 21:02:25 +1000

To: "Planning @ Meander Valley Council" <planning@mvc.tas.gov.au>

Subject: CARRICK DEVELOPMENT - PA/23/0227 Darren Badcock

Attachments: 20230904_160421.jpg

To Whom it May Concern

I write in regard to the above to which I object based on the fact there is not sufficient parking for a high density development which potentially could have 3 vehicles per unit not including visitors.

My first query is why is the application form not completed honestly or correctly? Building commenced on this project without any planning application or council approval and was issued with a stop work notice. The question "is your application the result of illegal building work?" should be ticked YES. The question "Have you already received a Planning Review for this Proposal is not answered at all. Also, the colour of materials to be used is left blank.

My second query is why does the 'Traffic Expert" refer to Meander Valley Road as Meander Valley Secondary Road? I have lived on this road for 30 years and have never heard it referred to as MVSR. Perhaps this is to infer that it is a minor secondary road and give the impression it is not busy, when in fact it is indeed a very busy thoroughfare.

How this Traffic Impact Assessment be taken seriously when the Turn Count Summary was done on a Tuesday afternoon between 16:30 and 17:00. Traffic travelling from East St to Meander Valley Road and vice versa starts anywhere from 5.00 am on a week day. Commuters use this street as a short cut from Bishopsbourne Road and traffic has increased considerably with the Charlies Lane development. The vehicle count makes no mention of heavy vehicles, delivery trucks carting bricks, plasterboard, timber trusses, sheds, water tanks, cranes, horse floats, agricultural machines including sprayers, cyclists, recently even fully laden log trucks and what about the school bus? If this development proceeds, you will also have garbage trucks stopping just around from this busy intersection.

The report has not taken into consideration additional occasional traffic which can heavily impact the number of vehicles travelling on Meander Valley Road which makes the East St intersection extremely busy — Carrick Speedway, events at Carrick Park Pacing Club, Agfest and other events at Quercus Park such as Party in the Paddock, Truck Show, Launceston Show, and traffic diversions from Bass Highway in the event of an accident or recently, as a result of road works.

It also does not mention pedestrians who have no option but to walk on the bitumen of East Street as there are no footpaths. I walk this street most days and if there are passing vehicles there is barely enough room to pass without collecting a walker! The edges of the bitumen are falling away and if MVC does not do something to fix this, the street will

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12.1.3 Representation 2 - C Blackwell

become narrower by the day. The speed limit on East Street is 50kph however, few vehicles adhere to this.

Figures 7 and 8 of the report indicate sight distance of 150m which is quite obvious as there is not another vehicle in sight. It is a different story when there are vehicles parked along Meander Valley Road in this area. I have written to MVC previously regarding other developments and confirmed that at times when vehicles are parked on Meander Valley Road we have move right out onto the carriageway to be able to see if there are any oncoming vehicles. We always drive out of our property, we don't reverse onto the carriageway. Figures 9 and 10 also have no vehicles present which is not a true indication of this site.

Plans for the development indicate there is parking for a garaged vehicle and 1 other vehicle plus space for 1 visitor car in the whole development – are the residents going to have a roster for visitors. If you inspect the work done so far, it would be doubtful if a vehicle could fit between the building and the fence to park, let alone turn around. The real estate advertisement indicates 3Bed, 2Bath 3 Vehicles – where are they all going to park and which plan is correct? Who is misleading who? There is no safe parking room available on the verge of East Street, it is simply not wide enough. Council should consider only allowing 1 shared driveway from this development and/or reducing the number of units allowed to 2.

Concern has also been raised in regard to the elm just over the boundary of this development. It was planted in 1918 in memory of Carrick residents who fought in the Great War of 1914-1918 (Image 1 is photo of plaque attached to said tree) I have no doubt that the developer's only concern would be dollars and he would have no regard for anything of local historical significance. It is Meander Valley Council's moral obligation to ensure that plans for any underground services to be installed will avoid any damage to the root system of this tree. It would be absolutely disrespectful if this memorial was damaged in the name of so called progress and it is imperative that Meander Valley Council protect this at all costs.

I have no doubt that if this application 'meets planning requirements' council will 'see no reason to decline it' It would be nice for a change if common sense and practicality as well as consideration of community input and safety were included in planning approvals. I realise there is a 'housing crisis' which is often touted in planning approvals, I severely doubt that people desperate for a home have 'over \$499,000' to pay for one.

Yours faithfully

Catherine Blackwell

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12.1.3 Representation 2 - C Blackwell

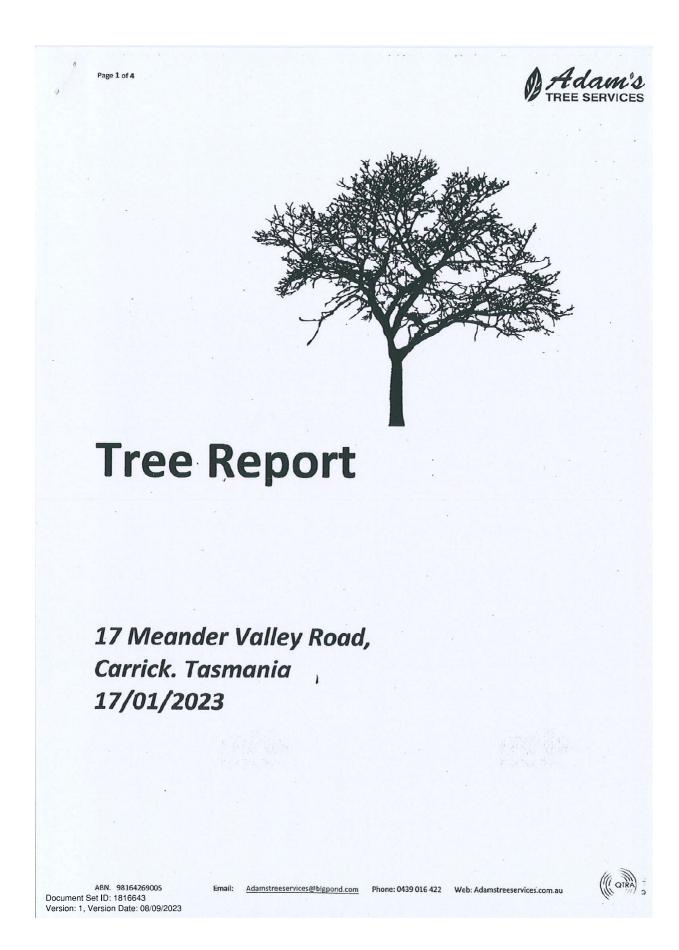


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12.1.4 Representation 3 - I Champion

		Index No. 21534
		Esc No.
		RCVD -8 SEP 2823 MVC
		Action Officer MA Dept. PRS
		50 OD V
	General Manager Meander Valley Council PO Box 102 Westbury TAS 7303	
	6 th September 2023	
	6 September 2025	
	Dear Sir/Madam	
	I herewith make a representation to the presituated at 1 East Street, Carrick TAS (CT:18	oposed development application PA 23 0227 (1985/1). My concern is listed below.
	development will compromise the h	e sewer/stormwater infrastructure of the above nealth and structural integrity of the existing I in the north west corner of 17 Meander Valley
	Attached is a tree report in regard to the ak	pove mentioned tree.
	Yours faithfully	
	le	
	Ian Champion	
Document Set II Version: 1, Vers	D: 1816643 ion Date: 08/09/2023	



12.1.4 Representation 3 - I Champion

Contents 1. Terms of Reference 3 2. Restrictions 3 3. Limitations 3 4. Methodology of Inspection 3 5. Date and Weather of Inspection 4 6. Equipment used on Inspection 4 7. Findings and Recommendations 4 8. Statement ABN. 98164269005 Document Set ID: 1816643 Adamstreeservices@bigpond.com Version: 1, Version Date: 08/09/2023



1. Terms of Reference

Adam's Tree Services has been contracted by Ian Champion to carry out a tree report regarding an English Elm on his property that may be affected by proposed works & currently active construction works.

Ian is concerned for the tree's welfare and would like an arborist to record the overall condition of the tree. A vegetation management plan was suggested by Adam Djatschenko, from Adam's Tree Services, Ian Champion verbally agreed.

-A vegetation management plan that complies with Australian Standard (AS) 4970-2009, Protection of trees on development sites.

The report is to state the overall condition of the Tree and provide recommendations which can act as the vegetation management plan based on the AS 4970-2009.

The AS 4970-2009 considers both above and below ground tree components.

2. Restrictions

No part of this report is to be forwarded or copied without the consent of Sam Gavlik, manager of Adam's Tree Services.

3. Limitations

The tree and the site's cultural and historic values are beyond this report.

A PiCUS sonic tomograph was not deemed necessary for this report.

No soil or plant material was removed from site.

No plans were viewed for the proposed & underway development for next door.

4. Methodology of Inspection

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Adamstreeservices@bigpond.com Phone: 0439 016 422 Web: Adamstreeservices.com.au



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A visual ground base inspection was carried out by Adam Djatschenko, Cert III Hort, Cert III Arb, QTRA (Quantified Tree Risk Assessment) Standard & Advanced user, TRAQ (Tree Risk Assessment Qualification) & Cert IV TAE.

5. Date and Weather of Inspection

Inspection conducted on the 17th of January 2023. The weather was warm and sunny with a slight breeze present.

6. Equipment used on Inspection

An iPhone was used to gather digital images.

General notes were recorded by pen & paper.

A tape measurer was used to record the DBH Diameter at Breast Height and DAB Diameter At Base.

7. Findings and Recommendations

Tree particulars for English Elm

Address:

17 Meander Valley Road, Carrick. Tasmania

Front right of property, approx. 2.5 from fence line Location:

Ulmus procera Genus & Species:

30-35m Height:

22-25m Spread: Stability-

Very good Below ground:

Good to very good Above ground: Very Good

Vitality: Upright & spreading with a natural wind profile Structure:

Multi stemmed (3) approx. 1.2 from base

Mature Stage: 1545mm DBH:

(Diameter at Breast Height, measured at 1.5m with 3 stems)

1750mm DAB:

(Diameter At Base, measured approx. 200mm from base due to site conditions) Tree Protection Zone (TPZ) 15m Mary 197 & W. Structural Root Zone (SRZ)

Comments

Relative minor pruning works have been carried out along main framework of tree. Wound wood appears to have grown over these incisions.

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The tree's canopy extends on to the neighbour's property although doesn't appear to be over the proposed works.

No injection holes/ drilling holes are present on main trunk. Tree most likely has never been treated for elm beetle.

Soil injection hasn't been ruled out although seems unlikely.

An industry approved & recognised dynamic brace has been installed within the tree as a control measure for any potential major failure.

Relatively minor dead wood is present through out canopy which is consistent with established Elm trees.

Light mechanical scrapping appears to have been carried out within the Tree Protection Zone on the developing side.

Meander Valley Council has placed a placard on the main trunk, indicating the tree was planted over 100 years ago.

To my (Adam Djatschenko) knowledge Meander Valley Council has not requested a vegetation management plan for the proposed works.

Tree appears to be in overall great condition with very good vitality (Tree health), well balanced and viewed as structurally sound.

Recommendations (vegetation management plan)

- -Avoid any compaction & excavation within SRZ, 4.2m from the base.
- -Avoid any disturbance within the SRZ.
- -Avoid the use of chemicals within TPZ, 15m from the base.
- -Avoid the area under the tree's canopy for the storage of materials etc.
- -Avoid the cleaning of equipment and the like within TPZ (15m) of the tree. Eg Concrete slurry.
- -Avoid excessive excavation within the TPZ (making sure to avoid SRZ, the first 4.2m from base of tree). If excavation is required within the TPZ, use the lightest machinery available or employ excavation by hand & shovel.
- -Prune any roots outside of the SRZ (4.2m) with appropriate cutting tools under the guidance of an arborist with experience with root pruning.
- Place a conspicuous barrier fence with appropriate signage that complies with AS4970-2009 around the TPZ, development side, to make workers/persons aware not to enter this area unnecessary and only keeping works inside the TPZ essential to the project.

 Appropriate and compliant signage can be purchased online.
 - -Place a Light mulch (Pea straw or similar) on the surface of SRZ, development side only.

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Phone: 0439 016 422

Web: Adamstreeservices.com.au



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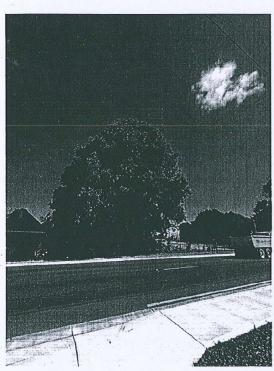
-If pruning were to be carried out on the neighbour's side, keep pruning to a minimum adhering to AS 4373-2007 Pruning of Amenity Trees.

Tree Protection Zone, TPZ = 15m from base of tree Structural Root Zone, SRZ = 4.2 m from base of tree

8. Statement

I believe the recommendations mentioned in this report can act as the vegetation management plan and complies with the AS 4970-2007 to help retain the English Elm in its current state.

I, Adam Djatschenko, have compiled this report to best of my knowledge & without biased views or financial gain which contributed to the findings or recommendations of this report.





Document Set 10: 18166469005 Version: 1, Version Date: 08/09/2023 Adamstreeservices@bigpond.com Phone: 0139 016 422 Web: Adamstreeservices.com.au





12.1.5 Representation 4 - S Mckalge

From: sally mckalge
Subject: Planning Application D. Badcock PA/23/0227
Date: 7 September 2023 at 4:04 pm

To: plannng@mvc.tas.gov.au

Jonathon Harmey,

Acting General Manager,

Meander Valley Council,

Dear Sir,

I am writing to you to express my concerns about the proposed 4-unit development at 1 East St. Carrick, by D. Badcock.

On the application form, in answer to the first question, "Is your application the result of an illegal building work?", Mr. Badcock has ticked "No." Given that he commenced work on the site before the purchase from the Anglican church was even completed, and then proceeded to construct a base and formwork for the units before even submitting a building application, I would argue that his answer should have been "Yes."

MVC

13 SEP 2023

OD

In answer to the third question, "Is a new vehicle access or crossover required?", his answer is "No." However the accompanying plan clearly shows that two new vehicle crossovers are required. The crossover for units 1 and 2 looks to be perilously close to the corner of Meander Valley Rd and East St and is immediately behind a power pole.

In order to comply with the requirement for vehicles to enter and exit the site in a forward direction, the applicant has a plan depicting a turning bay in front of a possible parked car parallel with the front of each unit. This is at odds with what is depicted on the real estate agent's advertisement for these units and examination of the actual site indicates that a driver would need considerable expertise to avoid a collision while executing such a turn. The traffic assessment expert seems to employ some creative mathematics when citing the available space and even states that 2.5m of East St is also available for manoeuvring which is surely what they should be trying to avoid?

Parking will be an issue. The plan allows for 2 parking spaces per unit plus 1 parking space for a visitor. In a three bedroom dwelling, as these will be, I would assume that each dwelling will have at least 2 cars. This leaves inadequate room for visitor parking if more than one dwelling has visitors concurrently. If residents have large vehicles such as SUVs or utes, I cannot see how there will be adequate space for their parking on site, which leaves no option other than street parking. This is not possible on East St without causing obstruction to intersection visibility and traffic movement. Many large vehicles such as trucks, farm machinery and Pfeiffer's cranes, use East St and they require a lot of room while travelling along East St and also when negotiating turns into and out of East St.If parking in East St is not possible, the only alternative is parking on Meander Valley Rd itself. This will decrease visibility for vehicles exiting East St. thereby increasing the risk of an accident. The traffic impact assessment states that there have been no accidents at this intersection during the past 5 years. Blind Freddle would realise that the reason no accidents have occurred previously is because it was a vacant block with good visibility!

A traffic survey was executed on a Tuesday afternoon in March 2023 between 4.30 and 5pm. This would not accurately reflect the volume of traffic as it doesn't allow for people driving to and from work, tradesmen and delivery traffic, and school traffic. The projections for increases in traffic over the next decade do not reflect the amount of development that is taking place in Meander Valley, especially at Hadspen. Increased volume of traffic coupled with on-street parking will increase the risk of accident, both vehicular and pedestrian. Add to that mix, busy episodes on East St, particularly when Speedway takes place, and the fact that many people disregard the 50 km/hr speed limit and race along East St. and one can only conclude that accidents will occur.

Along with others, I am also concerned about the possible damage and /or death of the memorial elm tree at 17 Meander Valley Rd. This was erected in 1918 to commemorate those from Carrick who died in the First World War. It is close to the boundary fence with 1 East St. The plan for the development indicates sewerage and storm water drainage within 4m from the fence line. Excavation here would almost certainly damage the elm tree roots and could lead to its death. That would be a terrible consequence.

I feel that a lot of these potential problems could be resolved by reducing the number of dwellings on the block to one or even two, thus allowing more parking and turning space and reducing risk to the elm by siting the sewerage and storm water pipes further from its roots.

Yours Faithfully,

Sally McKaige

Document Set ID: 1818828 Version: 1, Version Date: 13/09/2023

The Returned & Services League of Australia Ltd (WESTBURY RSL SUB BRANCH Inc.) ABN 69 927 528 138



7 Lonsdale Promenade WESTBURY TAS 7303 P O Box 116 WESTBURY TAS 7303

Telephone:
Email:
Website: www.westburyrsl.com.au

The Price of Liberty is Eternal Vigilance

13 September 2023

Ms Leanne Rabjohns Planning and Building Department Meander Valley Council 26 Lyall Street WESTBURY TAS 7303

Dear Ms Rabjohns

As President of the Westbury RSL Sub Branch, I have received a letter from a resident in Carrick bringing to our attention the possibility of risk to a memorial tree in their community. I am writing to ask that every consideration be made to preserve this living war memorial located on the boundary fence of 17 Meander Valley Road Carrick during upcoming building and development works.

Memorial trees grace our public spaces to perpetually symbolise the supreme sacrifice made by so many on behalf of all Australians. Most of these trees also hold the memories of those who planted them and, in this case, the planting was over one hundred years ago with future generations of those families possibly still in the local area. Whilst we do not represent the Carrick community with regard to any current or future development plans, we wish to represent the memory of those for whom this memorial tree was planted.

Lest We Forget.

Mr Bob Sackley President

Lest We Forget

12.1.7 Applicant's Response To The Representations

To planning at MVC,

Re planning application PA/23/0227, Representations

- * the application was not because of illegal building as there was no plumbing or structual works done that required inspections and was always going to be submitted to council for BA before any inspectable works done. And I had permissions off the church for access before settlement.
- * I am quite aware of the oak tree history and have plans to get services in to avoid damage to the tree at my cost so its not about money.
- * re traffic, I have been working at carrick for the last 2 years, delivery trucks are not a very regular occurrence, garbage is usually picked up after buzy traffic periods, traffic at the intersection is usually only lined up on the exiting lane of east street on to mvr so the development will not make any difference,
- * weather it is a vacant block or development when exiting east st it doesn't interfere with sight you can clearly see , as reported in the traffic report, as to parking on MVR for sight, yes is a problem but has nothing to do with the development. Maybe installing a no parking sign for the first 20m be an ideal fix
- *re traffic turning into east st I have put to council to extend curb and channel down to speed sign witch would make the road width more than a meter wider, and re people parking on that side again a simple no parking sign would be a solution, as there is ample parking on the opposite side which would not hinder traffic.
- *parking onsite if potential buyers have large vehicle they probably would no purchase if parking is a problem, and the project is to be moved further back as to make ample room for exiting in a forward motion and re units 1&2 if the intersection is buzy they can always turn left to exit as a lot of people as me have to do to exit into westbury road prospect.
- *re events, only the speed way and harness racing use east st and the times I have been there the traffic has been moderate going to the event, leaving yes with everone leaving but again on the opposite side witch the development doesn't hinder.

REGARDS DARREN BADCOCK.

Background

The proposal involves construction and use of four Residential multiple dwellings on land located at 1 East Street, Carrick (CT: 181985/1 - 'the site' refer to Figure 1).



Figure 1: Aerial photo showing the location and spatial extent of the site.

The site comprises a single title with an area of 1,752m². The site is located on the corner of East Street and Meander Valley Road and is currently vacant. The title is subject to a 4m wide services easement parallel to the eastern side boundary.

The site is assigned to the General Residential Zone, in common with land to the south and east and that on the northern side of Meander Valley Road. Meader Valley Road is assigned to the Utilities Zone and properties to the west along both sides of Meander Valley Road are assigned to the Village Zone (refer to Figure 2).



Figure 2: Zoning of subject titles and adjoining land.

The four proposed dwellings will be contained in two single storey duplex buildings (refer to Figure 3). Each of the dwellings will have three bedrooms, two bathrooms, laundry and open plan living, dining and kitchen area. A deck will be provided for each dwelling on the eastern side, as part of the private open space areas.

The dwellings will have accesses from East Street with one internal garage parking space and one dedicated open parking space each. One visitor parking space will be provided.

The development will be connected to reticulated water, sewer and stormwater services.

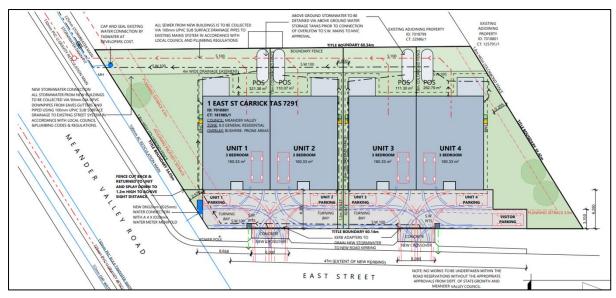


Figure 3: Excerpt of the submitted Site Plan showing the configuration of the proposed dwellings on the site.

Summary of Planner's Advice

This application was assessed against General Provisions Standards, as well as the Applicable Standards for this Zone and any relevant Codes.

All Standards applied in this assessment are taken from the Planning Scheme.

This application is assessed as compliant with the relevant Acceptable Solutions, except where "Relies on Performance Criteria" is indicated (see tables below).

Council has discretion to approve or refuse the application based on its assessment of the Performance Criteria, where they apply. Before exercising discretion, Council must consider the relevant Performance Criteria, as set out in the Planning Scheme.

For a more detailed discussion of any aspects of this application reliant on Performance Criteria, see the attachment titled "Planner's Advice - Performance Criteria".

	General Residential Zone	
Scheme Standard	Planner's Assessment	Assessed Outcome
8.3.1	All non-residential uses	
A1-A4	The proposal is for a use that is identified as 'permitted' within Table 8.2.	Not Applicable
8.3.2	Visitor Accommodation	
A1	The proposal does not involve visitor accommodation use	Not Applicable
8.4.1	Residential density for multiple dwellings	
A1	The Scheme defines the term 'site area per dwelling' as:	Complies
	The area of a site, excluding any access strip, divided by the number of dwellings on that site.	
	The lot has an area of 1,752m ² and four multiple dwellings are proposed. The site area per dwelling is therefore 438m ² , which exceeds the requirement of 325m ² per dwelling.	
8.4.2	Setbacks and building envelope for all dwellings	
A1	The site has two frontages.	Relies on Performance Criteria
	The Scheme defines the term 'primary frontage' as: means: (a) if there is only a single frontage, the frontage;	r errormance errorma
	or (b) if there are 2 or more frontages, the frontage with the shortest dimensions measured parallel to the road irrespective of minor deviations and corner truncations.	

General Residential Zone

Scheme Standard

Planner's Assessment

Assessed Outcome

Each frontage has the following dimensions:

- East Street: 60.14mm
- Meander Valley Road: 34.05m

Accordingly, Meander Valley Road has the shortest dimension of the two frontages, and it therefore constitutes the primary frontage of the site.

Proposed Unit 1 will be the closest building to the primary frontage where it will have a setback of 2.57m, which does not satisfy the Acceptable Solution of 4.5m.

All of the dwellings are setback more than 3m from the secondary frontage to East Street.

A2 The attached garage associated with proposed Unit 1 will be setback more than 5.5m from the primary frontage.

Complies

The provision does not contemplate setbacks of garages and carports from secondary frontages.

A3 Based on the table below, the proposed dwellings will not be contained within the building envelope prescribed by Figure 8.1 and further specified by subclause A3(b) relative to the primary frontage setback.

Relies on Performance Criteria

Building	Maximum	Minimum Boundary Setback							
No.	Wall Height	North		Ea	st	So	uth	W	est
		R ¹	P ²	R	Р	R	Р	R	Р
1 (Units 1 and 2)	2.4m	4.5m	2.57m	1.5m	8.6m	1.5m	26.5m	3m	6.2m
2 (Units 2 and 3)	2.4m	4.5m	26m	1.5m	8.6m	1.5m	2.35m	3m	6.2m

¹ Required setback in accordance with clause 8.4.2A3 (a) and (b).

²Proposed setback.

	General Residential Zone	
Scheme Standard	Planner's Assessment	Assessed Outcome
8.4.3	Site coverage and private open space for all dwelling	gs
A1	The proposed dwellings will have a combined roofed area of 808m ² and the lot has an area of 1752m ² .	Complies
	The proposal will therefore result in a site coverage of approximately 46.1%, which complies with part (a) of the standard.	
	Each proposed unit will be provided with more than 60m ² of private open space, complying with part (b) of the standard.	
8.4.4	Sunlight to private open space of multiple dwellings	
A1	The proposed dwellings are arranged in a line generally running north to south, so that none of them will be positioned north of the private open space of the other dwellings.	Complies
8.4.5	Width of openings for garages and carports for all a	dwellings
A1	There will be no garage or carport openings that will directly face the primary frontage (they face the secondary frontage which is not contemplated by this provision).	Complies
8.4.6	Privacy for all dwellings	
A1	All components of each proposed dwelling will have a finished floor or surface level of less than 1m above existing ground level.	Not Applicable

	General Residential Zone	
Scheme Standard	Planner's Assessment	Assessed Outcome
A2	All components of each proposed dwelling will have a finished floor or surface level of less than 1m above existing ground level.	Not Applicable
A3	The shared section of driveway for each conjoined building will be located more than 2.5m from habitable room windows of all dwellings.	Complies
8.4.7	Frontage fences for all dwellings	
A1	The proposal seeks approval for a 1.8m high solid fence that has already been constructed on the Meander Valley Road frontage. The fence does not meet the Acceptable Solution.	Relies on Performance Criteria
	The Traffic Impact Assessment requires part of the fence to be removed to allow for the necessary sight distance for vehicles using the intersection. Any recommended conditions will include this requirement.	
8.4.8	Waste storage for multiple dwellings	
A1	Each of the proposed dwellings will be provided with a 1.5m ² bin storage area for exclusive use, positioned beside the respective dwelling.	Complies

	C2.0 Parking and Sustainable Transport C	ode
Scheme Standard	Planner's Assessment	Assessed Outcome
C2.5.1	Car parking numbers	
A1	Table C2.1 requires two car parking spaces for every two or more bedroom dwelling and one dedicated visitor car parking space per four dwellings for multiple dwelling developments.	Complies
	The proposal is for four multiple dwellings.	
	In this instance, each proposed dwelling will be provided with two dedicated car parking spaces and one visitor parking spaces will be provided.	
C2.5.2	Bicycle parking numbers	
A1	Table C2.1 does not set a requirement for bicycle parking spaces to be provided for dwellings within the General Residential zone.	Not Applicable
C2.5.3	Motorcycling parking numbers	
A1	Less than 20 car parking spaces are required.	Not Applicable
C2.5.4	Loading bays	
A1	Clause 2.5.4 does not apply to the Residential use class in accordance with clause C2.2.3 of the Scheme.	Not Applicable
C2.5.5	Number of car parking spaces within the General Re Residential zone	esidential Zone and Inner
A1	The proposal does not involve a non-residential use.	Not Applicable

	C2.0 Parking and Sustainable Transport C	ode
Scheme Standard	Planner's Assessment	Assessed Outcome
C2.6.1	Construction of parking areas	
A1	All proposed parking, accessway, manoeuvring and circulation areas will be constructed with a concrete or sealed surface and will be drained to a legal stormwater discharge point.	Complies
C2.6.2	Design and Layout of parking areas	
A1.1(a)	The proposal satisfies clause (a).	Complies
A1.1 (a)(i)	The driveway and internal access areas will have a gradient of less than 10% which complies with the standard.	
A1.1 (a)(ii)	The Traffic Impact Assessment (TIA) submitted with the application demonstrates that the proposal provides for vehicles to enter and exit the site in a forward direction.	
A1.1 (a)(iii)	The proposal includes two driveway crossovers that are each 6m wide. This complies with Table C2.2.	
A1.1 (a)(iv)	The Traffic Impact Assessment (TIA) submitted with the application demonstrates that the proposed parking space dimensions comply with Table C2.3.	
A1.1 (a)(v)	Each car parking space will have an adjacent access aisle width of a minimum of 6.4m (including the corresponding road width of East Street), satisfying Table C2.3.	

	C2.0 Parking and Sustainable Transport C	ode
Scheme Standard	Planner's Assessment	Assessed Outcome
A1.1 (a)(vi)	All parking spaces will have a minimum vertical clearance of 2.1m.	
A1.1 (a)(vii)	Car parking spaces associated with each proposed dwelling will be delineated insofar as they will be located within their associated attached garage or within their individual curtilage. The visitor parking space will be separately identifiable from the other parking spaces.	
A1.1(b)	Subclause A1(a) has been relied upon for assessment of the Standard.	
A1.2	Accessible parking spaces are not required to be provided for single and multiple dwellings.	
C2.6.3	Number of accesses for vehicles	
A1	The proposal includes two vehicle crossings from East Street.	Relies on Performance Criteria
A2	The site is not in the Central Business zone.	Not Applicable
C2.6.5	Pedestrian access	
A1.1-A1.2	The proposal requires less than 10 car parking spaces.	Not Applicable
	Accessible parking spaces are not required to be provided for the proposal.	

C2.0 Parking and Sustainable Transport Code			
Scheme Standard	Planner's Assessment	Assessed Outcome	
C2.6.6 – C2.7.1	These clauses are not applicable for a residential use for multiple dwellings in the General Residential Zone.	Not Applicable	

	3.0 Road and Railway Assets Code	
Scheme Standard	Planner's Assessment	Assessed Outcome
C3.5.1	Traffic generation at a vehicle crossing, level crossing	ng or new junction
A1.1	East Street is not a category 1 or limited access road.	Not Applicable
A1.2	The proposal requires new vehicle crossings from East Street.	Relies on Performance Criteria
	A Traffic Impact Assessment has been provided to address the requirements of the Code.	
A1.3	The proposal does not involve a private level crossing.	Not Applicable
A1.4	The proposal requires two new vehicle crossings and therefore will not increase traffic at an existing crossing.	Not Applicable
A1.5	East Street is not a major road.	Not Applicable

	9.0 Attenuation Code	
Scheme Standard	Planner's Assessment	Assessed Outcome
C9.5.1	Activities with potential to cause emissions	
A1	The proposal does not involve a use specified within Tables C9.1 and C9.2.	Not Applicable
C9.5.2	Sensitive use within an attenuation area	
A1	The proposal involves a sensitive use within the Carrick Speedway Attenuation Area, which applies within 3km from the boundary the speedway site. There is no Acceptable Solution.	Relies on Performance Criteria

8.0 General Residential Zone

8.4.2 Setbacks and building envelope for all dwellings

Objective

Planning Scheme Provision

The siting and scale of dwellings:

- (a) provides reasonably consistent separation between dwellings and their frontage within a street;
- (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
- (d) provides reasonable access to sunlight for existing solar energy installations.

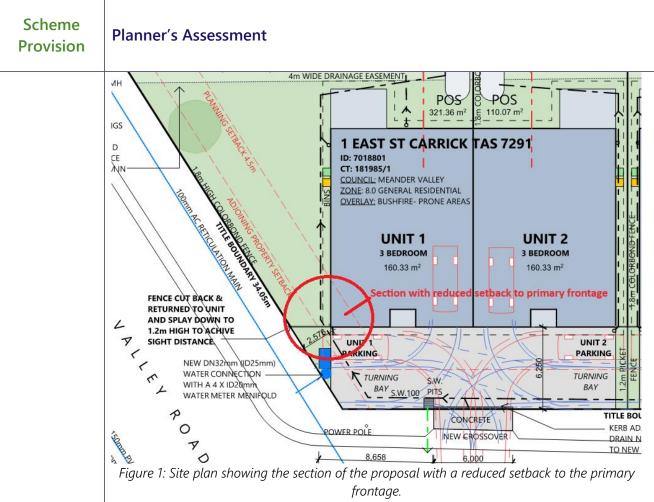
Performance Criteria P1

A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P1 and is consistent with the objective.

Scheme Provision	Planner's Assessment
8.4.2 Performance Criteria P1	The proposed Unit 1 will be the closest building to the primary frontage to Meander Valley Road, with a setback of 2.57m. The building is positioned at an angle to the boundary, so the setback increases from the front to the rear of Unit 1, such that only the corner of the dwelling is positioned within the 4.5m setback required in the Acceptable Solution, as shown in the excerpt from the site plan below:



Other dwellings within the streetscape (defined as 100m each side of the lot on the same street) have setbacks below 4.5m to Meander Valley Road, so the proposal is not out of character in this regard. These buildings include:

25 Meander Valley Road	0m
17 Meander Valley Road	2.2m
15 Meander Valley Road	3.3m
11-13 Meander Valley Road	1.4m

While Meander Valley Road is the primary frontage, the proposed dwellings are designed to face East Street where they will be accessed from. The dwellings are single storey and will be positioned at angle to the Meander Valley Road frontage.

Overall, it is considered that the primary frontage setback is compatible with the streetscape and satisfies the requirements of this standard.

8.4.2 Setbacks and building envelope for all dwellings

Objective

The siting and scale of dwellings:

- (a) provides reasonably consistent separation between dwellings and their frontage within a street;
- (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
- (d) provides reasonable access to sunlight for existing solar energy installations.

Performance Criteria P3

The siting and scale of a dwelling must:

- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
 - (ii) overshadowing the private open space of a dwelling on an adjoining property;
 - (iii) overshadowing of an adjoining vacant property; and
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
 - (i) an adjoining property; or
 - (ii) another dwelling on the same site.

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P3, and is consistent with the objective.

Scheme Provision	Planner's Assessment
8.4.2 Performance	The proposal does not satisfy the corresponding Acceptable Solution on the basis that the proposed development does not satisfy the primary frontage setback. It is observed that the proposed buildings satisfy all other parts of

Scheme Provision	Planner's Assessment
Criteria P3(a)(i)	the building envelope and setback requirements for the secondary frontage and eastern and southern boundaries.
	The proposed dwellings are positioned in a line running generally north to south. The adjoining land on the southern side is vacant. The nearest adjoining dwelling to the east is approximately 20m away from the proposed dwellings.
	Shadow diagrams provided with the application demonstrate that the proposed development will not cause an unreasonable loss of amenity by causing a reduction of sunlight to a habitable room of a dwelling on an adjoining property.
8.4.2 Performance Criteria P3(a)(ii)	Shadow diagrams provided with the application demonstrate that the proposed development will not cause an unreasonable loss of amenity by way of overshadowing of the private open space of a dwelling on an adjoining property.
8.4.2 Performance	The proposed dwellings are positioned in a line running generally north to south. The adjoining land on the southern side is vacant.
Criteria P3(a)(iii)	Unit 4 is the closest to the southern side boundary, with a minimum setback of 2.355m. The dwelling is positioned at an angle to the boundary, so the setback increases along the wall to approximately 11.5m at the south-western corner.
	Shadow diagrams provided with the application demonstrate that the proposal will not cause an unreasonable loss of amenity to this property.
8.4.2 Performance	The proposed dwellings are single storey and are positioned towards the middle of the lot, with reasonable setbacks to most boundaries.
Criteria P3(a)(iv)	The proposal dwellings are well separated from adjoining properties with established gardens and trees providing additional visual buffers from the nearest dwellings on the eastern side and to the west across East Street.
	Overall, the proposal will not cause an unreasonable loss of amenity by visual impacts when viewed from adjoining properties.

Scheme Provision	Planner's Assessment
8.4.2 Performance Criteria	The site is adjoined by a dwelling on the eastern side, vacant land to the south and roads on the other two frontages.
P3(b)	The proposed dwellings will be positioned more than 7.5m from the eastern boundary and around 20m from the adjoining dwelling on this side.
	As such, the proposal will provide for a high level of separation between the proposed dwellings and those on adjoining properties that is consistent with the character of the area.
8.4.2 Performance Criteria P3(c)	The proposed dwellings will not cause a reduction in sunlight to an existing solar energy installation either adjoining the property or on the same site.

	8.4.7 Frontage fences for all dwellings
	Objective
	The height and transparency of frontage fences:
u C	(a) provides adequate privacy and security for residents;
Planning Scheme Provision	(b) allows the potential for mutual passive surveillance between the road and the dwelling; and
P P	(c) is reasonably consistent with that on adjoining properties.
me	Performance Criteria P1
che	A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:
g S	(a) provide for security and privacy while allowing for passive surveillance of the
nin	road; and
lan	(b) be compatible with the height and transparency of fences in the street, having
<u> Д</u>	regard to:
	(i) the topography of the site; and
	(ii) traffic volumes on the adjoining road.

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P1 and is consistent with the objective.

Scheme Provision	Planner's Assessment
8.4.7 Performance Criteria P1	The proposal seeks approval for a 1.8m high solid fence that has already been constructed on the Meander Valley Road frontage without a permit. Properties fronting Meander Valley Road have a variety of frontage fences, including some solid fences and hedges. However, predominantly fences in the area are lower and/or more transparent and provide a high degree of passive surveillance between the road and dwellings. In this case the Meander Valley Road frontage will be the side boundary for the proposed dwellings. The nominated private open space areas for the dwellings will be located to the rear of the buildings, against the side boundary and with good separation from Meander Valley Road. A higher fence is therefore not necessary to achieve privacy for these areas. Additionally, there is good opportunity for additional screening to be achieved for Unit 1 if desired within the boundary of the site. The Traffic Impact Assessment requires part of the fence to be removed to allow for the necessary sight distance for vehicles using the intersection. The recommended conditions include this requirement. Overall, it is considered that the constructed fence is not consistent with the Performance Criteria P1 or Objective of the standard as it is not compatible with other fences in the street, is not required for privacy and does not allow an adequate level of passive surveillance. A condition is recommended to require the fence to be altered to satisfy the applicable exemption of the planning scheme (4.6.3), which requires the top of the fence above 1.2m to have a uniform transparency of at least 30%, excluding posts or uprights.

C2.0 Parking and Sustainable Transport Code

C2.6.3 Number of accesses for vehicles

Objective

That:

Planning Scheme Provision Lead Lea

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

Performance Criteria P1

The number of accesses for each frontage must be minimised, having regard to:

- (a) any loss of on-street parking; and
- (b) pedestrian safety and amenity;
- (c) traffic safety;
- (d) residential amenity on adjoining land; and
- (e) the impact on the streetscape.

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P1, and is consistent with the objective.

Scheme Provision	Planner's Assessment
C2.6.3 Performance Criteria P1	The proposal includes two vehicle crossings from East Street. The area has a low demand for on-street parking and sufficient space will remain for any required on-street parking on both frontages of the site and adjoining properties. There is no footpath or other provisions for pedestrians in East Street. There is a sealed footpath on the Meander Valley Road frontage. Pedestrians will be able to continue to use the edge of the road, with sufficient opportunities to avoid cars entering and leaving the site between the two vehicle crossings. Traffic safety has been considered in the Traffic Impact Assessment submitted with the application and found to be satisfactory.

12.1.9 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	The proposal will create two 6m wide sealed vehicle crossings entering the site, with the grassed swale drains remaining in the road verge across the rest of the East Street frontage. The parking and manoeuvring areas in front of the dwellings will be sealed, presenting a large area of hardstand within the site. The streetscape will be altered by the proposal, however the impacts will be of a reasonable extent and of an expected nature in an urban zoned area noting that clause C2.6.8 allows parking spaces and vehicle turning areas to be located in front of the building line within the General Residential Zone. Overall, it is considered that the proposed access arrangements are acceptable and compatible with the safety and amenity of the area.

C3.0 Road and Railway Assets Code

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Objective

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Performance Criteria P1

Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

- (a) any increase in traffic caused by the use;
- (b) the nature of the traffic generated by the use;
- (c) the nature of the road;
- (d) the speed limit and traffic flow of the road;
- (e) any alternative access to a road;
- (f) the need for the use;
- (a) any traffic impact assessment; and
- (h) any advice received from the rail or road authority.

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P1 and is consistent with the objective.

Scheme Provision	Planner's Assessment
Performance Criteria C3.5.1 P1	The proposal includes two vehicle crossings from East Street. A Traffic Impact Assessment by a suitably qualified person (Traffic Impact Assessment 1 East Street Carrick by Traffic & Civil Services [Richard Burk], dated August 2023) has been provided to address the requirements of the Code. The TIA indicates that the proposal will generate 24 vehicle movements per day of residential traffic. The TIA finds that the traffic generated can safely be catered for by the existing road network, including the junction of East Street with Meander Valley Road.

12.1.9 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	Overall, the TIA concludes that the proposed development will not cause any traffic safety or efficiency issues in the area.
	Council is the road authority for East Street. The final design of the access and parking has been delivered with consideration of the requirements and comments of the road authority.
	The Department of State Growth is the road authority for Meander Valley Road. The application was referred to the Department and the response did not raise any issues or concerns with the proposed development.
	Overall, it is concluded that the proposal will not cause any adverse effects on the safety and efficiency of the road network.

C9.0 Attenuation Code

C9.5.2 Sensitive use within an attenuation area

Objective

Planning Scheme Provision

That sensitive use located within an attenuation area does not interfere with or constrain the operation of an existing activity listed in Tables C9.1 or C9.2.

Performance Criteria P1

Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:

- (a) the nature of the activity with potential to cause emissions including:
 - (i) operational characteristics of the activity;
 - (ii) scale and intensity of the activity; and
 - (iii) degree of hazard or pollution that may be emitted from the activity;
- (b) the nature of the sensitive use;
- (c) the extent of encroachment by the sensitive use into the attenuation area;
- (d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity;
- (e) any advice from the Director, Environment Protection Authority; and
- (f) any advice from the Director of Mines.

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P1 and is consistent with the objective.

Scheme Provision	Planner's Assessment
C9.5.2 Performance Criteria	The proposal is for four residential dwellings. A dwelling meets the definition of a sensitive use.
P1	The proposal is within the attenuation distance of the Carrick Motor Speedway (3000m).
	Council's Environmental Health Officers have provided the following comments regarding the application:
	Section C9.0 Attenuation Code of the Tasmanian Planning Scheme – State Planning Provisions includes an attenuated distance of 3000 metres for motor racing or performance trials. The proposed development site at 1 East Street, Carrick is approximately 600m from the existing Carrick Speedway racetrack,

Scheme Planner's Assessment Provision accessed from East Street, Carrick, which has been operating motor racing events since the late 1960's. The speedway currently hosts 10 to 12 race events between September and April each year, with the duration of racing at each event being approximately 6 hours. A noise assessment was undertaken by Pitt & Sherry in 2018 to support a development application for a subdivision in Charlies Lane, Carrick, located to the immediate south of the speedway site. The report concluded that a residence built on the subdivided site will experience 'intrusive noise', similar to urban traffic noise. However, the impact of the noise may be mitigated by appropriate architectural design and that a modern home built in accordance with the energy efficiency requirements of the National Construction Code of Australia will achieve a very good noise attenuation. With such measures in place, the residents of these dwellings will not be subject to unreasonable emissions of noise while in their home. The assessment by Pitt & Sherry included noise modelling that extended beyond the subject subdivision site, encompassing the majority of the Carrick township. Council has obtained permission form the developer of the subdivision to utilise the noise report and modelling in the future when assessing the development of a sensitive use located within the attenuated distance of the speedway. This alleviates the need for each applicant to provide supporting technical information to address the requirements of the Attenuation Code. The modelling suggests that the likely impact of the noise from the speedway at the proposed development site will be notably reduced [between ~12 db(A) and 16 db(A)] when compared with the subdivided land in Charlies Lane, i.e. subject of the noise assessment. Taking these factors into consideration, it can be concluded that the construction of a sensitive use at 1 East Street will not interfere or constrain the operation of the existing activity (speedway), having regard to its operational characteristics, scale and intensity, and degree of hazard or pollution that may be emitted from the activity, together with measures in design and construction of the development which can be taken to mitigate or manage the effects of emissions form the activity. Advice from the Director, Environmental Protection Authority or Director of Mines is not required for the proposed development.

12.1.9 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
C9.5.2 Performance Criteria P1(a)	As stated above, the proposed development site at 1 East Street, Carrick is approximately 600m from the existing Carrick Speedway, which has been operating motor racing events since the late 1960's. The Carrick Speedway hosts approximately 12 racing events per year. Events commence in the late afternoon and go into the evening until 10-11pm (approximately six hours). The track is solid clay and 395m in length and features track lighting.
C9.5.2 Performance Criteria P1(b)	The new sensitive uses are four multiple dwelling. A modern home built in accordance with the energy efficiency requirements of the National Construction Code of Australia will achieve satisfactory noise attenuation.
C9.5.2 Performance Criteria P1(c)	The proposed dwellings are further from the speedway than other recently constructed dwellings in the area.
C9.5.2 Performance Criteria P1(d)	It can be concluded that the construction of four dwellings at 1 East Street will not interfere or constrain the operation of the existing activity (speedway), having regard to its operational characteristics, scale and intensity, and degree of hazard or pollution that may be emitted from the activity, together with measures in design and construction of the development which can be taken to mitigate or manage the effects of emissions from the activity.
C9.5.2 Performance Criteria P1(e)	Advice from the Director, Environment Protection Authority is not required for this proposed development as EPA Tasmania do not regulate the attenuated activity.
C9.5.2 Performance Criteria P1(f)	Advice from the Director of Mines is not required for this proposed development as MRT do not regulate the attenuated activity.

12.1.9 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
C9.5.2 Performance Criteria P1 Summary	The assessment by Pitt & Sherry included noise modelling that extended beyond the subject development site, encompassing most of the Carrick township. Noise may be mitigated by appropriate architectural design and that a modern home built in accordance with the energy efficiency requirements of the National Construction Code of Australia. Based on the assessment by Pitt and Sherry, it is concluded that the residents of these dwellings will not be subject to unreasonable emissions of noise while in their home. As such, the proposal is considered to satisfy the performance criteria and is consistent with the objectives. The proposed development is considered consistent with the Objective and Performance Criteria.

APPLICATION FORM



PLANNING PERMIT

Land Use Planning and Approvals Act 1993

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

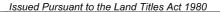
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Is your applicat Have you alrea Is a new vehicle	dy received a	Planning R	eview for this			_ Y	es es		lo	Indic	ate by ✓	box	
PROPERTY DE	TAILS:												
Address:	1 Ea		Certificate of Title: 181985/1										
Suburb:	Carrick, TAS 7291						Lot No:						
_and area:	1752	1752					m² / ha						
Present use of Vacant Land						(vacant, residential, rural, industr							
Heritage Listed DETAILS OF U		Yes											
Indicate by ✓ box	Buildin	g work Y	☐ Change	e of use		Subdi	visior	า	De	emoli	tion		
Total cost of deve (inclusive of GST):	lopment	\$ 980,00	00	Includes tot	al cost o	f building w	ork, la	ndscap	ing, road	works	and infra	structure	
Description of work:	ew Multiple	e Units										***************************************	
Use of building:	(main use of proposed building – dwelling, garage, farm buil factory, office, shop)							building					
New floor area:	644	m ²	New bui	ilding heig	ht:	4.63	m						
Materials:	External wa	External walls: brick veneer				Colour	:				***************************************		
	Roof cladd	ing: Co	lorbond		***************************************	Colour				***************************************			

Document Set ID: 1850449 Version: 1, Version Date: 28/08/2023



RESULT OF SEARCH

RECORDER OF TITLES





SEARCH OF TORRENS TITLE

VOLUME	FOLIO
181985	1
EDITION	DATE OF ISSUE
4	07-Jun-2023

SEARCH DATE : 24-Aug-2023 SEARCH TIME : 10.09 AM

DESCRIPTION OF LAND

Town of CARRICK

Lot 1 on Plan 181985

Derivation: Part of Lot 29, 2568 Acres Granted to Thomas

Reibey.

Derived from A24954

SCHEDULE 1

N121044 TRANSFER to DARREN ROBERT BADCOCK Registered

03-Mar-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any M992130 BURDENING EASEMENT: a Service Easement (appurtenant to Lot 1 on Plan 125791) over the land marked Pipeline and Services Easement 4.00 wide on Plan 181985 Registered 07-Jun-2023 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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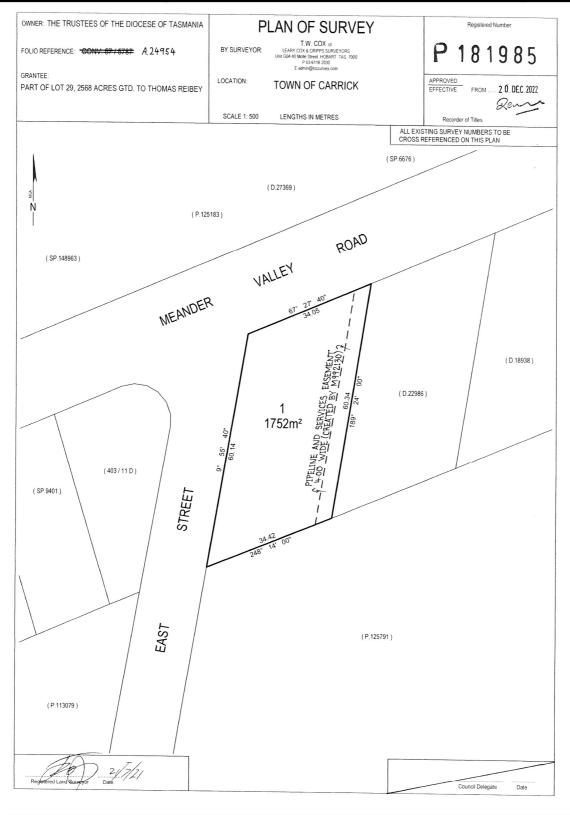


FOLIO PLAN

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980



Search Date: 24 Aug 2023

Search Time: 10:09 AM

Volume Number: 181985

Revision Number: 02

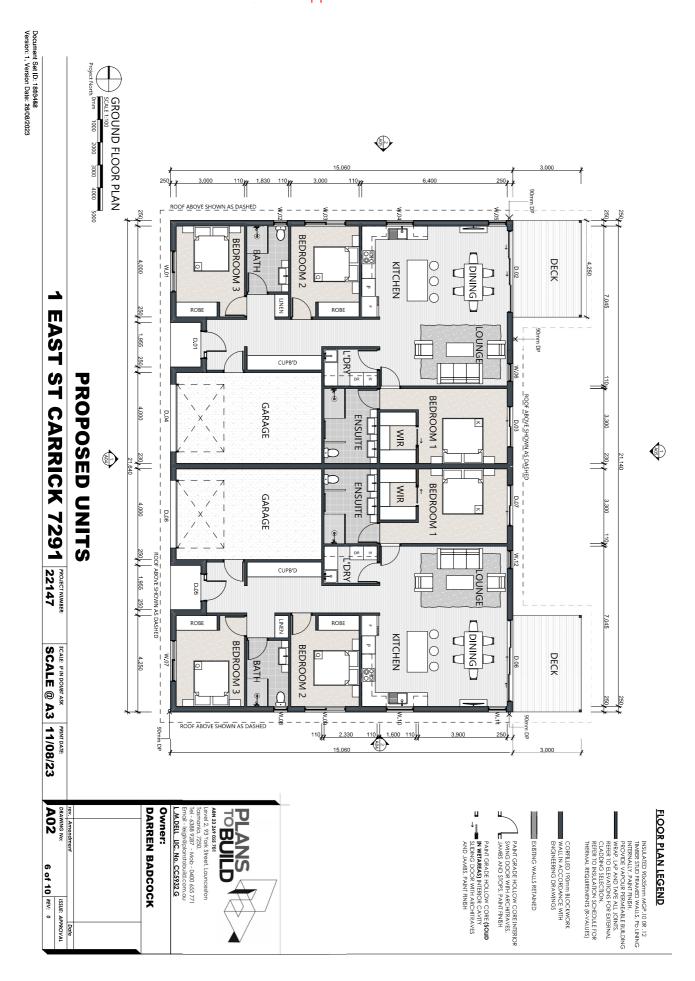
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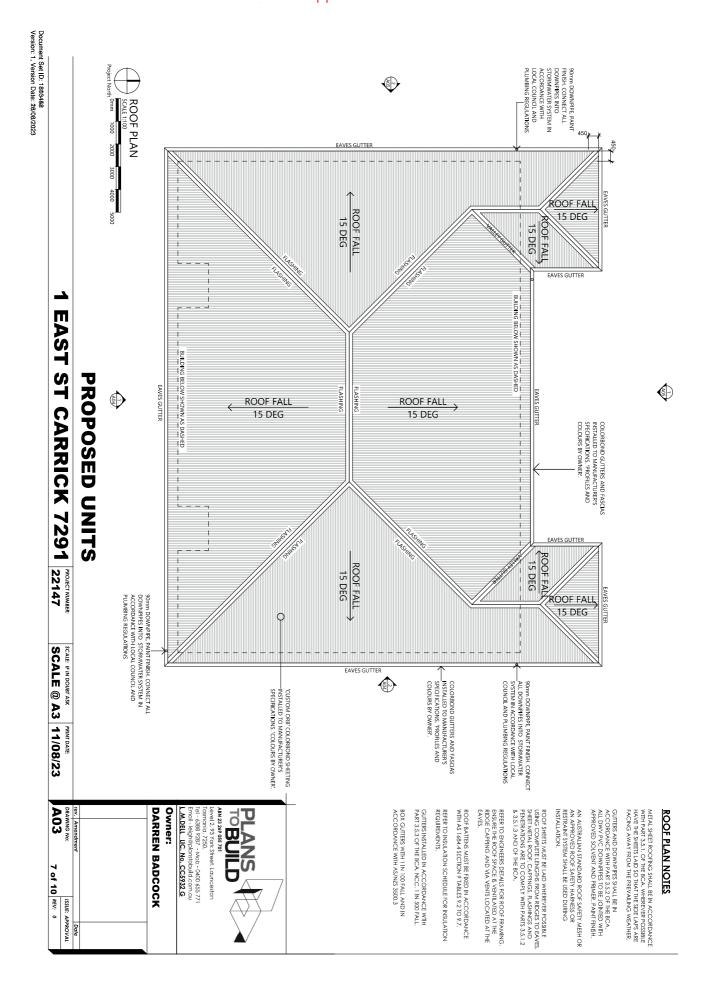
www.thelist.tas.gov.au

LOCATION PLAN training track FLOOR AREAS: UNIT 1-161m² UNIT 2-161m² DECK- 13m² DECK- 13m² SITE OVERLAYS: BUSH-FIRE PRONE AREAS PROJECT INFORMATION: MEANDER VALLEY A00 A01 A02 A03 A04 A05 A06 DRAWING SCHEDULE O COVER PAGE 1 SITE PLAN 2 FLOOR PLAN 3 ROOF PLAN 4 ELEVATIONS 5 ELEVATIONS 5 SHADOW DIAGRAMS SCALE @ A3 11/08/2023 Α3 UNIT 3-161m² DECK- 13m² SITE CLASSIFICATION : WIND REGION: UNIT 4-161m² DECK- 13m² MODERATE 7 CLIMATE ZONE: ALPINE AREA: BUSHFIRE ATTACK LEVEL: Z Z WIND SPEED T2.5 TBA 22147 181985/1 LAND TITLE, VOLUME & FOLIO IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORE SHALL BE IN STRICT COMPLIANCE WITH COUNCIL IAWS. REFERENCED AUSTRALIAN STANDARDS. BUILDING ACTS & REGULATIONS. REFER. ALSO TO THE GENERAL Tasmania, 7250. Tel - 6388 9287 - Mob - 0400 655 771 Email - leigh@planstabuild.com.au L.M.DELL LIC. No. CC5932 G A00 ALL DRAWNICS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS. THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS, A LAND SURPEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS. THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS. THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS. REQUIREMENTS PAGE. GENERAL NOTES: 4 of 10 REV: 0 ISSUE: APPROVAL

PROPOSED UNITS

at 1 EAST ST CARRICK 7291 for DARREN BADCOCK









1 EAST STREET, CARRICK

UNIT DEVELOPMENT

TRAFFIC IMPACT ASSESSMENT

AUGUST 2023





1 East Street, Carrick Unit Development

TRAFFIC IMPACT ASSESSMENT

- Final #2
- August 2023

Traffic & Civil Services ABN 72617648601 1 Cooper Crescent RIVERSIDE

Launceston TAS 7250 Australia

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1 | P a g e

Traffic Impact Assessment



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Traffic Impact Assessment



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Document history and status

Revision	Date issued	Reviewed by	Approved by	Date approved	Revision type
1	17 th April 2023	R Burk	R Burk	17 th April 2023	Draft
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1. Introduction

1.1 Background

This TIA reviews the proposed multiple dwelling development at 1 East Street, Carrick. The review considers the adjacent road network, road safety, parking requirements and impact of traffic due to the proposal.

This Traffic Impact Assessment (TIA) should be submitted with the development application for the proposal and has been prepared based on Department of State Growth guidelines and provides details as follows:

- Anticipated additional traffic and pedestrian movements.
- The significance of the impact of these movements on the existing road network
- Any changes required to accommodate the additional traffic.

1.2 Objectives

A traffic impact assessment is a means for assisting in the planning and design of sustainable development proposals that consider:

- Safety and capacity
- Equity and social justice
- Economic efficiency and the environment and
- Future development with traffic projections for 10 years

1.3 Scope of Traffic Impact Assessment (TIA)

This TIA considers in detail the impact of the proposal on East Street and the junction with Meander Valley Secondary Road (MVSR).

1.4 References

- AS /NZS 2890.1- 2004 Off-street carparking
- RTA Guide to Traffic Generating Developments 2002
- Tasmanian Planning Scheme Meander Valley
- Austroads Guidelines
 - o Road Design Part 4A: Unsignalised & Signalised Intersections 2021
 - o Traffic Management Part 6: Intersections, Interchanges & Crossings 2020.

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1.5 Statement of Qualifications and Experience

This TIA has been prepared by Richard Burk, an experienced and qualified traffic engineer in accordance with the requirements of the Department of State Growth's guidelines and Council's requirements.

Richard Burk is an experienced and qualified traffic engineer with:

- 36 years professional experience in road and traffic engineering industry
 - o Director Traffic and Civil Service Pty Ltd since May 2017.
 - Manager Traffic Engineering at the Department of State Growth until May 2017.
 - Previous National committee membership with Austroads Traffic Management Working Group and State Road Authorities Pavement Marking Working Group
- Certified Professional Engineer with Engineers Australia
- 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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IVIL SERVICES

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

MVSR Meander Valley Secondary Road

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2. Site Description

The 1 East Street development site is on the South East corner of the MVSR / East Street junction as shown in Figures 1&2. The topography is flat and cleared and within an urban residential setting.

Tidentify Results
One feature

Warning - Property boundaries are indicative
Property ID
Tolssol
Tide Reference
161985/1

Figure 2 – Development site – 1 East Street, Deloraine



Source: LISTmap, DPIPWE

Source: LISTmap, DPIPWE

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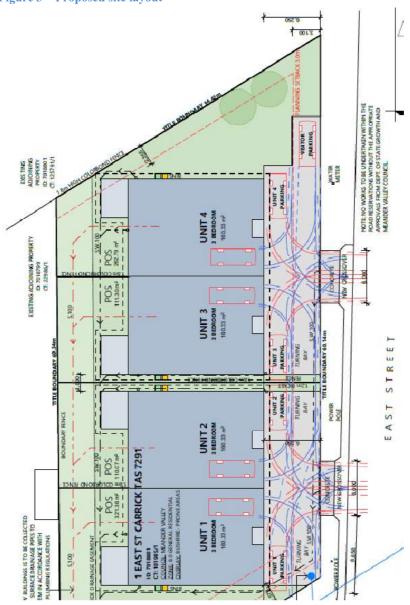


3. Proposal, Planning Scheme and Road Owner objectives.

3.1 Description of Proposed Development

The proposal is to develop 1 East Street with 4*3-bedroom units, see Figure 3. Layout plans are attached in Appendix A.

Figure 3 – Proposed site layout

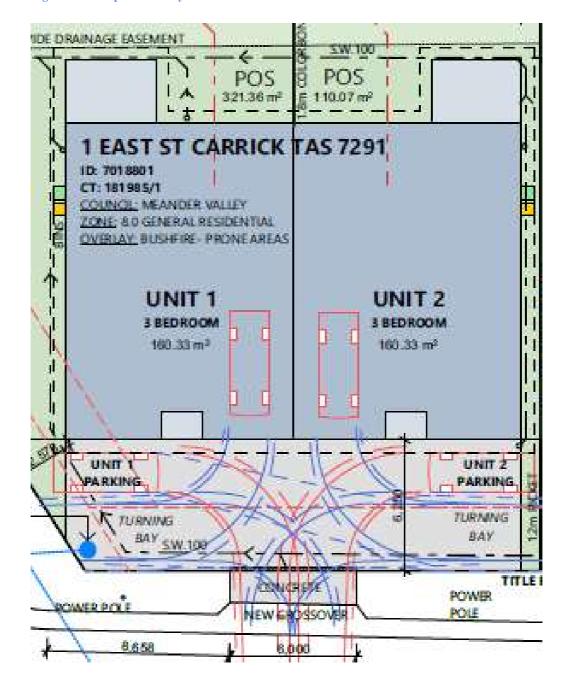


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Figure 3a – Proposed site layout Units 1 & 2

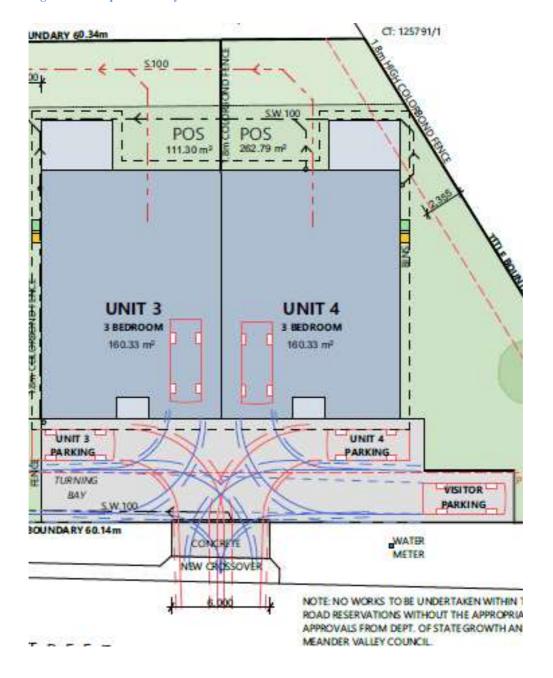


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Figure 3b- Proposed site layout Units 3 & 4



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3.2 Council Planning Scheme

The proposed development involves land currently zoned in accordance with the Tasmanian Planning Scheme – Meander Valley, see Figure 4.

Tasmanian Planning Scheme - Zones More Information Transparency: Zoom to layer's extent Filter or Search Layer | Show: All General Residential Inner Residential Low Density Residential Rural Living Village Urban Mixed Use Local Business General Business Central Business Commercial Light Industrial General Industrial Rural Agriculture Landscape Conservation Environmental Management Major Tourism Port and Marine Utilities Community Purpose Recreation Open Space Future Urban Particular Purpose Source: LISTmap, DPIPWE

Figure 4 – Zoning for 1 East Street is General Residential

3.3 Local Road Network Objectives

The Meander Valley Community Strategic Plan 2014-2024 is a ten-year plan that outlines the future strategic directions for the Meander Valley Council including future direction for planned infrastructure services. Strategic infrastructure and transport network outcomes contained in the plan include:

- The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.
- The Meander Valley transport network meets the present and future needs of the community and business.

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4. Existing Conditions

4.1 Transport Network

The adjacent road network consists of Meander Valley Secondary Road (MVSR) which is a State Road and East Street which is a Council Road.

4.1.1 Meander Valley Secondary Road

Meander Valley Secondary Road (MVSR) also known as Meander Valley Road, is a Category 5 Other Road in the State Road Hierarchy with some 3,236 vpd (2021) through Carrick, see Appendix B. The road has a 60km/h speed limit and is not part of the Tasmanian 26m B Double Network, see Appendix C, and functions as a Sub Arterial Road.

The seal width is typically 12.8m from face to face of kerb with on street parking and footpath both sides. The road is delineated with a Separation line and street lighting.

4.1.2 East Street

East Street is an urban sealed two-way residential street with open roadside drains and no footpaths. The posted speed limit is 50km/h and the seal width varies from 6.2m to 9m wide at the MVSR junction. AADT is estimated at 750vpd, see Appendix D. The road has street lighting and some line marking.

4.1.3 Meander Valley Secondary Road / East Street Junction

The MVSR / East Street junction layout and approaches are shown in Figures 5 - 10.



Figure 5 - Aerial view of MVSR / East Street junction

Source: LISTmap, DPIPWE

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Figure 6 – Elevation view of MVSR / East Street junction.



East Street is 9.0m wide from face to face of kerb.

Figure 7 – Looking right along MVSR from East Street.



Sight distance right is 150m.

Figure 8 - Looking left along MVSR from East Street.



Sight distance left is 150m.

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Figure 9 – MVSR Western approach to East Street.



Figure 10 – MVSR Eastern approach to East Street.



4.1.4 1 East Street

The proposed accesses and approaches to 1 East Street are shown in Figures 11 to 24.

Figure 11 – Aerial view of 1 East Street accesses



Source: LISTmap, DPIPWE

Driveway to Units 1 & 2

Driveway to Units 3 & 4

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Figure 12 – Elevation view of driveway to Units 1 &2



Figure 13 – Looking right along East Street from driveway to Units 1 &2



Sight distance right is 25m.

35m can be achieved by splaying down the fence approaching the corner, see Figures 14 & 15.





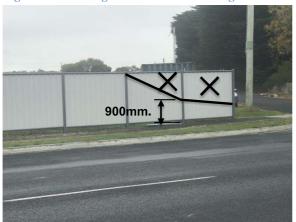
Splay fence to establish sight distance.

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Figure 15–Looking Left from MVSR along East Street at driveway to Units 1 &2



Splay fence to establish sight distance.

Figure 16 – Looking left along East Street from driveway to Units 1 &2.



Sight distance left is 235m.

Figure 17 – East Street Northern approach to driveway to Units 1 &2



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Figure 18 – East Street Southern approach to driveway to Units 1 &2



Figure 19 – Elevation view of driveway to Units 3 & 4



Figure 20 – Looking right along East Street from driveway to Units 3 & 4



Sight distance right is 50m.

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Figure 21 – Looking left along East Street from driveway to Units 3 & 4.



Sight distance left is 220m.

Figure 22 – East Street Northern approach to driveway to Units 3 & 4



Figure 23 – East Street Southern approach to driveway to Units 3 & 4 $\,$



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Figure 24 – East Street Southern approach at driveway to Units 3 & 4



4.2 Traffic Activity

Estimated activity as follows is based on DSG and TCS traffic survey data attached in Appendix B & D:

- MVSR (270m East of East Street)
 - o 3154 vpd (2014)
 - o 3236 vpd (2021)
 - o 3,270 vpd (2023)
 - o 3,400 vpd (2033) based on compound annual traffic growth of 0.4%
- East Street (at MVSR junction)
 - o 750 vpd (2023)
 - o 775 vpd (2033) based on compound annual traffic growth of 0.4%

4.3 Crash History

The Department of State Growth is supplied with reported crashes by Tasmania Police. The Department maintains a crash database from the crash reports which is used to monitor road safety, identify problem areas and develop improvement schemes. The 5-year reported crash history for East Street to date for the 2018 – 2023 period records no reported crashes as at 30th March 2023.

4.4 Services

There do not appear to be any services that would be disaffected by the proposed vehicular access to the development site. Additional street lighting or roadside furniture is not required.

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4.5 Road Safety Review

From inspection of East Street and the junction with MVSR no road safety deficiencies were detected in the vicinity of the proposal however the front fence along MVSR excessively limits sight distance to the proposed driveway access to units 1& 2.

4.6 Austroads Safe System Assessment

East Street has been assessed in accordance with the Austroads Safe System assessment framework. This framework involves consideration of exposure, likelihood and severity to yield a risk framework score. High risk crash types and vulnerable road user crash types are assessed for each site and aggregated to provide an overall crash risk. Crash risk is considered in terms of three components:

- Exposure (is low where low numbers of through and turning traffic) i.e.1 out of 4
- Likelihood (is low where the infrastructure standard is high) i.e. 1 out of 4
- Severity (is low where the speed environment is low) i.e. 1 out of 4

The Austroads Safe System Assessment process enables the relative crash risk of an intersection or road link to be assessed. Vulnerable Road users are considered along with the most common crash types.

The crash risk score indicates how well the infrastructure satisfies the *safe system objective* which is for a forgiving road system where crashes do not result in death or serious injury.

Safe system assessment of East Street reveals evidence of good alignment with the safe system objective with a crash risk score of 21/448, see Appendix F and Figure 25.

Figure 25 – Austroads Safe System Assessment alignment between crash score and risk



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4.7 Sight Distance Review

Sight distance availability and requirements are summarised in Figure 26.

Figure 26 – Sight Distance Summary

	Road Frontage Sight Distance					
Junction Major Rd - Minor Rd	Speed Limit	Speed Environment	invironment SISD(m)	Available		SSD (m)
	(km/h)	(km/h)	Austroads	Left(m)	Right(m)	AS/NZS 2890.1
MVSR - East	60	60	123	150	150	
East - Units 1&2	50	40	73	235	35*	35
East - Units 3&4	50	40	73	220	50	35

Compliant with	C
Austroads SISD	

Compliant with AS / NZS 2890.1 SSD

* SSD of 35m can be achieved by splaying down the fence on both approaches to the corner.

The speed environment on East Street in the vicinity of the accesses to Units 1 to 4 is estimated at 40km/h because the development is near a T junction.

Typically, the speed environment along a road varies as a function of distance from an intersection, especially T junctions:

- Speed environments peak between intersections as vehicles have had an opportunity to approach the speed limit,
- Speed environments are at a minimum at T junctions where traffic must slow to negotiate the junction where turning speeds are typically in the 20-30 km/h range.

As the proposed accesses are within 35m of a T junction a 40km/h speed environment is considered conservative.

4.8 Access Standard

East Street is within a built-up urban area with General Residential zoning where LGAT Standard Drawings TSD-R09 for Urban Road driveways is applicable. This standard is accessible online at.

https://www.lgat.tas.gov.au/__data/assets/pdf_file/0027/813735/Tasmanian-Municipal-Standards-Drawings-v3-December-20202.pdf

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5. Traffic Generation and Assignment

This section of the report describes how traffic generated by the proposal is distributed within the adjacent road network now and in ten years (2033).

5.1 Traffic Growth

Compound annual traffic growth on MVSR and East Street for projection purposes is assumed to be 0.4% consistent with historic growth rate on MVSR., see Appendix B.

5.2 Trip Generation

The applicable traffic generation rates for the proposal are as follows for medium density residential buildings:

• 3 or more-bedroom units: 5-6.5vpd and 0.5-0.65vph

The proposal involves 4*3-bedroom units. Accordingly, once fully developed by 2033 the proposal will generate 24 vpd and 3 vph.

This is consistent with Traffic Generation Rates for Key Land Uses sourced from the RTA Guide to Traffic Generating Developments under section 1.4 References.

5.3 Trip Assignment

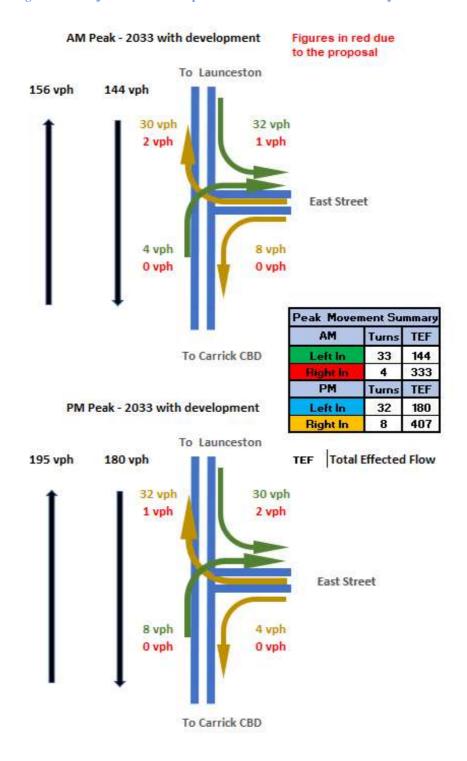
Figure 27 shows the traffic assignment for 2033 at the MVSR / East Street junction. Simple driveway layouts are adequate for the driveways to Units 1&2 and Units 3 &4.

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Figure 27 – Projected AM & PM peak traffic at MVSR / East Street junction 2033



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6. Impact on Road Network

6.1 Traffic impact on MVSR

2033 traffic flow on MVSR is estimated at 3,400 without the proposal. The proposal is estimated to add 24 vpd to traffic flow on MVSR which can easily be absorbed. These traffic activity levels are low so there are no capacity issues on the road or at the nearby junction with East Street. The MVSR / East Street junction is estimated to continue to operate at LOSA by 2033.

LOS descriptions are attached in Appendix E.

6.1 Traffic impact on East Street

2033 traffic flow on East Street is estimated at 775 vpd without the proposal. The proposal is estimated to add 24 vpd to traffic flow on MVSR which can easily be absorbed. These traffic activity levels are low so there are no capacity issues with the road or proposed driveways.

6.2 Junction warrants

Junction layouts are based on Austroads Guidelines which take into account the standard of the road, speed limit and through & side road traffic i,.e. Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings – 2020.

Figure 28 shows the relevant traffic movement summary and junction warrant for the MVSR/ East Street junction. The projected turning movements demonstrate that a Basic Right (BAR) and Basic Left (BAL) junction layout is warranted.

The existing junction layout footprint meets BAR and BAL standard.

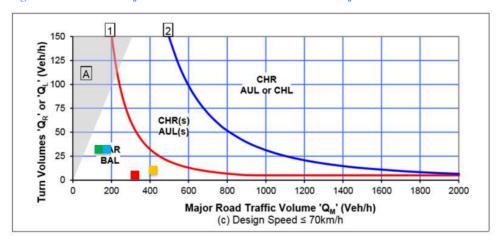
6.3 Proposed access and internal traffic management

The proposed access and driveway provide suitably for 2-way traffic. Garbage collection via Council's on street Garbage Collection service is assumed.

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Figure 28 - Austroads junction warrant - MVSR / East Street junction 2033



Source: Austroads GTM Part 6-2020

Peak Movement Summary						
AM Turns TE						
Left In	33	144				
Right In	4	333				
PM	Turns	TEF				
Left In	32	180				
Right In	8	407				

TEF Total Effected Flow

6.4 Other impacts

6.4.1 Environmental

No environmental impacts were identified in relation to:

- Noise, Vibration and Visual Impact
- Community Severance and Pedestrian Amenity
- Hazardous Loads
- Air Pollution, Dust and Dirt and Ecological Impacts
- Heritage and Conservation values

6.4.2 Street Lighting and Furniture

The proposal does not require additional street lighting in East Street or justify further roadside furniture such a bus shelters, seats, direction signs, cycle racks or landscaping.

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7. Tas. Plan. Scheme - Meander Valley

7.1 Road and Railway Assets Code C3

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Acceptable Solution A1.1 – For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:

- (a) A new junction
- (b) A new vehicle crossing.
- (c) A new level crossing.

Not applicable as the roads are not Category 1.

Acceptable Solution A1.2 – For a road, excluding a Category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.

Response to MVC Request for Additional Information dated 19th May 2023, correspondence PA \ 23\0227 21534, Item 2, has been included in this report. **A1.2 is satisfied.**

Acceptable Solution A1.3 – For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.

Not applicable as no new private level crossing is proposed.

Acceptable solution A1.4:

Vehicular traffic to and from the site, using and existing vehicle crossing or private level crossing will not increase by more than:

- (a) The amounts in Table C3.1
- (b) Allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road; and

From Table C3.1 for vehicle crossings on *Other roads*, the acceptable increase in AADT at the site is 20% or 40vpd whichever is greater. The proposal is estimated to generate peak arrival rate of 24vpd and 3vph accessing East Street (an urban residential street with estimated AADT 750 vpd (2023) i.e.an *Other Road*. **A1.4** is satisfied.

A1.5: Vehicular traffic must be able to enter and leave a major road in a forward direction. A1.5 is satisfied.

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C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

Acceptable Solution A1

Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be:

- (a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building;
- (b) an extension which extends no closer to the existing or future major road or rail network than:
 - (i) the existing habitable building; or
 - (ii) an adjoining habitable building for a sensitive use; or
- (c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the Noise Measurement Procedures Manual, 2nd edition, July 2008.

The proposal is not within a road or railway attenuation area. A1 is satisfied.

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Acceptable Solution A1

A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.

The proposal is not within a road or railway attenuation area. A1 is satisfied.

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7.2 Parking and Sustainable Transport Code C2

C2.5.1 Car parking numbers

Acceptable Solution A1

The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

- (a) The site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash in lieu) must be in accordance with that plan,
- (b) The site is contained within a parking precinct plan and subject to Clause C2.7,
- (c) The site is subject to Clause C2.5.5; or
- (d) It relates to an intensification of an existing use or development or a change of use where:
 - i. The number of onsite car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional onsite car parking is required; or
 - ii. The number of onsite car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:

The proposal is in accordance with (d)(ii). From Table C2.1 Residential use:

- 2 spaces / dwelling for 2 or more-bedroom dwellings in General Residential Zone
- 1 visitor parking space / 4 dwellings in General Residential Zone

Proposal is:

- 2 resident parking spaces for each 3-bedroom dwelling.
- 1 visitor parking space.

A1 is satisfied.

C2.5.2 Bicycle parking numbers

No requirement.

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C2.5.3 Motorcycle parking numbers

Acceptable Solution A1

The number of on-site motorcycle parking spaces for all uses must:

- (a) Be no less no less than the number specified in Table C2.4. and
- (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle spaces is maintained.

Table C2.5.3 has no requirement where the number of car parking spaces required is 0-20.

C2.5.4 Loading Bays

Acceptable Solution A1

A loading bay must be provided for uses with a floor area of more than 1000m2 in a single occupancy.

Dwelling floor areas are less than 1000m2. A1 is not applicable.

C2.6.1 Construction of parking areas

Acceptable Solution A1

All parking, access ways, manoeuvring and circulation spaces must:

- (a) be constructed with a durable all-weather pavement,
- (b) be drained to the public stormwater system, or contain stormwater on the site; and
- (c) excluding all uses in the Rural Zone, Agricultural Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Public Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.

Sealed parking spaces & driveway and stormwater drainage to the public stormwater system is proposed. A1 is satisfied.

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C2.6.2 Design and layout of parking areas

Acceptable Solution A1.1

Parking, accessways, manoeuvring and circulation spaces must All parking, access ways, manoeuvring and circulation spaces must either:

- (a) comply with the following:
- i. have a gradient in accordance with Australian Standard AS 2890 Parking facilities, Parts 1-6. Driveway and parking spaces are designed compliant with the standard.
- ii. Provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces. Satisfied, see Figures 3a and 3b.
- iii. Have an access width not less than the requirements in Table C2.2.
 Maximum width 6m driveway crossovers are proposed as specified by Council and consistent with Table C2.2.
- iv. Have car parking space dimensions which satisfy the requirements in Table C2.3.

 Proposed 90-degree parking spaces are > 3.0m wide * 5.4m long satisfying Table C2.3.
- v. Have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces.

From face of kerb to the garage door, each driveway parking space is some 9.8m long with 2.5m of East Street is also available for manoeuvring.

Accordingly available manoeuvre space is 9.8m less 5.4m plus 2.5m i.e 6.9m.

The Table C2.3 requirement of 5.2m is satisfied.

- vi. Have a vertical clearance of not less than 2.1 metres above the parking surface level, Satisfied.
- vii. Excluding a single dwelling, be delineated by line marking or other clear physical means. Parking spaces are delineated by the driveways. Satisfied.
 - (b) Comply with Australian Standard AS 2890 Parking facilities, Parts 1-6. Satisfied.

A1.1 is satisfied.

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Acceptable Solution A1.2

Parking spaces provided for use by persons with a disability must satisfy the following:

- (a) Be located as close as practical to the main entry point to the building. Satisfied.
- (b) be incorporated into the overall car park design. Satisfied.
- (c) be designed and constructed in accordance with Australian/ New Zealand Standard AS/NZS 2890.6-2009 Parking facilities Off-street parking for people with disabilities.

Not Applicable.

C2.6.3 Number of accesses for vehicles

Acceptable Solution A1

The number of accesses provided for each frontage must:

- (a) be no more than 1; or
- (b) no more than the existing number of accesses whichever is greater.

The proposal involves 2 driveway crossovers catering for 4 driveways and a visitor parking space. **A1 is not satisfied.**

Performance Criteria P1

The number of accesses for each frontage must be minimised, having regard to:

- (a) any loss of on-street parking
- (b) pedestrian safety and amenity
- (c) traffic safety
- (d) residential amenity on adjoining land
- (e) the impact on the streetscape.

The proposal does not cause a reduction in regards any of the above.

The proposal reinforces the General Residential use of the land in keeping with the zoning of the area and intended function of the road as a residential street.

The effective width of East Street is 9m wide, see Figure 6, which provides for all driveways either side of East Street without conflict issues.

From Safe System Assessment East Street is considered a very low crash risk. The proposal is considered safe provided sight distance to the left from the driveways to Units 1 & 2 is improved by splaying of the fence on the MVSR boundary, see Figure 15.

The proposal is considered safe and efficient.

P1 is satisfied.

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Traffic Impact Assessment



C2.6.5 Pedestrian access

Acceptable Solution A1.1

Applies to uses that require 10 or more car parking space must:

- (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:
 - i. a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or
 - ii. protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and
- (b) be signed and line marked at points where pedestrians cross access ways or parking aisles.

The proposal involves less than 10 car parking spaces. A1.1 is not applicable.

Acceptable Solution A1.2

In parking areas containing accessible car parking spaces for uses by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.

A1.2 is not applicable.

C2.6.6 Loading bays

Acceptable Solution A1

The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2-2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.

Councils on street kerbside garbage collection service will be used for emptying bins.

A1 is not applicable.

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8. Recommendations and Conclusions

This traffic impact assessment has been prepared to consider the proposed 4 residential units at 1 East Street, Carrick.

2033 traffic flow on East Street is estimated at 775 vpd without the proposal. The proposal will result in an additional 24 vpd to traffic flow on East Street which can easily be absorbed. These traffic activity levels are low so there are no capacity issues with this proposal. East Street and the junction with MVSR is estimated to operate at LOS A by 2033.

The assessment has reviewed the existing road conditions, crash history and road safety including an Austroads Safe System assessment.

No traffic safety issues were apparent in the vicinity of the proposal and the five -year reported crash history reports no recorded crashes. Safe System Assessment of East Street reveals alignment with the safe system objective which is for a forgiving road system where crashes do not result in death or serious injury.

Evidence is provided to demonstrate that the proposal satisfies the Road and Railway Assets Code C3 and Car Parking and Sustainable Transport Code C2 requirements of the Tasmanian Planning Scheme – Meander Valley.

Recommendations:

1. Splay down the fence line on the MVSR boundary of the property at the East Street corner as shown in Figure 15 to achieve sight distance required for safe residential access to Units 1 & 2.

Overall, it has been concluded that the proposed development will not create any traffic issues and traffic will continue to operate safely and efficiently along East Street and at the junction with MVSR.

Based on the findings of this report and subject to the recommendation above, the proposal is supported on traffic grounds.

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Traffic Impact Assessment

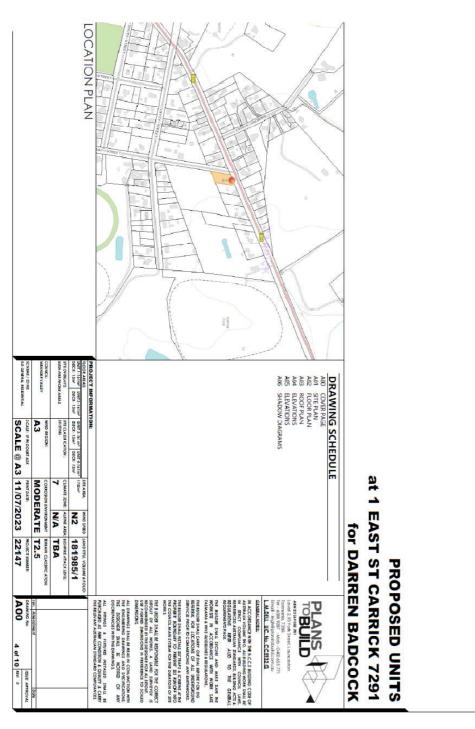


Appendices

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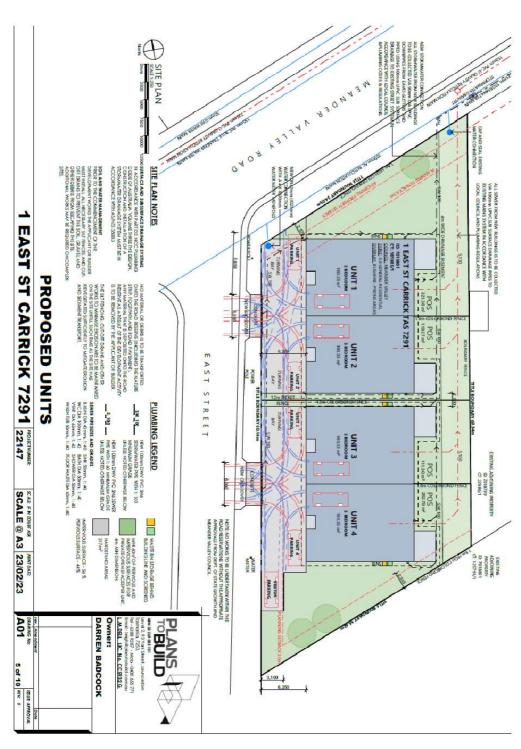
37 P a g e



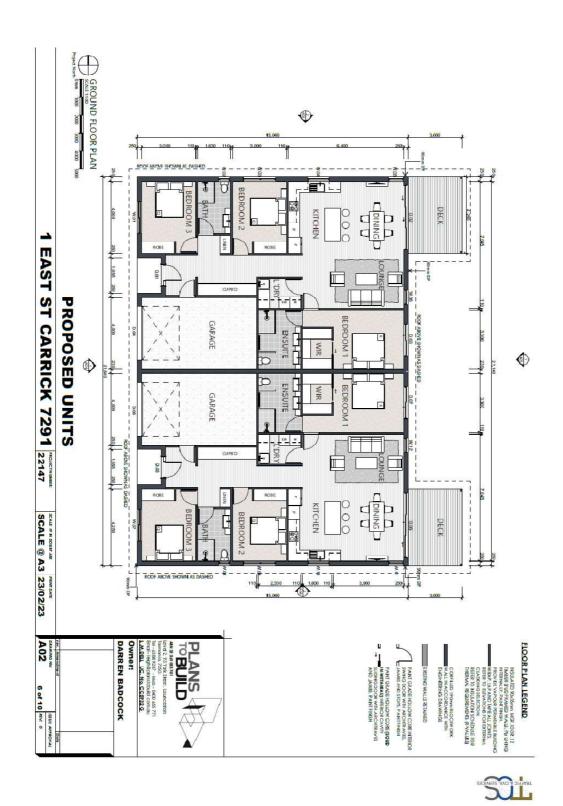
Appendix A - Proposal Design Plans



38 L s d e







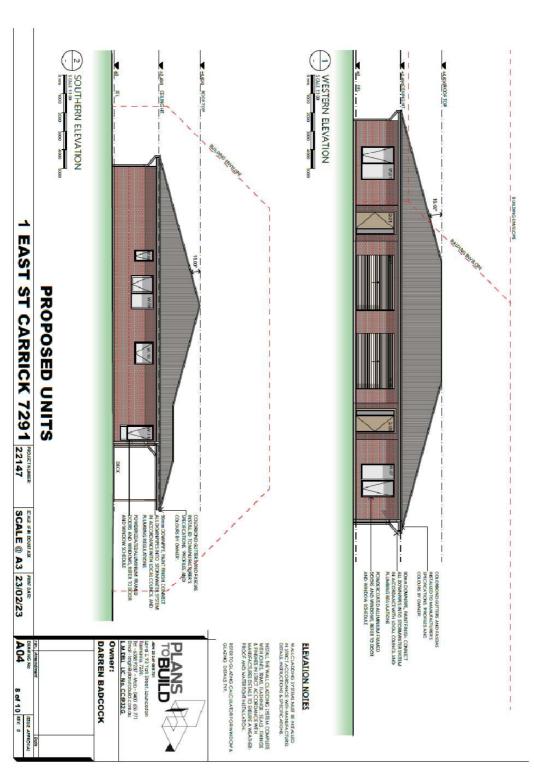
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Document Set ID: 1803458 Version: 1, Version Date: 16/08/2023

1 ROOF PLAN ₹ ROOF FALL 15 DEG KOOF FALL 15 DEG EAST ST CARRICK 7291 22147 PROPOSED UNITS **(** 0 ROOF FALL ROOF FALL 15 DEG 15 DEG ROOF FALL > OOF FALL 15 DEG SCALE ® A3 23/02/23 1 A03 DARREN BADCOCK SUTTERS INSTALLED IN ACCORDANCE WITH PART 3.5.3 OF THE BICAL NC C. 1 IN 900 FALL ROOF PLAN NOTES BEER TO INSULATION SCHEDULE FOR INSULATION EQUIREMENTS. M.DEL LIC. No. CC#32 G 7 of 10 MEN 0

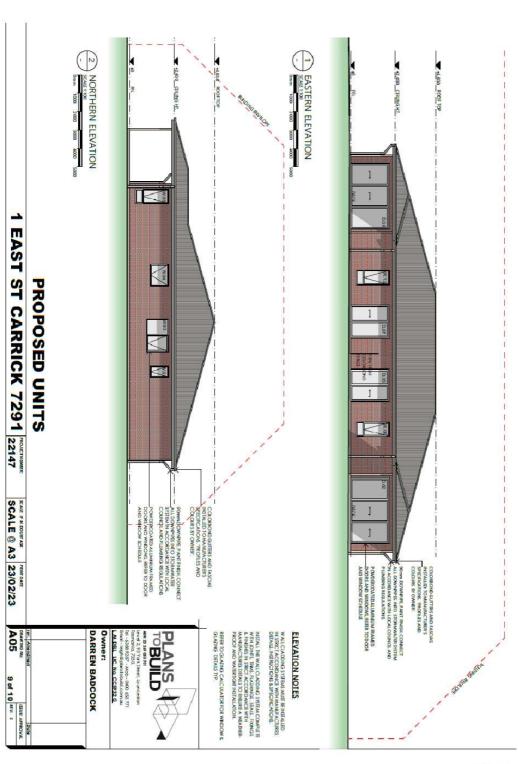


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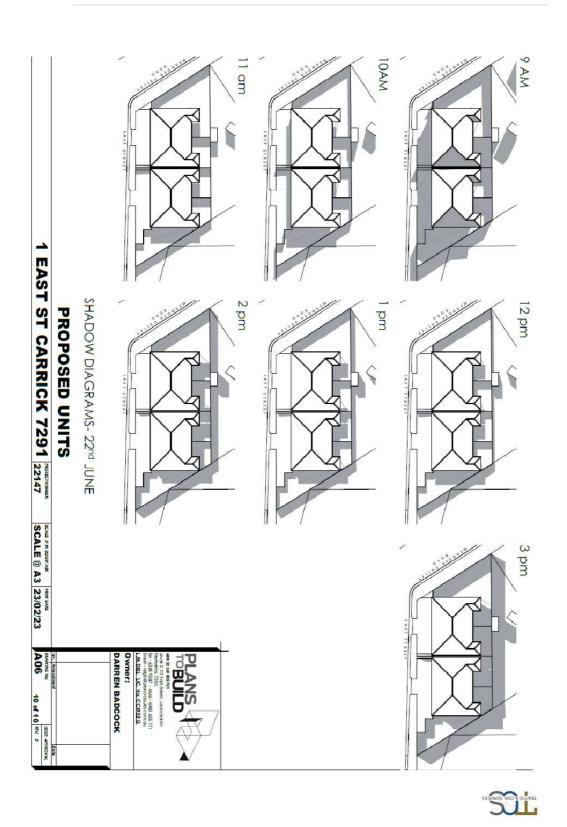


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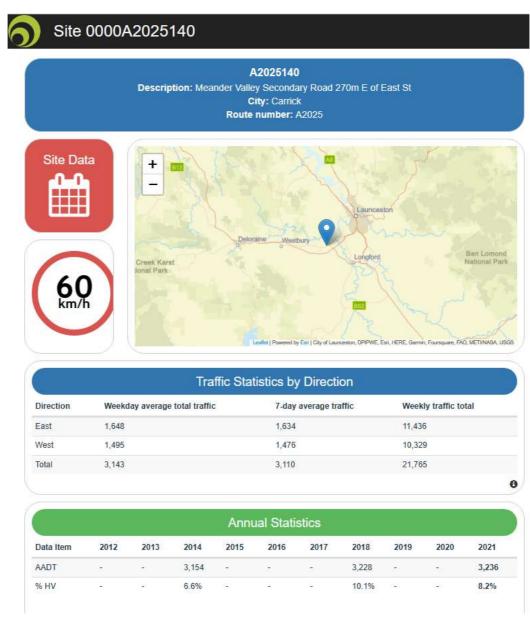


43 L s d e





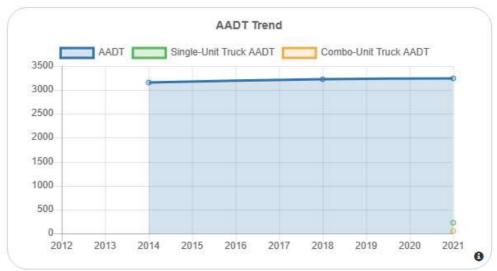
Appendix B - MVSR Count Data



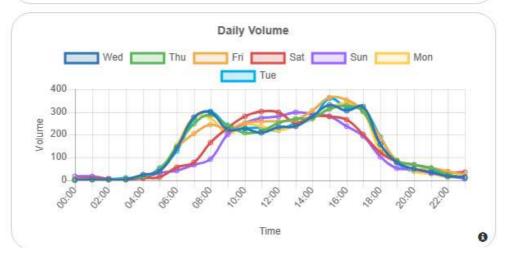
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Traffic Impact Assessment





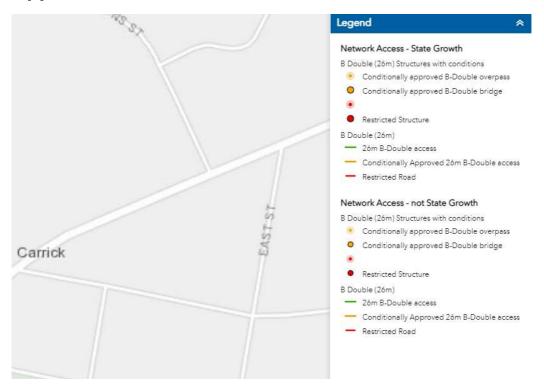




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Appendix C - Tas 26m B Double Network



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Appendix D – East Street Traffic Data

Turn Count Summary

Location: East Street at Meander Valley Hwy, Carrick Tas

GPS Coordinates: Lat=-41.443940, Lon=147.141641

Date: 2023-03-21
Day of week: Tuesday
Weather: Cloudy
Analyst: Sid Saxby

Total vehicle traffic

taken of state	SouthBound		W	Westbound		N	orthbou	nd	E	astbour	nd	Total	
Interval starts	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	iotai
16:31	0	0	0	0	9	0	1	0	3	0	6	0	19
16:35	0	0	0	2	17	0	0	0	1	0	11	1	32
16:40	0	0	0	1	23	0	- 1	0	2	0	22	1	50
16:45	0	0	0	6	9	0	0	0	3	0	12	1	31
16:50	0	0	0	4	19	0	0	0	3	0	- 11	0	37
16:55	0	0	0	1	18	0	0	0	2	0	16	1	38
17:00	0	0	0	1	3	0	0	0	2	0	3	0	9

Car traffic

Interval starts	SouthBound		W	estbour	nd	N	orthbou	nd	E	astbour	nd	Total	
Interval starts	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	iucai
16:31	0	0	0	0	8	0	0	0	2	0	5	0	15
16:35	0	0	0	1	17	0	0	0	1	0	11	1	31
16:40	0	0	0	. 1	21	0	1	0	1	0	21	1	46
16:45	0	0	0	6	9	0	0	0	2	0	12	1	30
16:50	0	0	0	4	19	0	0	0	2	0	11	0	36
16:55	0	0	0	1	18	0	0	0	2	0	15	1	37
17:00	0	0	0	1	3	0	0	0	2	0	3	0	9

Truck traffic

teres el atesas	SouthBound		W	Westbound			orthbou	nd	E	astbour	nd	Take	
Interval starts	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total
16:31	0	0	0	0	0	0	1	0	. 1.	0	1	0	3
16:35	0	0	0	1	0	0	0	0	0	0	0	0	1
16:40	0	0	0	0	2	0	0	0	1	0	1	0	4
16:45	0	0	0	0	0	0	0	0	1	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	0	0	0	0	0	0	1	0	1
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0

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Intersection Count Summary

16:31 - 17:01

	SouthBound		Westbound		Northbound		Eastbound			100000			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total
Vehicle Total	0	0	0	15	98	0	2	0	16	0	81	4	216

Vehicle Summary

SouthBound		Westbound		Northbound			Eastbound			Total			
Vehicle	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total
Car	0	0	0	14	95	0	1	0	12	0	78	4	204
Truck	0	0	0	1	2	0	1	0	3	0	3	0	10
Bicycle	0	0	0	0	1	0	0	0	1	0	0	0	2

Pedestrians Summary

	NE		3	NW			SW			SE			
	Left	Right	Total	Total									
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0

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Traffic Impact Assessment



Intersection Count Summary

Location: East Street at Meander Valley Hwy, Carrick Tas

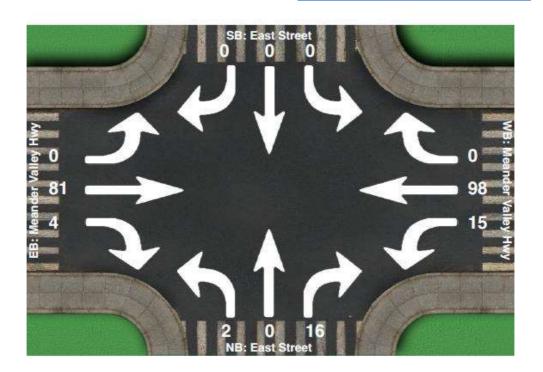
GPS Coordinates: Lat=-41.443940, Lon=147.141641

Date: 2023-03-21

Day of week: Tuesday
Weather: Cloudy
Analyst: Sid Saxby

East Street:

- Peak traffic estimated at 74 vph.
- AADT estimated at 750vpd.



Intersection Count Summary

16:31 - 17:01

	SouthBound		Westbound		Northbound		Eastbound			Travel			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total
Vehicle Total	0	0	0	15	98	0	2	0	16	0	81	4	216

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Appendix E – 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

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Safe System Assessment

East Street in the vicinity of the Meander Valley Road junction

Severity Likelihood Exposure Product Total Score /64 (AADT 750vpd) (50km/h speed Justification Score Score Justification Score lustification limit) /4 14 (50km/h) Low traffic , no run off road crashes no roadside hazards Run-off-road straight alignment MVSR junction, ow speed distance, delineation adequate sight vith streetlighting. videning to 9m at the environment (50km/h) distance, delineation no roadside hazard straight alignment MVSR junction, on crashes Low traffic with streetlighting. Typically 6m seal ow speed dequate sight idening to 9m at the , no head (50km/h) 3,270vpd) and no low speed BAR and BAL junction eported crashes unction (MVSR has (50km/h) Standard access. beeds wa Low pedestrian activity Pedestrian pedestrians. environment for Medium - High speed verge level with the grassed amd mowed edestrian friendly along East Street but Street junction. No vith ramps at East oad on the East sid ormal footpaths Medium - High speed cyclists distance, delineation no roadside hazards straight alignment MVSR junction, environment for Typically 6m seal Low cyclist activity ith streetlighting. dequate sight idening to 9m at the 6 activity Medium - speed Matorcyclist Averge seal con environment for notorcyclists. Total /448

Appendix F - Safe System Assessment



Traffic Impact Assessment

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Submission to Planning Authority Notice

Council Planning Permit No.	PA\23\0227		Council notice date	4/05/2023					
TasWater details									
TasWater	TWDA 2023/00559-MVC		Date of response	24/07/2023					
Reference No.	1115/12023/00333 11110		Date of response	21,07,2025					
TasWater	Timothy Carr	0419 306 130							
Contact	Tilliotily Call	Phone No.	0419 300 130						
Response issued to									
Council name	MEANDER VALLEY COUNCIL								
Contact details	planning@mvc.tas.gov.au								
Development deta	nils								
Address	1 EAST ST, CARRICK		Property ID (PID)	9192083					
Description of development	Multiple Dwellings x4 (CT 181985/1)								
Schedule of drawing	vings/documents								

Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Plans to Build	Site Plan – A01 – 5 of 10	0	23/02/2023

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

 A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

Advice: The water connection/meters must be located in the common area.

- 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
- 3. Prior to commencing construction of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

DEVELOPMENT ASSESSMENT FEES

4. The applicant or landowner as the case may be, must pay a development assessment fee of \$389.86 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

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

Advice

General

For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards

For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form

Page 1 of 2 Version No: 0.2

12.1.11 Agency Consultation - Taswater



Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Service Locations

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

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

TasWater Contact Details									
Phone	13 6992	Email	development@taswater.com.au						
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au						

12.1.12 Agency Consultation - Tasnetworks

From: "Council Referrals" < Council.Referrals@tasnetworks.com.au>

Sent: Fri, 12 May 2023 09:12:33 +1000

To: "Abbie Massey" < Abbie. Massey@mvc.tas.gov.au>

Subject: CN23-91489: PA\23\0237 - 1 East Street, CARRICK - Multiple Dwellings

Caution: This email came from outside of MVC - only open links and attachments you're expecting.

Good morning

Thank you for your email on 4/5/2023 referring the abovementioned development.

Based on the information provided, the development is not likely to adversely affect TasNetworks' operations.

It is recommended that the customer or their electrician contact TasNetworks on 1300 137008 if they have any questions regarding any upgrades they may require to their electricity supply due to this development.

Kind regards Georgie



Georgie Coleman Customer Relationship Specialist

Tasmanian Networks Pty Ltd ABN 24 167 357 299

P 03 6324 7583 1 – 7 Maria Street, Lenah Valley 7008 PO Box 606, Moonah TAS 7009

www.tasnetworks.com.au

@ Tas Networks

PRIVATE AND CONFIDENTIAL

This message and any attachments may contain confidential and legally privileged information and is intended solely for the named recipient(s). If you are not a named recipient, any use, disclosure or copying of this message is not authorised and no reliance should be placed upon its contents.

Document Set ID: 1755343 Version: 1, Version Date: 12/05/2023

Planning Authority Report

81 Farrells Road, Reedy Marsh

Proposal Subdivision (2 lots)

Report Author George Walker

Town Planner - Consultant

Authorised by Krista Palfreyman

Director Development & Regulatory Services

Application reference PA\23\0233

Decision due 11 October 2023

Decision sought It is recommended that Council approves this application.

See section titled "Planner's Recommendation" for further details.

Applicant's Proposal

Applicant PDA Surveyors

Property 81 Farrells Road, Reedy Marsh (CT: 181179/1)

Description The applicant seeks planning permission for a Subdivision of 1

lot to create 2 lots.

Documents submitted by the Applicant are attached, titled "Application

Documents".



Photo 1: Aerial image of the subject site and surrounding land.

Planner's Report

Planning Scheme Tasmanian Planning Scheme - Meander Valley

("the Scheme")

Zoning Rural Living (D)

Applicable Overlays C7.0 - Natural Assets Code - Waterway Protection Area,

Priority Vegetation Area

C13.0 – Bushfire Prone Areas

MEA-S14.0 – Reedy Marsh Specific Area Plan

Existing Land Use Residential – Single dwelling

Summary of Planner's Generally, development for subdivision is classed as permitted

Assessment in this zone (Rural Living D).

Discretions For this application, one discretion is triggered. This means Council has discretion to approve or refuse the application based on its assessment of:

C7.7.2 – P1 Subdivision within a priority vegetation area

Before exercising a discretion, Council must consider the relevant Performance Criteria, as set out in the Planning Scheme.

See attachment titled "Planner's Advice - Performance Criteria" for further discussion.

Performance Criteria & This proposal is assessed as satisfying the relevant Applicable Standards Performance Criteria and compliant with all Applicable Standards of the Scheme.

> See attachments titled "Planner's Advice - Performance Criteria" and "Planner's Advice – Applicable Standards" for further discussion.

Public Response Two responses ("representations") were received from the public. Of these, both are objections.

> See attachment titled "Public Response – Summary of Representations" for further information, including the planner's advice given in response.

Agency Consultation Nil.

Internal Referrals Infrastructure Services

The risk to Council Infrastructure is considered low. Based on the submitted Traffic Impact Statement (TIS), removal of some vegetation within the road reservation and the proposed lot 2 is necessary to establish sufficient sight distance at the proposed driveway location. As the road authority, Council has the power to either carry out or request vegetation trimming/removal so that safe sight distances are established and maintained for the safety of road users. Vegetation trimming or removal to cater for new driveways is fairly common practice especially in rural areas.

If approved, the following infrastructure conditions and notes are recommended.

Condition (1) The proposed new vehicle crossing must be constructed in accordance with the Tasmanian Standard Drawings TSD-R03 and TSD-R04 to the satisfaction of Council's Director Infrastructure Services (Refer Note 1) including the following:

- Reforming existing roadside drainage in the location of the proposed crossings on an alignment closer to the property boundary;
- b) Installation of class 4 concrete pipe culvert; and
- c) Trimming of existing roadside drainage uphill and downhill of the proposed crossing to ensure free flowing stormwater drainage to reduce future damage to the crossing.

Condition (2) Carry out all recommended actions outlined in section 4 of the endorsed Traffic Impact Statement (T.I.S) with the exception that vegetation be cut down to ground level. Refer to Note 1.

Condition (3) Undertake internal access modifications as per the requirements of the endorsed bushfire report.

Note 1) All works in the road reserve to construct the new crossing must be completed by a suitably qualified and insured contractor using appropriate work health and safety and traffic management processes. Prior to any construction being undertaken in the road reserve, separate consent is required by the Road Authority. An Application for Works in Road Reservation form is enclosed. It is strongly recommended that the property owner contact Council to discuss the proposed works before engaging a contractor. All enquiries should be directed to Council's Infrastructure Department on 6393 5312.

Planner's Recommendation to Council

The planner's recommendation, based on a professional assessment of the planning application and its compliance with the Planning Scheme, is set out below.

Council must note the qualified advice received before making any decision, then ensure that reasons for its decision are based on the Planning Scheme. Reasons for the decision are also published in the minutes.

For further information, see *Local Government Act 1993*, s65, *Local Government (Meeting Procedures) Regulations 2015*, s25(2) and *Land Use and Approvals Act 1993*, s57.

Recommendation

This application by PDA Surveyors for a Subdivision (2 lots) on land located at 81 Farrells Road, Reedy Marsh (CT: 181179/1) is recommended for approval generally in accordance with the Endorsed Plans, and recommended Permit Conditions and Permit Notes.

Endorsed Plan

- a) Plan of Subdivision by PDA Surveyors; Date: 30/05/2023; Project No. 50783 P02; Sheet 1:
- b) Natural Assets Report by Scott Livingston Livingston Natural Resources; Date: 27/04/2023 Version 1; Pages 19;
- c) Bushfire Hazard Management Report by Scott Livingston Livingston Natural Resources; Date 27/04/2023 Version 1; Pages 27; and
- d) Traffic Impact Statement by PDA Surveyors; Date 31/07/2023; Project No. 50783MR; Pages 11.

Permit Conditions

- 1. Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision, permitted by this permit unless:
 - a) Such covenants or controls are expressly authorized by the terms of this permit or by the consent in writing of Council; and
 - b) Such covenants or similar controls are submitted for and received written approval by Council prior to the submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.
- 2. The proposed new vehicle crossing must be constructed in accordance with the Tasmanian Standard Drawings TSD-R03 and TSD-R04 to the satisfaction of Council's Director Infrastructure Services (Refer Note 1) including the following:
 - a) Reforming existing roadside drainage in the location of the proposed crossings on an alignment closer to the property boundary;
 - b) Installation of class 4 concrete pipe culvert; and

- c) Trimming of existing roadside drainage uphill and downhill of the proposed crossing to ensure free flowing stormwater drainage to reduce future damage to the crossing.
- 3. Complete all recommended actions described in section 4 of the endorsed Traffic Impact Statement with the exception that vegetation be cut down to ground level. Work is to be completed to the satisfaction of Council's Director Infrastructure Services. Refer to Note 1.
- 4. The works required by the endorsed Bushfire Hazard Management Plan (including the internal access modifications) are to be completed to the satisfaction of the Tasmanian Fire Service or a practitioner accredited by the Tasmanian Fire Service. Documentation of compliance is to be submitted to the satisfaction of Council's Town Planner.
- 5. The lots approved by this permit must be maintained at all times in accordance with the endorsed Bushfire Hazard Management Plan.
- 6. The developer must pay to Council \$7560, a sum equivalent to 5% of the unimproved value of the approved lots, as Public Open Space contribution.
- 7. Prior to the sealing of the Final Plan of Survey, the following must be completed to the satisfaction of Council:
 - a) Completion of the new vehicle crossing in accordance with Condition 2;
 - b) Completion of the vegetation works in accordance with Condition 3;
 - c) The document of compliance submitted to Council demonstrating that the works as required by the endorsed Bushfire Hazard Management Plan have been completed in accordance with Condition 4; and
 - d) Payment of the Public Open Space contribution in accordance with Condition 6.

Permit Notes

- 1. All works in the road reserve to construct the new crossing must be completed by a suitably qualified and insured contractor using appropriate work health and safety and traffic management processes. Prior to any construction being undertaken in the road reserve, separate consent is required by the Road Authority. An Application for Works in Road Reservation form is enclosed. It is strongly recommended that the property owner contact Council to discuss the proposed works before engaging a contractor. All enquiries should be directed to Council's Infrastructure Department on 6393 5312.
- 2. Any other proposed development or use (including amendments to this proposal) may require separate planning approval. For further information, contact Council.

- 3. This permit takes effect after:
 - a) The 14-day appeal period expires; or
 - b) Any appeal to the Tasmanian Civil & Administrative Tribunal (TASCAT) is determined or abandoned; or
 - c) Any other required approvals under this or any other Act are granted.
- 4. Planning appeals can be lodged with TASCAT Registrar within 14 days of Council serving notice of its decision on the applicant. For further information, visit the TASCAT website.
- 5. This permit is valid for two years only from the date of approval. It will lapse if the development is not substantially commenced. Council has discretion to grant an extension by request.
- 6. All permits issued by the permit authority are public documents. Members of the public may view this permit (including the endorsed documents) at the Council Office on request.
- 7. If any Aboriginal relics are uncovered during works:
 - a) All works to cease within delineated area, sufficient to protect unearthed or possible relics from destruction;
 - b) Presence of a relic must be reported to Aboriginal Heritage Tasmania; and
 - c) Relevant approval processes for state and federal government agencies will apply.

Attachments

- 1. Public Response Summary of Representations [12.2.1 2 pages]
- 2. Representation 1 P Elkin [12.2.2 1 page]
- 3. Representation 2 A Ricketts [12.2.3 3 pages]
- 4. Planner's Advice Applicable Standards [12.2.4 12 pages]
- 5. Planner's Advice Performance Criteria [12.2.5 6 pages]
- 6. Application documents [12.2.6 124 pages]

Public Response

Summary of Representations

A summary of concerns raised by the public about this planning application is provided below. Two responses ("representations") were received during the advertised period.

This summary is an overview only, and should be read in conjunction with the full responses (see attached). In some instances, personal information may be redacted from individual responses.

Council offers any person who has submitted a formal representation the opportunity to speak about it before a decision is made at the Council Meeting.

Name Concern

P Elkin – Representation 1

- a) This glorious property...is recognised as of outstanding value to the community due to its native vegetation, landscape character and context, roadside vegetation and importantly its biodiversity. It is imperative that such values be promoted and protected, and that any impacts be minimised.
- b) Planning must take biodiversity more seriously than the natural Assets report submitted by Scott Livingston which, to put it mildly, is misleading and inadequate...
- c) Richly diverse in fauna and flora, and undeniably important habitat for many threatened species...A precautionary approach is required.
- d) ...maximise protection of such favourable native forest habitat and to minimise detrimental impact such as clearance... It is an unprofessional nonsense to suggest, following a cursory and random wander, that "no denning/nesting sites occur". The submitted report's persistent and unjustified denial needs correction, as his multiple responses rely on it.
- e) ...without considering any alternative to a subdivision, then minimisation of impacts of this development on priority vegetation requires further consideration.

Planner's Response

- a) The natural values present on the property are protected to the extent available by the Natural Assets Code and associated overlays of the planning scheme. Where relevant, other legislation (such as the *Threatened Species Protection Act 1995*) may offer additional protections beyond the planning scheme.
- b) Scott Livingston is suitably qualified to provide natural values advice and the Natural Assets Report provided is considered to be adequate for assessment under the scheme.

12.2.1 Public Response - Summary Of Representations

- c) The proposal is assessed as complying with the applicable standards of the Natural Assets Code.
- d) See responses b) and e).
- e) The proposed subdivision will require clearance of around 0.8ha of vegetation, which is less than 2% of the standing vegetation on the site presently. This is considered a reasonable minimisation of impacts and the proposal is assessed as complying with the applicable standards and objectives of the Natural Assets Code and Rural Living Zone.

Name Concern

A Ricketts – Representation 2

- a) Mister Livingston has failed to identify and deliberate over the old growth nature of the Forest and in my view has limited capacity to do so in any neutral sort of way. The land contains Depleted Old Growth forest and possibly Nationally Listed Critically Endangered Ecosystems and a range of Listed Species are highly likely to be present. This is a matter of national significance.
- b) I seek that Council advises the applicant to withdraw his Planning Application PA\23\0233 or otherwise I seek for Council to modify the Application to enter into a part five conservation covenant over the land, whilst also determining a modest area within the 37.97 hectares which could be developed for domestic purposes in line with rural living zone and expectations.

Planner's Response

- a) Scott Livingston is suitably qualified to provide natural values advice and the Natural Assets Report provided is adequate for assessment under the scheme.
- b) The proposed subdivision will require clearance of around 0.8ha of vegetation, which is less than 2% of the standing vegetation on the site presently. This is considered a reasonable minimisation of impacts and the proposal is assessed as complying with the applicable standards and objectives of the Natural Assets Code and Rural Living Zone.

Note: The planning application was advertised in a local newspaper and on Council's website for a statutory period of 14 days from 12 August 2023 to 4 September 2023. The property was also signposted.

12.2.2 Representation 1 - P Elkin

P. Elkin
Index No. 17811
Doc No. 1-8-23
RCV'D -4 SEP 2073

General Manager Meander Valley Council P.O.Box 102 Westbury 7303

re: PA\23\0233 - application for subdivision at 81 Farrells/Rd

So, a part owner and family member wishes to build an additional home on the family property. A pleasant site is proposed, yet the only pathway to this dream is seen to be a subdivision. This glorious property, which neighbours mine and has been known well to me for almost 50 years through my relationship with the previous owner, is recognised as of outstanding value to the community due to its native vegetation, landscape character and context, the roadside vegetation and importantly its biodiversity. It is imperative that such values be promoted and protected, and that any impacts be minimised.

Action Officer

Planning must take biodiversity more seriously than the Natural Assets Report submitted by Scott Livingston which, to put it mildly, is misleading and inadequate. It is based on a desktop study reliant on selective, incomplete and poor quality information and shoddy assertions, followed up by a visit focused on the house site with further inspection limited to confirmation of vegetation types. This assessment, predicated on the desktop study is described as a spaced wandering meander technique (sic).

The districts forests, and it would be prudent to declare that this land also, are richly diverse in fauna and flora, and undeniably important habitat for many threatened species, including the masked owl, grey goshawk, wedge-tail eagle, spotted-tail quoll, eastern quoll, eastern barred bandicoot and tasmanian devil, with regular visitation by swift parrot and white-bellied sea eagle. Of particular note is the resurgence of the devil recovering from the facial tumour disease. A precautionary approach is required.

Given this diversity, it is an urgent imperative to maximise protection of such favourable native forest habitat and to minimise detrimental impacts such as clearance. The report notes that the forest area has no substantive disturbance. It is an unprofessional nonsense to suggest, following a cursory and random wander, that "no denning/nesting sites occur". An FPA model was used to declare that a low probability for Eagle Nest indicates a low likelihood of significant hollows. This is strange. Further, eagles do not nest in hollows. Many other species use hollows, nests and dens, often on or near the ground in cover, and there are indeed such on this land including devil dens and a masked owl hollow, as shown to me by the previous owner. Considering the site and aware of the important priority of the maintenance and promotion of threatened species populations and their habitat, then conversion or clearance must be avoided. Native vegetation on this land is important locally and in the context of the broader area, and is indeed significant habitat and priority vegetation as defined in the Natural Assets Code. The submitted report's persistent and unjustified denial needs correction, as his multiple responses rely on it.

So, as to a reasonable solution to the desire of a part owner/family member to build another house on this land. Given they are set on the proposed pleasant site, and without considering any alternative to a subdivision, then minimisation of impacts of this development on priority vegetation requires further consideration. The reinstatement of that first part of the historic reserved road (already surveyed, partly fenced and as shown on the 1st map), which goes to the proposed house site, and which would go no further, would involve no clearing. Adjacent to this there is already a multiple entry driveway requiring no further disruption to the vegetated character and safety of Farrells Rd, unlike the proposed access. Yet another though poorer option is to realign the subdivision boundary to enable a separate access through the already cleared land, which also would both lessen clearance of roadside vegetation and have better safety than the proposal.

Wishing a happy outcome for all.

Document Set ID: 1813897 Version: 1, Version Date: 04/09/2023

12.2.3 Representation 2 - A Ricketts

A. C. Ricketts

4th September 2023

Mr Jonathan Harmey
Acting General Manager,
Meander Valley Council
PO Box 102,
Westbury, 7303
By email to: jonathan.harmey@mvc.tas.gov.au
AND planning@mvc.tas.gov.au

Representation Regarding:

The Planning Application PA\23\0233 from: PDA Surveyors obo H & P Connor.

Location: 81 Farrells Road Reedy Marsh 7304. (CT:181179/1)

DEVELOPMENT: Subdivision (2 lots) - lot design, traffic generation, priority vegetation area.

Dear Mr Harmey,

I am writing, to lodge a representation to the advertised The Planning Application PA\23\0233 from: PDA Surveyors obo H & P Connor, seeking it does not get approved without modification including a Part 5 Agreement. This letter explains the situation and my reasons.

I am a ratepayer of the Municipality and resident of Reedy Marsh having lived in the Reedy Marsh area since 1991.

Please Note: I both seek and expect that this application be considered at a Council meeting.

There one sound reason for my objection to PA $\23\0233$ and it is discussed below in this representation.

I await Council's report and reply and trust that both Council's planning department and the elected Councillors will share my significant concerns regarding Planning Application PA\23\0233, which I express above, and support my objection.

The subject land is mapped within an area of priority habitat. Accordingly a report from a person who is meant to have expertise in this subject is required by Council.

A Mr Livingston had been contracted by PDA to provide such a report.

The subject land is proposed to be subdivided into two with the predominantly forested Lot, being Lot 2, with an area of 37.97 hectares and Lot 1, which is mostly cleared, which contains the residence, an area of 26.91 Ha.

Lot 1 contains mostly cleared land with a few small copses is of trees.

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Lot 2 has been mostly mapped as damp sclerophyll forest, which in its regular form is not a listed vegetation community under either State or Commonwealth legislation.

The photographs in Mister Livingston's report show old growth forest. I am familiar with the block of land and am well acquainted with the fact that much of this forest is in old growth condition. It is clear that not all of it is old growth forest but there is a significant amount of old growth forest.

Why is this important? Under the regional Forest agreement all forest vegetation communities were assessed for their old growth component.

When it comes to damp sclerophyll forest, the amount of old growth forest remaining in 1996, the time of the last state-wide comprehensive regional assessment, was only one percent or thereabouts. This level of old growth forest is infinitesimal and therefore it is of inordinate importance that any remaining old growth damp sclerophyll forest be conserved as a matter of the highest priority.

The Forest on Lot 2 will contain an array of threatened species.

It may be that some of the mapped damp sclerophyll forest is actually wet viminalis forest but without an inspection that cannot be determined. White gum forest is nationally listed as a critically endangered ecosystem.

Mister Livingston has failed to identify and deliberate over the old growth nature of the Forest and in my view has limited capacity to do so in any neutral sort of way.

The land contains Depleted Old Growth forest and possibly Nationally Listed Critically Endangered Ecosystems and a range of Listed Species are highly likely to be present.

This is a matter of national significance.

This is a matter which deserves further investigation. It is important that this high quality old growth forest not be fragmented further and be retained if at all possible. Note I am not suggesting that the subdivision cannot go ahead but I am suggesting that the future for this forest if Council does not pursue a part five agreement, is likely to be under threat, especially given the avoidance of such crucial matters as old growth forest.

Old growth forest is primary forest of Tasmania. Old growth forest is forest which predates European settlement of Tasmania and the forest in question clearly has significant amount of ancient trees, performs the functional role of an old growth forest.

I seek that Council advises the applicant to withdraw his Planning Application $PA\23\0233$ or otherwise I seek for Council to modify the Application to enter into a part five conservation covenant over the land, whilst also determining an modest area within the 37.97 hectares which could be developed for domestic purposes in line with rural living zone and expectations.

In addition I seek that the part five agreement prevents further subdivision of the old growth forest.

It is unfortunate that the issue of old growth damp sclerophyll forest is not more diligently considered within the planning scheme and that this information is not more widely promoted throughout the community. Most unfortunate!

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12.2.3 Representation 2 - A Ricketts

3

When it comes to the last one percent of a particular assembly of the natural environment, should we be as a community and as a Council unable to conserve and protect that last one percent, then clearly we have absolutely no understanding of the notion of ecologically sustainable development which is committed to in the Tasmanian planning scheme and the objects of the land use planning approvals act and the resource Management planning system of Tasmania.

I wish to thank you for the opportunity to make a representation and look forward to Council's diligent consideration of my reasonable proposal.

Yours sincerely,

Andrew Ricketts

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Background

The proposal involves subdivision of one existing title into two lots at 81 Farrells Road, Reedy Marsh (CT: 181179/1 - 'the site' refer to Figure 1).



Figure 1: Aerial photo showing the location and spatial extent of the site (excluding Road Reserve highlighted by the red colouring).

The site comprises a single title with an area of approximately 65ha and is currently developed with a single dwelling and associated outbuildings and improvements. A winding reserved road passes through the northern portion of the title.

The proposal will create two lots (refer to Figure 2). Proposed Lot 1 will have an area of 26.91ha and will contain the existing dwelling and associated improvements. Lot 1 will continue to use the existing vehicle access from Farrells Road. Proposed Lot 2 will have an area of 37.97ha and will be vacant. Lot 2 will require a new vehicle access to be constructed from Farrells Road. To comply with the requirements of the submitted Traffic Impact Statement (TIS), removal of some vegetation is required to facilitate the required sight distances at the vehicle crossing. The vegetation removal is required within the Farrells Road corridor (refer to Figure 3 and 4).

Both lots will have extensive frontage to Farrells Road. There are no reticulated water, sewer or stormwater services available.



Figure 2: Excerpt of the submitted Subdivision Plan showing the configuration of the proposed lots.



Figure 3 - Excerpt of the TIS showing the location of the proposed new vehicle crossing and location of vegetation required to be cleared within the road reserve.



Figure 4 - Aerial image showing the indicative location of vegetation required to be removed within the road reserve.

The site and most of the adjoining land is assigned to the Rural Living Zone. One adjoining property to the north-west is assigned to the Agriculture Zone (refer to Figure 5).

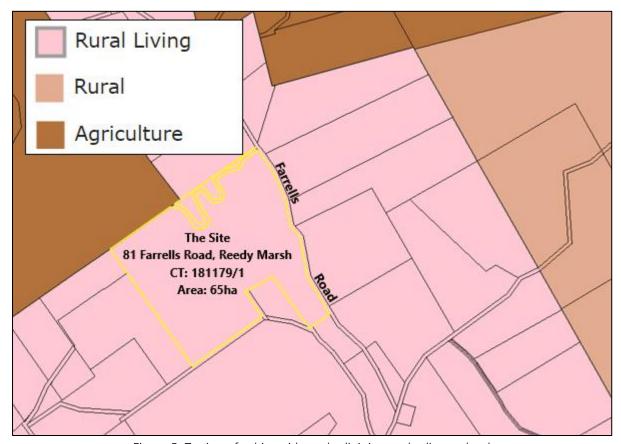


Figure 5: Zoning of subject title and adjoining and adjacent land.

Summary of Planner's Advice

This application was assessed against General Provisions Standards, as well as the Applicable Standards for this Zone, Specific Area Plan and any relevant Codes.

All Standards applied in this assessment are taken from the Planning Scheme.

This application is assessed as compliant with the relevant Acceptable Solutions, except where "Relies on Performance Criteria" is indicated (see tables below).

Council has discretion to approve or refuse the application based on its assessment of the Performance Criteria, where they apply. Before exercising discretion, Council must consider the relevant Performance Criteria, as set out in the Planning Scheme.

For a more detailed discussion of any aspects of this application reliant on Performance Criteria, see the attachment titled "Planner's Advice - Performance Criteria".

7.10 Development Not Required to be Categorised into a Use Class

Scheme Standard

Planner's Assessment

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under sub-clause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under sub-clause 7.3.1, may be approved at the discretion of the planning authority.

The application is not required to be categorised into a Use Class under sub-clause 6.2.6 (sub-clause 6.2.6 states that development which is for subdivision does not need to be categorised into one of the use Classes).

Sub-clause 6.8.2 applies to the proposal as the application relies on the Performance Criteria of one (1) or more applicable standards.

In accordance with sub-clause 6.8.2, the planning authority has discretion under clause 7.10 to refuse or permit a development that is not required to be categorised under sub-clause 6.2.6.

The proposal has been assessed as a discretionary planning application in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993*. The discretion of the planning authority has been exercised.

7.10.2 An application must only be approved under sub-clause 7.10.1 if there is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area.

The proposed lots comply with the applicable standards of the zone, specific area plan, and codes and will not cause an unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area.

- 7.10.3 In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:
 - (a) the purpose of the applicable zone;

The proposal is consistent with the purpose of the Rural Living Zone as it will provide for existing and potential future residential use and development in a rural setting where services are limited, and existing natural and landscape values can be retained.

7.10 Development Not Required to be Categorised into a Use Class

Scheme Standard

Planner's Assessment

The proposal is compatible with existing agricultural use on adjoining land and will not cause land use conflict impacting residential amenity.

(b) the purpose of any applicable code;

With respect to subclause (b), the proposal is assessed as complying with the standards of the applicable codes and as such is in accordance with the purpose of those codes.

(c) any relevant local area objectives; and

There are no local area objectives in the zone.

(d) the purpose of any applicable specific area plan

With respect to subclause (d), the proposal is assessed as complying with the standards of the Reedy Marsh Specific Area Plan (SAP) and as such is in accordance with the purpose of that SAP.

Rural Living Zone		
Scheme Standard	Planner's Assessment	Assessed Outcome
11.3.1	Discretionary uses	
A1-A3	Pursuant to clause 6.2.6, development which is for subdivision does not need to be categorised into a use class. The proposal therefore does not involve a Discretionary use.	Not Applicable
11.5.1	Lot design	
A1	This Clause is substituted by a clause of the Reedy Marsh SAP (MEA-S14.8.1 Lot design).	Not Applicable
A2	Each of the proposed lots will have more than 40m of frontage to Farrells Road.	Complies
A3	Lot 1 will use the existing access from Farrells Road and Lot 2 will be provided with a new access from Farrells Road.	Complies
11.5.2	Roads	
A1	The proposed subdivision does not include a new road.	Complies
11.5.3	Services	
A1	The site is not located within 30m of a full or limited water supply service.	Complies
A2	The site is located within the Rural Living Zone D. A sewer connection is not required.	Complies

	MEA S14.0 - Reedy Marsh Specific Area F	Plan
Scheme Standard	Planner's Assessment	Assessed Outcome
S14.7.1	Landscape amenity	
A1	The proposal does not involve development for the purposes of buildings or works.	Not Applicable
A2	Native vegetation will be retained within 15m of the frontage where it exists, other than where removal is necessary to provide access to proposed Lot 2.	Complies
S14.8.1	Lot design	
A1	The proposed Lot 1 will have an area of 26.91ha and Lot 2 will have an area of 37.97ha, both exceeding the minimum requirement of 15ha.	Complies
	Both proposed lots are capable of containing a 15m x 20m envelope clear of the applicable setbacks and any easements or title restrictions. The existing buildings will also have setbacks to the new boundary that comply with the applicable standard.	
	The proposal complies with part (a) of the standard.	

	C2.0 Parking and Sustainable Transport C	Code
Scheme Standard	Planner's Assessment	Assessed Outcome
C2.5.1	Car parking numbers	
A1	Table C2.1 requires one car parking space per bedroom or two spaces per three bedrooms for a single dwelling in zones other than General Residential.	Complies
	In this case the existing dwelling has sufficient parking available and this will not be reduced as a result of the proposed subdivision.	
C2.5.2 - C2.5.5	These clauses are not applicable to the proposed subdivision.	Not Applicable
C2.6.1 – C2.6.2	These clauses are not applicable to the proposed subdivision.	Not Applicable
C2.6.3	Number of accesses for vehicles	
A1	Each of the proposed lots will be provided with one access from the Farrells Road frontage.	Complies
A2	The site is not in the Central Business zone.	Not Applicable
C2.6.5	Pedestrian access	
A1.1-A1.2	These clauses are not applicable to the proposed subdivision.	Not Applicable

3.0 Road and Railway Assets Code		
Scheme Standard	Planner's Assessment	Assessed Outcome
C3.5.1	Traffic generation at a vehicle crossing, level crossing	ng or new junction
A1.1	Farrells Road is not a category 1 or limited access road.	Not Applicable
A1.2	A new vehicle crossing is required to access Lot 2, while Lot 1 to be accessed via the existing vehicle crossing. Council as road authority has provided consent for the application.	Complies
A1.3	The proposal does not involve a private level crossing.	Not Applicable
A1.4	Vehicular traffic using the existing vehicle crossing (which will serve Lot 1) will not increase as a result of the proposal.	Complies
A1.5	Farrells Road is not a major road.	Not Applicable

7.0 Natural Assets Code		
Scheme Standard	Planner's Assessment	Assessed Outcome
C7.6.1	Development Standards for Buildings and Works	
A1-A5	The proposal does not involve development for the purposes of buildings or works.	Not Applicable
C7.6.2	Clearance within a priority vegetation area	
A1	The proposal is for a subdivision assessed against C7.7.2	Not Applicable
C7.7.1	Subdivision within a waterway and coastal protection area or a future coastal refugia area	
A1	The proposed subdivision will not include works, building area, services, or bushfire hazard management areas within the waterway protection area.	Complies
	There are no coastal protection areas or future coastal refugia areas applying to the site.	
	The proposed subdivision complies with subclause A1(e).	
C7.7.2	Subdivision within a priority vegetation area	
A1	The proposed subdivision will require works in the form of access road installation and works for firefighting purposes within the mapped priority vegetation areas.	Relies on Performance Criteria
	Assessment against the Performance Criteria is required.	

	13.0 Bushfire Prone Areas Code	
Scheme Standard	Planner's Assessment	Assessed Outcome
C13.6.1	Provision of hazard management areas	
A1	A Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan prepared by a suitably qualified person (Scott Livingston, BFP-105) provided with the application concludes that the proposed subdivision complies with clause C13.6.1 A1(b).	Complies
C13.6.2	Public and firefighting access	
A1	A Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan prepared by a suitably qualified person (Scott Livingston, BFP-105) provided with the application concludes that the proposed subdivision complies with clause C13.6.2 A1(b).	Complies
C13.6.3	Provision of water supply for firefighting purposes	
A1	The site is not located in an area that is serviced with reticulated water by a water corporation.	Not Applicable
A2	A Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan prepared by a suitably qualified person (Scott Livingston, BFP-105) provided with the application concludes that the proposed subdivision complies with clause C13.6.3 A2 (b).	Complies

C7.0 Natural Assets Code

C7.7.2 Subdivision within a priority vegetation area

Objective

That:

- (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and
- (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.

Performance Criteria P1.1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:

- (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;
- (b) subdivision for the construction of a single dwelling or an associated outbuilding;
- (c) subdivision in the General Residential Zone or Low Density Residential Zone;
- (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
- (e) subdivision involving clearance of native vegetation where it is demonstrated that ongoing pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or
- (f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

Performance Criteria P1.2

Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- (a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;
- (b) any particular requirements for the works and future development likely to be facilitated by the subdivision;
- (c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;
- (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;
- (e) any on-site biodiversity offsets; and
- (f) any existing cleared areas on the site.

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P1.1 and P1.2 and is consistent with the objective.

Details of the planner's assessment against the provision are set out overleaf.

Scheme Provision	Planner's Assessment
C7.7.2 Performance Criteria P1.1 Preamble	The proposed subdivision will require works in the form of access road installation and removal of vegetation for access sight lines and the future removal of vegetation for firefighting purposes within the mapped priority vegetation area to accommodate a building area.
	The application includes a Natural Assets Report by a suitably qualified person (Scott Livingston, Livingston Natural Resource Serviced Dated 27th April 2023). The report states that:
	"The property has 52.6 ha of native vegetation, with 37ha on proposed lot 2. Around 0.8 ha of native vegetation on lot 2 will require clearing for the proposed dwelling and access including bushfire hazard management requirements for a BAL 19 rated dwelling. The proposed clearing area does not provide significant habitat for threatened species or contain a threatened vegetation community therefore does not meet the Natural Assets Code definition as priority vegetation. The property has suitable foraging areas for wide ranging species such as bandicoots, devils, quolls and eagles but has no denning / nesting habitat. Dungiven Rivulet provides suitable habitat for aquatic threatened fauna, no clearing is proposed or likely within the 30m buffer of the watercourse."
	The Performance Criteria P1.1 includes a list of sub-clauses (a) to (f) separated by the term "or", indicating that only one of the sub-clauses needs to be met to satisfy the Performance Criteria overall.
C7.7.2 Performance Criteria P1.1(a)	The proposed subdivision is not for a specific existing use on the site.

Scheme Provision	Planner's Assessment
C7.7.2 Performance Criteria P1.1(b)	The proposed subdivision will provide a vacant lot (Lot 2) available and suitable for construction of a single dwelling.
C7.7.2 Performance Criteria P1.1(c)	The site is not within the General Residential Zone or Low Density Residential Zone.
C7.7.2 Performance Criteria P1.1(d)	The proposal does not relate to a use or development with significant long term social and economic benefits with no feasible alternative location.
C7.7.2 Performance Criteria P1.1(e)	This sub-clause in not relevant to the proposal.
C7.7.2 Performance Criteria P1.1(f)	The proposed clearance of native vegetation associated with the subdivision is of limited scale relative to the extent of existing vegetation on the site. It is noted that the Natural Assets Report found that the vegetation on the site does not fit the definition of priority vegetation given in the Code. In any case, the proposal will require clearance of around 0.8ha of vegetation on Lot 2 to provide for the necessary access works and sight distance and fire protection measures. The overall site currently has around 52.6 ha of native vegetation. The proposed clearing associated with the subdivision therefore represents less than 2% of the total area of native vegetation, which is considered to be of a sufficiently limited scale to comply with this sub-clause.
C7.7.2 Performance	The proposed subdivision satisfies the Objective of the Standard insofar as it will not cause an unnecessary or unacceptable impact on priority vegetation. This is demonstrated by compliance with sub-clause (b) and (f) as well as the evidence provided by a suitably qualified person in the Natural

Scheme Provision	Planner's Assessment
Criteria P1.1 Conclusion	Assets Report that no vegetation fitting the definition of priority vegetation will be impacted.
C7.7.2 Performance Criteria P1.2 Preamble	The proposed subdivision will require works in the form of access road installation and removal of vegetation for access sight lines and the future removal of vegetation for firefighting purposes within the mapped priority vegetation area.
	The application includes a Natural Assets Report by a suitably qualified person (Scott Livingston, Livingston Natural Resource Serviced Dated 27 th April 2023). The report states that:
	"The property has 52.6 ha of native vegetation, with 37ha on proposed lot 2. Around 0.8 ha of native vegetation on lot 2 will require clearing for the proposed dwelling and access including bushfire hazard management requirements for a BAL 19 rated dwelling. The proposed clearing area does not provide significant habitat for threatened species or contain a threatened vegetation community therefore does not meet the Natural Assets Code definition as priority vegetation. The property has suitable foraging areas for wide ranging species such as bandicoots, devils, quolls and eagles but has no denning / nesting habitat. Dungiven Rivulet provides suitable habitat for aquatic threatened fauna, no clearing is proposed or likely within the 30m buffer of the watercourse." Regard must be given to all sub-clauses of the standard in considering if the proposal complies.
C7.7.2 Performance Criteria P1.2 (a)	The Scheme defines priority vegetation as: Native vegetation where any of the following apply: (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002; (b) is a threatened flora species; (c) it forms a significant habitat for a threatened fauna species; or (d) it has been identified as native vegetation of local importance.

Scheme Provision	Planner's Assessment
	In this instance, the Natural Values Assessment has determined that the native vegetation to be removed does not constitute priority vegetation.
	On this basis, the clearance of native vegetation within the road reserve and for a building area for future development will not have any impacts on priority vegetation. Subsequently, P1.2 is not applicable.
	Notwithstanding, the following assessment has been undertaken against P1.2.
	The location and design of the access works and associated clearing for sight distances has been designed and located with advice from a suitably qualified traffic engineer and the road authority.
	The location of the indicative dwelling and concept building area in the Bushfire Management Plan has been chosen in response to the topography and vegetation cover to achieve a BAL-19 rating for a future dwelling in this area.
C7.7.2 Performance Criteria P1.2 (b)	The proposed vegetation clearance is required to provide safe sight distances and to provide for a building area for future development permissible within the Rural Living Zone.
C7.7.2 Performance Criteria P1.2 (c)	The location of the indicative dwelling and concept building area in the Bushfire Management Plan has been chosen in response to the topography and vegetation cover to achieve a BAL-19 rating for a future dwelling in this area.
	The Natural Assets Report indicates that no priority vegetation requires removal for fire management purposes.
	Any future dwelling development on Lot 2 will also require a specific Bushfire risk assessment and management plan.
C7.7.2 Performance Criteria P1.2 (d)	The Natural Assets Report indicates that no priority vegetation will be impacted by the proposal.

Scheme Provision	Planner's Assessment
C7.7.2 Performance Criteria P1.2 (e)	No biodiversity offsets are proposed.
C7.7.2 Performance Criteria P1.2 (f)	The existing cleared areas on the site will largely be contained in Lot 1 around the existing dwelling and outbuildings.
C7.7.2 Performance Criteria P1.2 Conclusion	The proposed subdivision satisfies the Objective of the Standard insofar as it will not cause an unnecessary or unacceptable impact on priority vegetation. This is demonstrated by consideration of the sub-clauses above and the evidence provided by a suitably qualified person in the Natural Assets Report that no vegetation fitting the definition of priority vegetation will be impacted.

APPLICATION FORM



PLANNING PERMIT

Land Use Planning and Approvals Act 1993

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

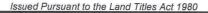
	OFFICE USE ONLY	
Property No:		
Have you alrea	ion the result of an illegal building work?	
PROPERTY DE	TAILS:	
Address:	81 Farrells Road Certificate of Title: 181179	
Suburb:	Reedy Marsh 7304 Lot No: 1	
Land area:	m^2/ha	
Present use of land/building:	Residential (vacant, residential, rural, industrial, commercial or forestry)	
 Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No Heritage Listed Property: No 		
DETAILS OF U	SE OR DEVELOPMENT:	
Indicate by ✓ box	□ Building work □ Change of use ☑ Subdivision □ Demolition □ Forestry □ Other	
Total cost of deve (inclusive of GST):	Includes total cost of building work, landscaping, road works and infrastructure	
Description of work:	2 Lot Subdivision	
Use of building:	(main use of proposed building – dwelling, garage, farm building, factory, office, shop)	
New floor area:	m ² New building height: m	
Materials:	External walls: Colour:	
	Roof cladding: Colour:	

Document Set ID: 1864996 Version: 1, Version Date: 09/08/2023



RESULT OF SEARCH

RECORDER OF TITLES





SEARCH OF TORRENS TITLE

VOLUME	FOLIO
181179	1
EDITION	DATE OF ISSUE
1	12-Jan-2022

SEARCH DATE : 06-Feb-2023 SEARCH TIME : 02.27 PM

DESCRIPTION OF LAND

Parish of WYCOMBE Land District of DEVON Lot 1 on Sealed Plan 181179 Derivation: Whole of Lot 8137, 45 Acres and Part of Lot 15794, 113A-3R-26P Gtd. to William Matthew Larcombe and Whole of Lot 1000, 1.779ha The Crown Prior CTs 107327/1 and 181179/1000

SCHEDULE 1

M362832 & M923984 TRANSFER to ALAN CONNOR, KAREN JANE CONNOR and PATRICK JAMES CONNOR Registered 12-Jan-2022 at 12.01 PM

SCHEDULE 2

M923982 & M923984 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

SP181179 EASEMENTS in Schedule of Easements

M923984 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

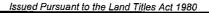
Page 1 of 1

www.thelist.tas.gov.au



SCHEDULE OF EASEMENTS

RECORDER OF TITLES





SCHEDUL	E OF	EASEN	MENTS
----------------	------	-------	--------------

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

SP 181179

Registered Number

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

That part of Lot 1 on the Plan formerly comprised in Lot 1 on Sealed Plan 107327 is together with a Right of Carriageway over the land marked "Right of Way 'B' 6.00 wide" on the Plan.
(private)

That part of Lot 1 on the Plan formerly comprised in Lot 1 on Sealed Plan 107327 is together with a Right of Carriageway over the land marked "Right of Way 6.00 wide" on the Plan. —

That part of Lot 1 on the Plan formerly comprised in Lot 1 on Sealed Plan 107327 is subject to a Right of Carriageway (appurtenant to Lot 1 on D107252) over the land marked "Right of Way 'A' 6.00 wide on the Plan.

(private)

Crown Land Services and pursuant to an)	Cothrun Janet Clark Manager 10 December 2020. FACLand Signature
/USE ANNEY!!	DE DACES FOR CONTINUATIONS

(USE ANNEXURE PAGE	S FOR CONTINUATION)	
SUBDIVIDER: THE CROWN	PLAN SEALED BY:	
FOLIO REF: 181179/1	DATE:	
SOLICITOR	***************************************	
& REFERENCE: Crown Solicitor (20456-20 ICD)	REF NO.	Council Delegate
NOTE: The Council Delegate must sign the Certi	ficate for the purposes of	identification.

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Search Time: 02:27 PM

Volume Number: 181179

Revision Number: 01

Page 1 of 1

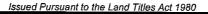
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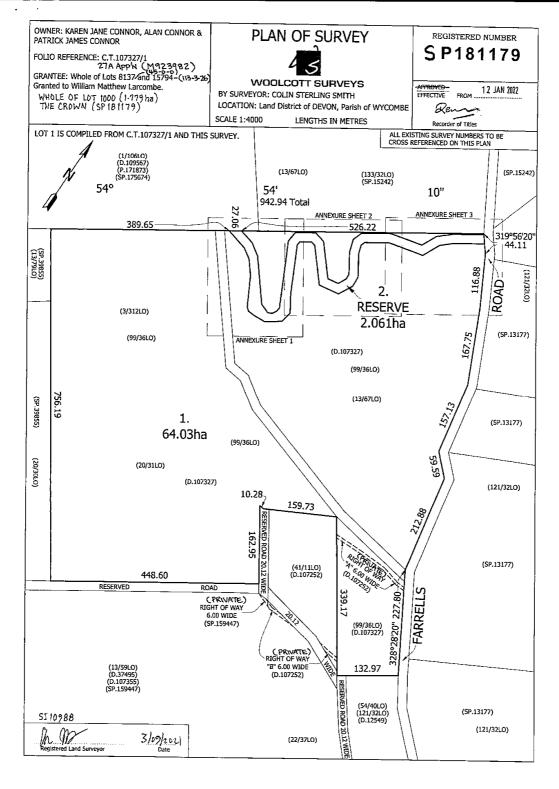
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RECORDER OF TITLES







Search Date: 06 Feb 2023

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Volume Number: 181179

Revision Number: 01

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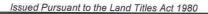
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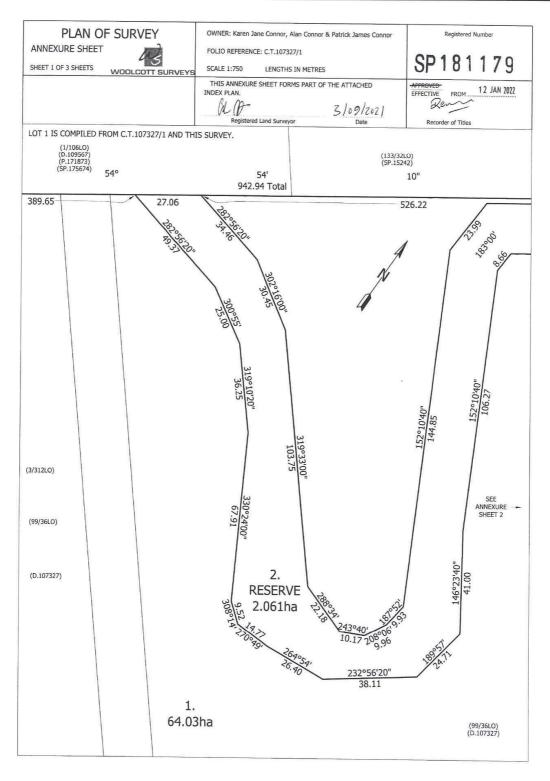
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RECORDER OF TITLES







Search Date: 06 Feb 2023

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Volume Number: 181179

Revision Number: 01

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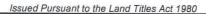
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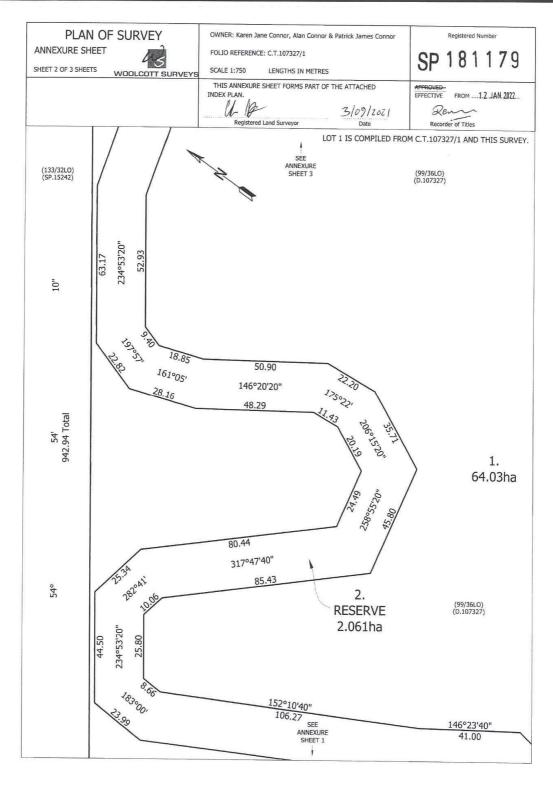
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Search Date: 06 Feb 2023

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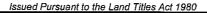
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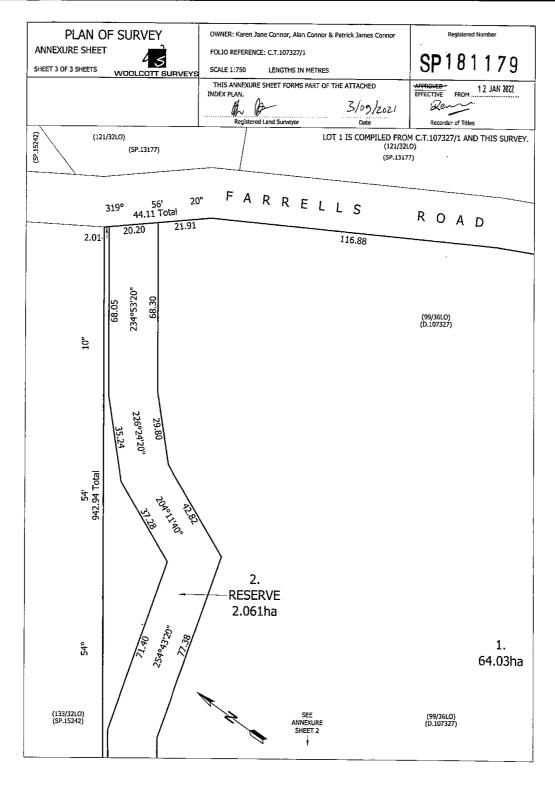
Document Set ID: 1864966 Version: 1, Version Date: 09/08/2023



RECORDER OF TITLES







Search Date: 06 Feb 2023

Search Time: 02:27 PM

Volume Number: 181179

Revision Number; 01

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Department of Natural Resources and Environment Tasmania

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Document Set ID: 1864966

12.2.6 Application Documents



3/23 Brisbane Street Launceston, Tasmania 7250 Phone (03) 6331 4099 ABN 71 217 806 325 pda.ltn@pda.com.au www.pda.com.au

Our Ref: 50783MR

1st August 2023

Meander Valley Council PO Box 102 WESTBURY TAS 7303

mail@mvc.tas.gov.au

Attention: Town Planner

Dear Sir/Madam,

PA\23\0233 - 2 LOT SUBDIVISION - 81 FARRELLS ROAD, REEDY MARSH

I write in response to Council's second request for further information letter dated 18th July 2023, on behalf of our clients, Haylee and Patrick Connor.

- Please find attached updated Traffic Impact Statement and see below comments from our engineer;
- Traffic Impact Statement (TIS) has been conducted by Dean Panton (BE, FIEAust, CPEng, NER)
- Justification for 60km/hr approach speed has been included in updated TIS.
- After consulting and comparing TSD-RF01-v3 & AS2890.1 (page 32) as outlined, we have determined that
 there is no reason to use AS2890.1 in this case over the TSD, in regard to both sight distances and vegetation
 clearance, as the sight distances generated with the TSD are greater, and the driver's eye level is lower.
 Therefore, we have opted to continue using the TSD values, as they will provide a higher level of safety.
 - Regarding the vegetation clearance specifically, this has been updated in the TIS to be more transparent, but the height of 1.00m is specified to allow for even greater visibility and therefore safety.
- There is no visible table drain or drain of any kind present in the vicinity of the access location. Therefore, we have concluded that no headwalls are necessary for the proposed access. In particular, we point to the images present in the TIS as they show that Farrells Road is in cut to the natural surface, and the lack of drains.

I hope that this satisfies your request for further information and I look forward to hearing from you and the application progressing.

Please contact me if you require any additional information.

Yours faithfully,

Tracey Baillie Planning Assistant

PDA Surveyors, Engineers & Planners

OFFICES ALSO AT:

HOBART 127 Bathurst St, Hobart, TAS 7000 (03) 6234 3217 KINGSTON 6 Freeman St, Kingston, TAS 7050 (03) 6229 2131 HUONVILLE 10/16 Main Rd, Huonville, TAS 7109 (03) 6264 1277 DELORAINE 16 Emu Bay Rd, Deloraine, TAS 7304 (03) 6362 2993 BURNIE 6 Queen St, Burnie,TAS 7320 (03) 6431 4400 DEVONPORT 77 Gunn St, Devonport, TAS 7310 (03) 6423 6875 SWANSEA 3 Franklin St, Swansea, TAS 7190 (03) 6130 9099

Document Set ID: 1894300 Version: 1, Version Date: 07/08/2023

PLAN OF SUBDIVISION

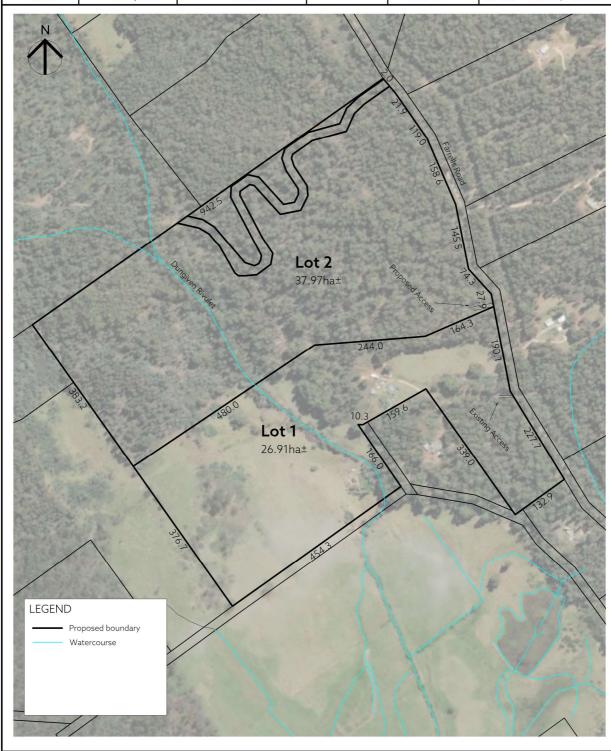


3/23 Brisbane Street, Launceston, Tasmania, 7250 PHONE: +61 03 6331 4099 FAX: +61 03 6334 3098 EMAIL: pda.ltn@pda.com.au www.pda.com.au Also at: Hobart, Burnie,

Owners	Karen, Alan & James Connor	Address	81 Farrells Road, Reedy Marsh
		Council	Meander Valley Council
		Planning Scheme	Tasmanian Planning Scheme - Meander
Title References	FR 181179/1	Zone & SAP	Rural Living D & Reedy Marsh SAP
Schedule Of	s shown.	1	

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

 Easements
 As \$10001.
 Date
 30 May 2023
 PDA Reference
 50783 P02
 Map reference
 PID
 9048411
 Point of Interest GDAP4 MGASS
 473287E, 5408149N



Document Set ID: 1868890 Version: 1, Version Date: 30/08/2023

Meander Valley Council - Ordinary Meeting Agenda: 10 October 2023





Planning Report

81 Farrells Road, Reedy Marsh 2 Lot Subdivision

50783 | 28th April 2023

Document Set ID: 1864666 Version: 1, Version Date: 09/08/2023



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PDA Contributors

Planning	Tracey Baillie	28/4/23
Review & Approval		

Revision History

Revision	Description	Date
0	First Issue	

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50783 | Planning Report | 81 Farrells Road, Reedy Marsh



Development Details:

Property Address	81 Farrells Road, Reedy Marsh
Proposal	2 Lot Subdivision
Land Area	66ha

PID/CT	9048411	181179/1	
Planning Ordinance	Tasmanian Planning Scheme – N	Tasmanian Planning Scheme – Meander Valley	
Land Zoning	Rural Living Zone D	Rural Living Zone D	
Specific Areas Plans	Reedy Marsh	Reedy Marsh	
Code Overlays	Bushfire Prone Area		
	Natural Assets		
Use Status	Residential	Residential	
Application Status	Discretionary		

50783 | Planning Report | 81 Farrells Road, Reedy Marsh



1. Introduction/Context

Council approval is sought for the proposed development of a 2 Lot subdivision at 81 Farrells Road, Reedy Marsh. In support of the proposal the following associated documents have been provided in conjunction with this planning assessment:

- The Title Plan and Folio Text: 181179/1
- Schedule of Easements
- Proposed Plan of Subdivision: PDA 50783
- Bushfire Hazard Assessment & Bushfire Hazard Management Plan dated 27th April 2023 prepared by Scott Livingston of Livingston Natural Resources
- Natural Assets Report prepared by Scott Livingston of Livingston Natural Resources

1.1. The Land



Figure 1. Existing aerial image of 81 Farrells Road, Reedy Marsh (LISTmap, 2022)

The subject land is located at 81 Farrells Road, Reedy Marsh (PID 9048411). The subject land is 66ha in area and contains an existing residence and associated outbuildings.

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The subject land is an irregular shaped block, with neighbouring residential land mostly smaller sized blocks ranging from 3.5 ha to 20ha. The land is relatively flat with a heavy covering of trees mostly contained on the proposed Lot 2. Dungiven Rivulet runs through the property.

1.2. Existing Development

The existing development on the site includes a single residential dwelling and associated outbuilding. There are gardens, grassland and a forest on site.

1.3. Natural Values

There are Natural Values identified on the subject land. Please find attached report by Scott Livingston.

2. The Proposal

A Planning Permit for a 2 Lot subdivision is sought in accordance with Section 57 of the *Land Use Planning* and Approvals Act 1993 (the Act) and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme – Meander*

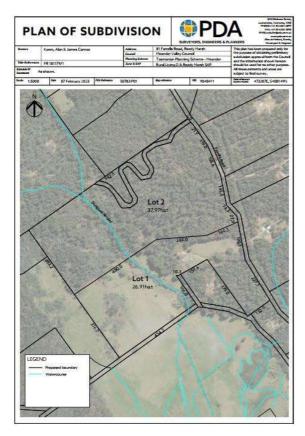


Figure 2. Proposed Plan of Subdivision

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It is proposed that the land of title CT 181179/1 be subdivided into 2 Lots, as shown on figure 2. Lot 1 will contain the existing dwelling, whilst Lot 2 has an indicative building area of 15 X 20m on the bushfire plan allowing for future residential development. Lot 1 has an existing access off Farrells Road and lot 2 has a proposed new access off Farrells Road.

3. Planning Assessment

The proposal is required to be consistent with the Tasmanian Planning Scheme - Meander Valley
The relevant assessment criteria are as follows:

3.1 Zoning

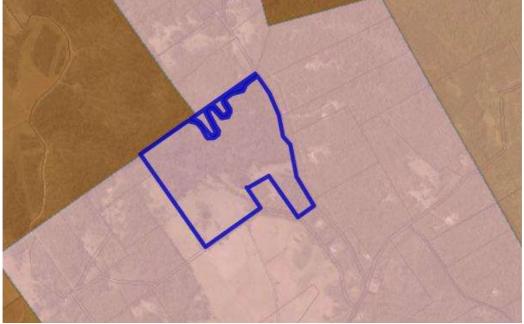


Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2022)

The subject land is located within the Rural Living Zone, as shown in Figure 3. The surrounding properties are also zoned Rural Living with some Agricultural to the north and west and some Rural to the east.

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3.2 Zone Standards – Rural Living D and Reedy Marsh

MEA-S14.8 Development standards for subdivision

MEA-S14.8.1 Lot Design

This clause is in substitution for Rural Living Zone - clause 11.5.1 lot Design A1 and P1

Objective:

That each lot

(a) Has an area and dimensions appropriate for use and development in the Specific Area Plan; and

P1

(b) Maintains the vegetated landscape character if the area

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision must:

- (a) Have an area of not less than 15ha and:
 - (i) Be able to contain a minimum area of 15m x 20m clear of:
 - a. all setbacks required by clauses MEA-S14.7.1 A1 and 11.4.2 A3; and b. easements or other title restrictions that limit or restrict development; and
 - (ii) Existing buildings are consistent with the setback required by clauses MEA-S14.7.1 A1 and 11.4.2 A3;
- (b) be required for public use by the Crown, a council or State authority
 - (c) be required for the provision of utilities; or
- (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.

Performance Criteria

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use and maintain the vegetated landscape character, having regard to:

- (a) The relevant requirements for development of existing buildings on the lots;
- (b) The intended location of buildings on the lots
- (c) The topography of the site
- (d) Any natural or landscape vales; and
- (e) The pattern of development existing on established properties in the area, and must have an area of not less than 12ha.

Comment:

A1 is met

Lot 1 has an area of 26.91 ha and Lot 2 has an area of 37.97 ha. Lot 1 has an existing dwelling that complies with the specified setbacks in Clauses MEA-S14.7.1 A1 and 11.4.2 A3 and Lot 2 has a proposed building envelope that also complies with MEA-S14.7.1 A1 and 11.4.2 A3

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11.5 Development Standards for Subdivision

11.5.1 Lot Design

Acceptable Solutions	Performance Criteria
A2 Each lot or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or public utilities, must have a frontage of not less than 40m	P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) The width of frontage proposed, if any; (b) The number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) The topography of the site
	 (d) The functionality and useability of the frontage; (e) The ability to manoeuvre vehicles on the site; and (f) The pattern of development existing on established properties in the area And it is not less than 3.6m wide.

Comment:

A2 is met as both lots have frontages over 40 metres.

Acceptable Solutions	Performance Criteria
A3	Р3
Each lot, or a lot proposed in a plan of subdivision, must be provided with vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:
	(a) the topography of the site;
	(b) the length of the access
	(c) the distance between the lot or building area and the carriageway
	(d) the nature of the road and the traffic
	(e) the anticipated nature of the vehicles likely to access the site; and
50702 Diamaira Danant 04 Favrella Dand Dandy March	(f) the ability for emergency services to access the site.

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Comment:

A3 is met. Lot 1 has existing access from Farrells Road and Lot 2 has a proposed new access also off Farrells Road.

11.5.2 Roads

Objective:

That the arrangement of new roads with a subdivision provides:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community
- (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions	Performance Criteria
A1	P1
The subdivision includes no new roads.	The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, having regard to: (a) any relevant road network plan adopted by Council
	(b) the existing and proposed road hierarchy
	(c) maximising connectivity with the surrounding road network;
	(d) appropriate access to public transport
	(e) access for pedestrians and cyclists.

Comment:

A1 is met. The subdivision does not include any new roads.

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11.5.3 Services

Objective:

That the subdivision of land provides services for the future use and development of the land

Acceptable Solutions	Performance Criteria
A1	P1
Each lot or lot proposed on a plan of subdivision, excluding for public open space, a riparian or littoral reserve or utilities, must:	No performance criterion
(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or	
(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,	
Unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	

Comment:

A1 is met. As the area is not within water service land. Lot 1 has an existing water tank and Lot 2 is proposed to have a water tank supplied.

P2

A2			

Each lot or lot proposed on a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or utilities, must:

- (a) be connected to a reticulated sewerage system; or
- (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m or a reticulated sewerage system and can be connected by gravity feed.

Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zoe C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

Comment:

P2 is met. Lot 1 has an existing on-site waste water treatment system and Lot 2 will be capable of providing onsite wastewater system with details to be provided during dwelling application.

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3.3 Codes



Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2022)



Code	Comments:
C1 Signs Code	Not applicable
C2 Parking and Sustainable Transport Code	See below
C3 Road and Railway Assets Code	Not applicable
C4 Electricity Transmission Infrastructure Protection Code	Not applicable
C5 Telecommunications Code	Not applicable
C6 Local Historic Heritage Code	Not applicable
C7 Natural Assets Code	See attached Natural Values Assessment by Scott Livingston
C8 Scenic Protection Code	Not applicable
C9 Attenuation Code	Not applicable
C10 Coastal Erosion Hazard Code	Not applicable
C11 Coastal Inundation Hazard Code	Not applicable
C12 Flood-Prone Areas Hazard Code	Not applicable
C13 Bushfire-Prone Areas Code	See attached Bushfire Hazard Management Report
C14 Potentially Contaminated Land Code	Not applicable
C15 Landslip Hazard Code	Not applicable
C16 Safeguarding of Airports Code	Not applicable

3.4 Code Standards

C2.0 Parking and Sustainable Transport Code

C2.6.7 Development Standards

C2.6.3 Number of accesses for vehicles

Objective:

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

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Acceptable Solutions

Δ1

The number of accesses provided for each frontage must:

- (a) be no more than 1; or
- (b) no more than the existing number of accesses,

whichever is the greater.

Response:

A1 is met: Each lot has no more than one vehicle access point per road frontage

Conclusion

The planning assessment and supporting documentation provided demonstrate that the development proposal for a two lot subdivision for 81 Farrells Road, Reedy Marsh, meets all applicable requirements of the Tasmanian Planning Scheme - Meander Valley.

Yours faithfully,

J. Baillie

Tracey Baillie

On behalf of

PDA Surveyors, Engineers and Planners



Contact

For any enquiries, please contact one of our offices:

HOBART

A: 127 Bathurst Street, Hobart Tasmania 7000
P: (03) 6234 3217
E: pda.hbt@pda.com.au

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E: pda.ktn@pda.com.au

HUONVILLE

A: 8/16 Main Street, Huonville, TAS 7109 - (By appointment)
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E: pda.huon@pda.com.au

EAST COAST

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DEVONPORT

A: 77 Gunn Street, Devonport, TAS 7310P: (03) 6423 6875E: pda.dpt@pda.com.au

WALTER SURVEYS

A: 127 Bathurst Street, Hobart, TAS 7000 (Civil Site Surveying and Machine Control)
P: 0419 532 669 (Tom Walter)
E: tom.walter@waltersurveys.com.au

50783 | Planning Report | 81 Farrells Road, Reedy Marsh

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: Requested For:

Report Type: Summary Report

Timestamp: 01:26:11 PM Monday 03 April 2023

Threatened Flora: buffers Min: 500m Max: 5000m
Threatened Fauna: buffers Min: 500m Max: 5000m
Raptors: buffers Min: 500m Max: 5000m

Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m

Priority Weeds: buffers Min: 500m Max: 5000m

Geoconservation: buffer 1000m
Acid Sulfate Soils: buffer 1000m
TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

ened Communicies: buller 1000m

Fire History: buffer 1000m

Freshwater Ecosystem Values: buffer 1000m

Freshwater Ecosystem Values displayed:

Rivers

Tasmanian Reserve Estate: buffer 1000m
Biosecurity Risks: buffer 1000m



The centroid for this query GDA94: 473407.0, 5407991.0 falls within:

Property: 9048411

Department of Natural Resources and Environment Tasmania Document Set ID: 1804060 Version: 1, Version Date: 09/08/2023 Page I of 43



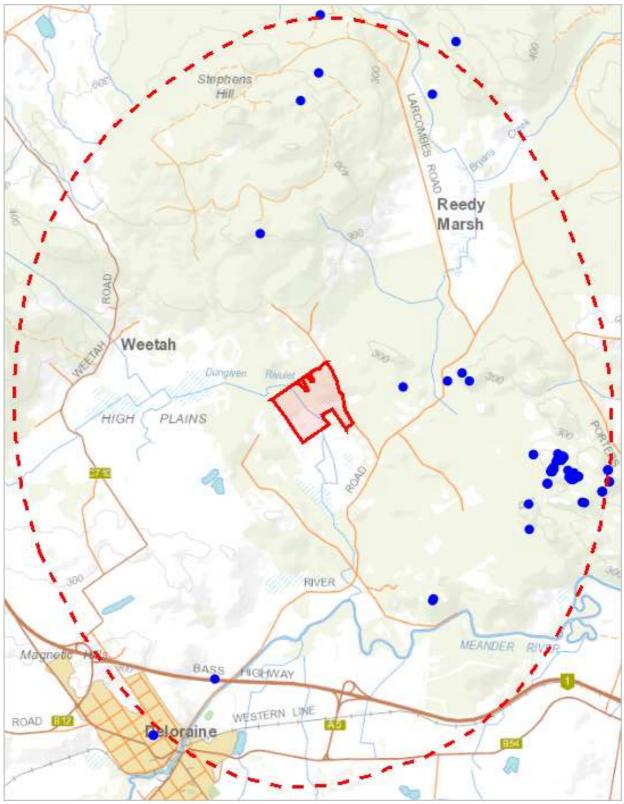
Threatened flora within 500 metres

*** No threatened flora found within 500 metres ***



Threatened flora within 5000 metres

477902, 5413785



468897, 5402224

Please note that some layers may not display at all requested map scales

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Threatened flora within 5000 metres

Legend: Verified and Unverified of	oservations	
 Point Verified 	Point Unverified	/ Line Verified
/ Line Unverified	Polygon Verified	Polygon Unverified
Legend: Cadastral Parcels		



Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Euphrasia scabra	yellow eyebright	e		n	I	01-Jan-1849
Glycine microphylla	small-leaf glycine	v		n	I	17-Mar-2009
Haloragis heterophylla	variable raspwort	r		n	ı	17-Nov-2017
Pimelea curviflora	curved riceflower	Р		n	2	17-Mar-2009
Pimelea curviflora var. gracilis	slender curved riceflower	r		n	69	09-Mar-2022
Pomaderris phylicifolia	narrow-leaf pomaderris	Р		n	I	20-Nov-1974
Senecio squarrosus	leafy fireweed	r		n	4	01-Jan-1978

Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.

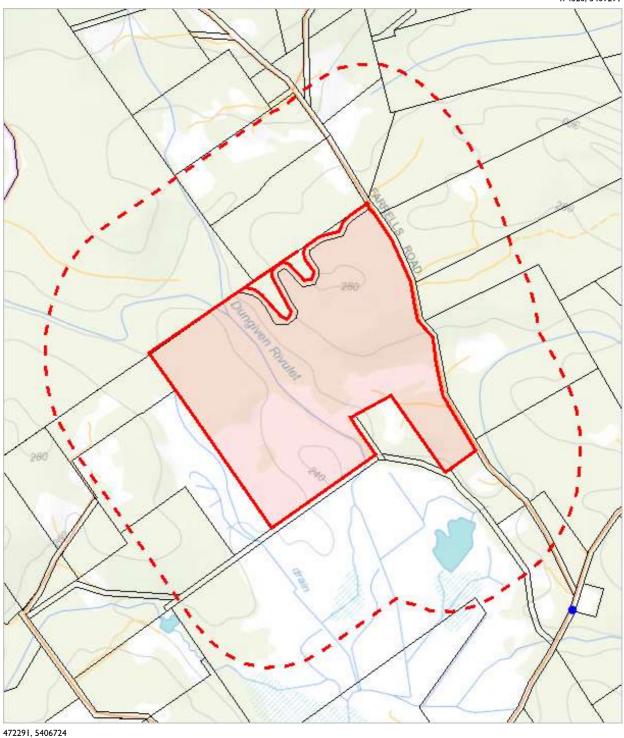
Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



Threatened fauna within 500 metres

474520, 5409291



Please note that some layers may not display at all requested map scales



Threatened fauna within 500 metres

Legend: Verified and Unverified observation	s	
Point Verified	 Point Unverified 	/ Line Verified
/ Line Unverified	Polygon Verified	Polygon Unverified
Legend: Cadastral Parcels		



Threatened fauna within 500 metres

Threatened fauna within 500 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	ВО	Potential	Known	Core
Litoria raniformis	green and gold frog	v	VU	n	1	0	ı
Lathamus discolor	swift parrot	e	CR	mbe	1	0	0
Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	n	1	0	0
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	е	1	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	е	1	0	ı
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	е	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	ı	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	е	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

For more information about threatened species, please contact Threatened Species Enquiries.

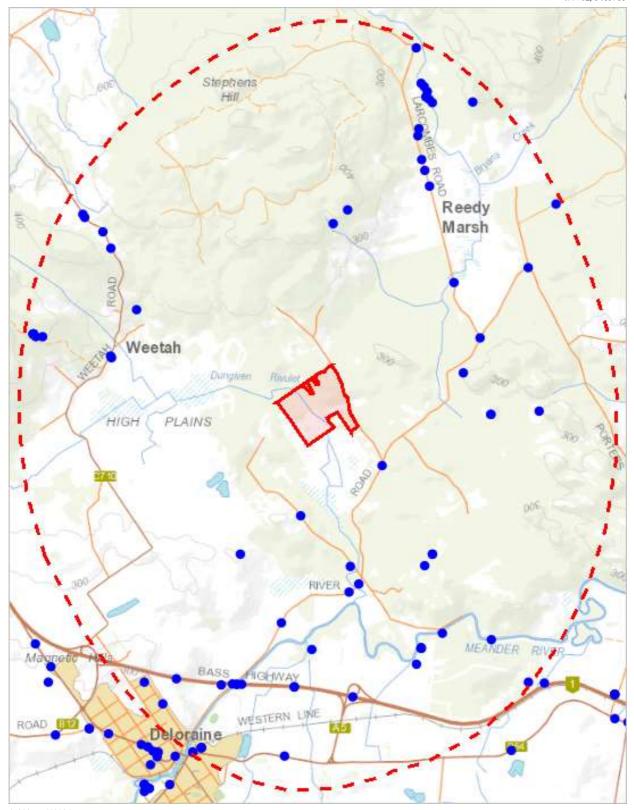
Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



Threatened fauna within 5000 metres

477902, 5413785



468897, 5402224

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Threatened fauna within 5000 metres

Legend: Verified and Unverified obs	ervations	
 Point Verified 	 Point Unverified 	/ Line Verified
/ Line Unverified	Polygon Verified	Polygon Unverified
Legend: Cadastral Parcels		



Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Accipiter novaehollandiae	grey goshawk	е		n	3	27-May-2021
Aquila audax	wedge-tailed eagle	ре	PEN	n	9	20-Mar-2018
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	е	EN	e	16	02-Jun-2021
Dasyurus maculatus	spotted-tail quoll	r	VU	n	6	04-Dec-2019
Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	n	4	16-Aug-1996
Dasyurus viverrinus	eastern quoll		EN	n	1	01-Jul-1995
Eagle sp.	Eagle	е	EN	n	2	21-Feb-2023
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	6	21-Feb-2023
Lathamus discolor	swift parrot	е	CR	mbe	1	05-Nov-2011
Litoria raniformis	green and gold frog	v	VU	n	2	04-Jan-2018
Perameles gunnii	eastern barred bandicoot		VU	n	14	21-Jun-2020
Sarcophilus harrisii	tasmanian devil	е	EN	e	26	31-Dec-2022
Tyto novaehollandiae	masked owl	pe	PVU	n	2	17-Jan-1996
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	е	VU	e	2	29-Oct-2019

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	ВО	Potential	Known	Core
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	v	VU	e	I	0	0
Litoria raniformis	green and gold frog	v	VU	n	1	0	I
Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	n	1	0	3
Lathamus discolor	swift parrot	e	CR	mbe	1	0	0
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
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	1	0	0
Catadromus Iacordairei	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
Engaeus granulatus	Central North burrowing crayfish	e	EN	e	1	0	0
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

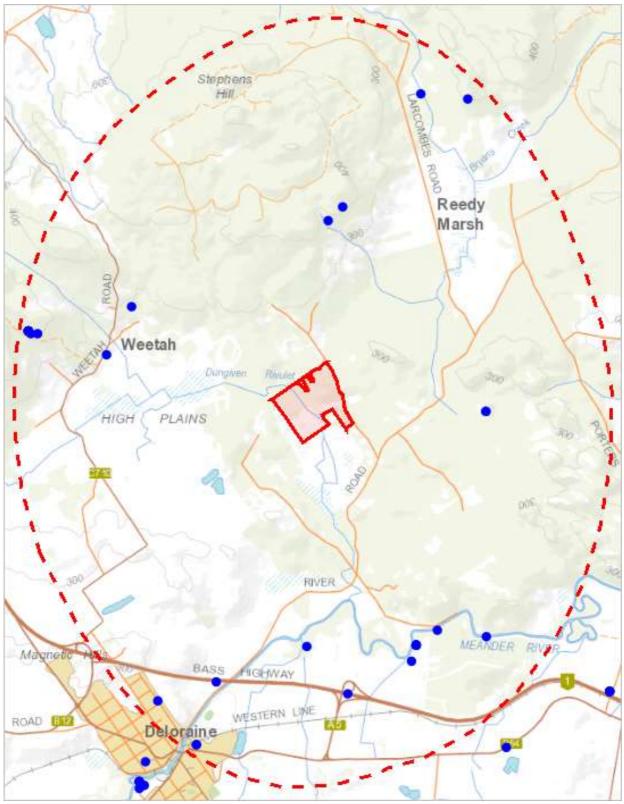
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Raptor nests or sightings found within 500 metres. ***



Raptor nests and sightings within 5000 metres

477902, 5413785



468897, 5402224

Please note that some layers may not display at all requested map scales

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Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observ	ations	
 Point Verified 	 Point Unverified 	/ Line Verified
/ Line Unverified	Polygon Verified	Polygon Unverified
Legend: Cadastral Parcels		



Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Loca tion Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
125	Aquila audax	wedge-tailed eagle	Nest	1	19-Sep-2008
125	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	01-Jan-1985
141	Aquila audax	wedge-tailed eagle	Nest	3	13-Sep-2010
141	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	5	10-Dec-2007
1515	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	15-Mar-2007
1516	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	01-Jan-2007
193	Aquila audax	wedge-tailed eagle	Nest	2	22-Sep-2010
193	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	3	19-Oct-2001
2682	Eagle sp.	Eagle	Nest	I	27-Jun-2019
2682	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	4	21-Feb-2023
3151	Eagle sp.	Eagle	Nest	I	21-Feb-2023
	Accipiter novaehollandiae	grey goshawk	Not Recorded	2	01-May-2018
	Accipiter novaehollandiae	grey goshawk	Sighting	1	27-May-202 I
	Aquila audax	wedge-tailed eagle	Not Recorded	3	20-Mar-2018
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	5	02-Jun-202 I
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	2	02-Jun-202 I
	Tyto novaehollandiae	masked owl	Not Recorded	1	17-Jan-1996
	Tyto novaehollandiae	masked owl	Sighting	1	17-Jan-1996

Unverified Records

No unverified records were found!

Raptor nests and sightings within $5000 \ metres$

(based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	е	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	е		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		1	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

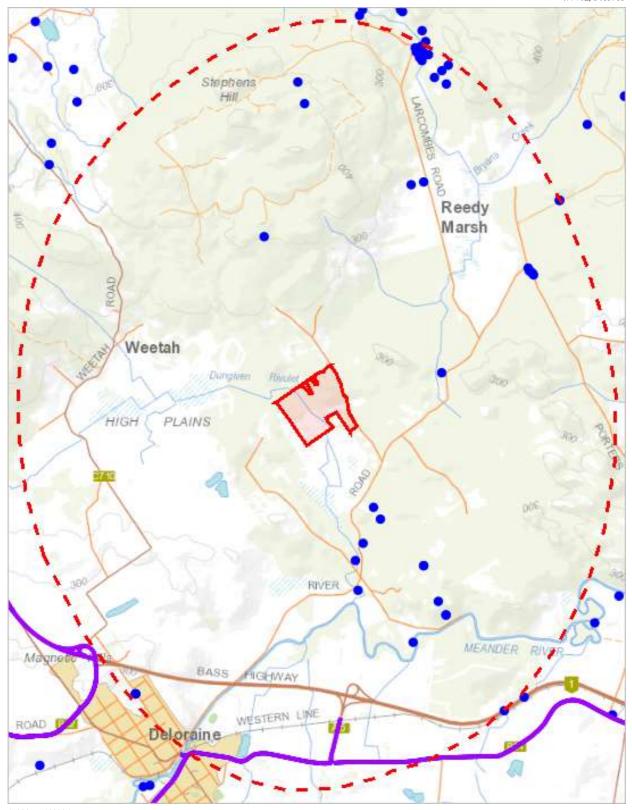
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Tas Management Act Weeds found within 500 metres ***



Tas Management Act Weeds within 5000 m

477902, 5413785



468897, 5402224

Please note that some layers may not display at all requested map scales

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Tas Management Act Weeds within 5000 m

Legend: Verified and Univerified observation	ons	
Point Verified	 Point Unverified 	🖊 Line Verified
/ Line Unverified	Polygon Verified	Polygon Unverified
Legend: Cadastral Parcels		



Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Anthemis cotula	stinking chamomile	1	01-Dec-1915
Bassia scoparia	copper saltbush	2	22-Feb-1995
Erica lusitanica	spanish heath	6	26-May-2016
Foeniculum vulgare	fennel	<u> </u>	08-Jan-1995
llex aquifolium	holly	2	16-Dec-2014
Rubus echinatus	blackberry	<u> </u>	12-Feb-2004
Rubus fruticosus	blackberry	13	18-Oct-2006
Salix x fragilis nothovar. fragilis	crack willow	<u> </u>	30-Oct-2003
Senecio jacobaea	ragwort	16	21-Feb-2011
Ulex europaeus	gorse	28	16-Dec-2014
Xanthium spinosum	bathurst burr	<u> </u>	01-Jan-1911

Unverified Records

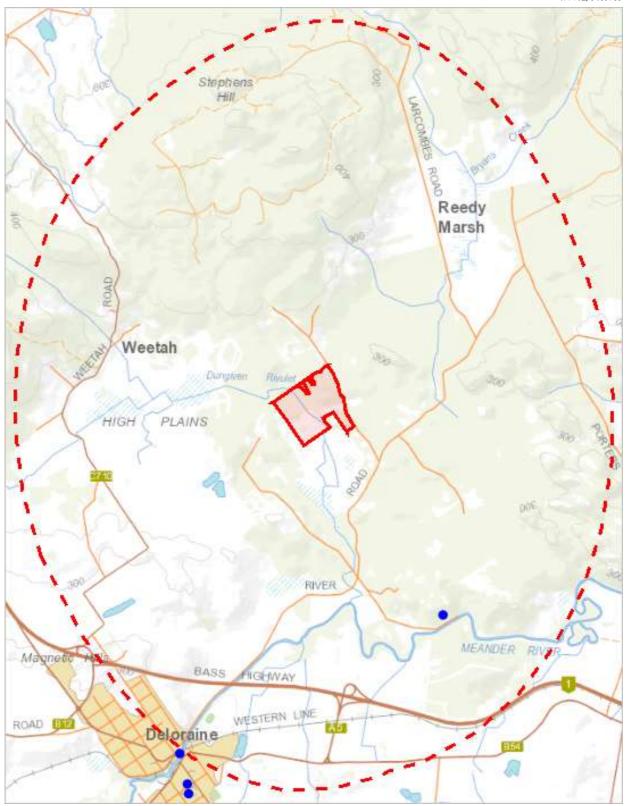
For more information about introduced weed species, please visit the following URL for contact details in your area: https://www.nre.tas.gov.au/invasive-species/weeds

*** No Priority Weeds found within 500 metres ***



Priority Weeds within 5000 m

477902, 5413785



468897, 5402224

Please note that some layers may not display at all requested map scales

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Priority Weeds within 5000 m

Legend: Verified and Unverified obs	ervations	
 Point Verified 	Point Unverified	/ Line Verified
/ Line Unverified	Polygon Verified	Polygon Unverified
Legend: Cadastral Parcels		



Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Iris pseudacorus	yellow flag iris	1	21-Nov-2012
Prunus laurocerasus	cherry laurel	1	16-Dec-2014

Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

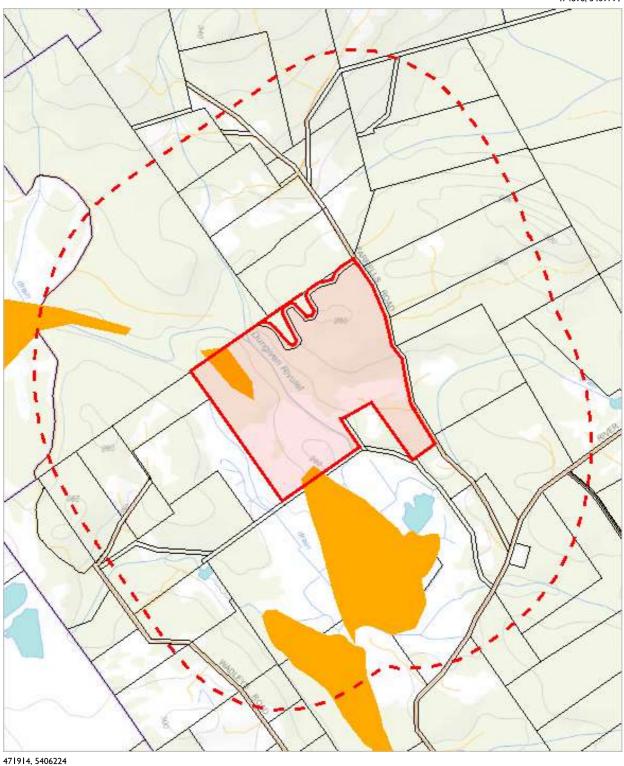
https://www.nre.tas.gov.au/invasive-species/weeds

*** No Geoconservation sites found within 1000 metres. ***



Acid Sulfate Soils within 1000 metres

474896, 5409791



Please note that some layers may not display at all requested map scales



Acid Sulfate Soils within 1000 metres

Legend: Coastal Acid Sulfate Soils (0 - 20	m AHD)	
High	Low	Extremely Low
Legend: Inland Acid Sulfate Soils (>20m A	AHD)	
High	Low	Extremely Low
Legend: Marine Subaqueous/Intertidal Ac	id Su l fate Soil	
High (Intertidal)	High (Subtidal)	
Legend: Cadastral Parcels		



Acid Sulfate Soils within 1000 metres

Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Inland Acid Sulfate Soils	Low	Bj(p4)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Sandplains and dunes >10m AHD, ASS generally below Im from the surface. Heath, forests. Mainly Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available and classifier has little knowledge or experience with ASS, hence classification is provisional.
Inland Acid Sulfate Soils	Low	Bm(p4)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Hydrosols, ASS generally within upper Im in wet/riparian areas with Hydrosols (Isbell 1996). Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p. 122). No necessary analytical data are available and classifier has little knowledge or experience with ASS, hence classification is provisional.
Inland Acid Sulfate Soils	Low	Bn(p4)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Sodosols, Chromosols and Dermosols, ASS generally within upper Im in wet/riparian areas with Sodosols, Chromosols and Dermosols (Isbell 1996). Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available and classifier has little knowledge or experience with ASS, hence classification is provisional.

For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

Telephone: (03) 6777 2227

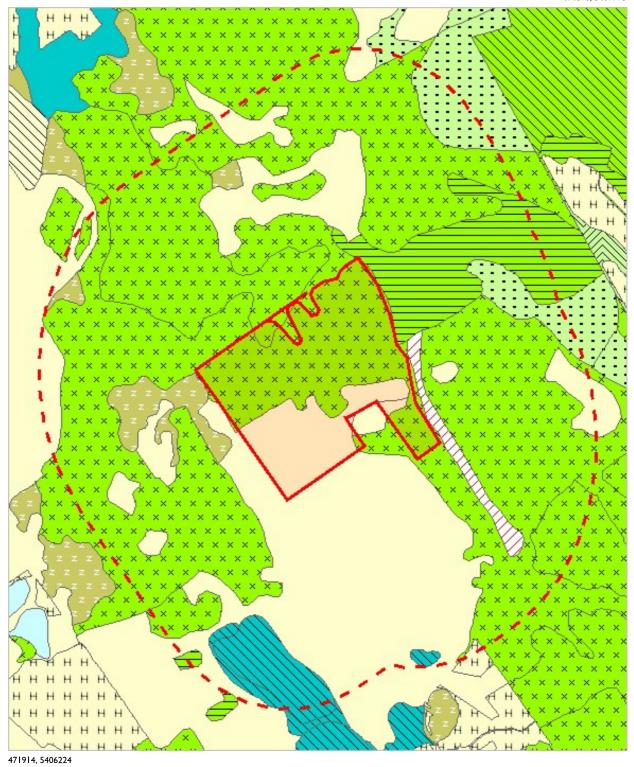
Email: Land Management. Enquiries@nre.tas.gov.au

Address: 171 Westbury Road, Prospect, Tasmania, Australia, 7250



TASVEG 4.0 Communities within 1000 metres

474896, 5409791



Please note that some layers may not display at all requested map scales



TASVEG 4.0 Communities within 1000 metres

Legend: TASVEG 4.0

- (AAP) Alkaline pans
- (AHF) Freshwater aquatic herbland
- (AHL) Lacustrine herbland
- 🖊 (AHS) Saline aquatic herbland
- N (ARS) Saline sedgeland / rushland
- (ASF) Fresh water aquatic sedgeland and rushland
- (ASP) Sphagnum peatland
- (ASS) Succulent saline herbland
- 💌 (AUS) Saltmarsh (undifferentiated)
- 🚫 (AWU) Wetland (undifferentiated)
- (DAC) Eucalyptus amygdalina coastal forest and woodland
- 💳 (DAD) Eucalyptus amygdalina forest and woodland on dolerite
- 🏏 (DAM) Eucalyptus amygdalina forest on mudstone
- (DAS) Eucalyptus amygdalina forest and woodland on sandstone
- N (DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
- (DBA) Eucalyptus barberi forest and woodland
- 🔀 (DCO) Eucalyptus coccifera forest and woodland
- (DCR) Eucalyptus cordata forest
- (DDE) Eucalyptus delegatensis dry forest and woodland
- [[DDP] Eucalyptus dalrympleana Eucalyptus pauciflora forest and woodland
- (DGL) Eucalyptus globulus dry forest and woodland
- (DGW) Eucalyptus gunnii woodland
- 🔼 (DKW) King Island Eucalypt woodland
- (DMO) Eucalyptus morrisbyi forest and woodland
- 👿 (DMW) Midlands woodland complex
- 🔽 (DNF) Eucalyptus nitida Furneaux forest
- (DNI) Eucalyptus nitida dry forest and woodland
- 🚫 (D0B) Eucalyptus obliqua dry forest
- (DOV) Eucalyptus ovata forest and woodland
- 🔃 (DOW) Eucalyptus ovata heathy woodland
- (DPD) Eucalyptus pauciflora forest and woodland on dolerite
- // (DPE) Eucalyptus perriniana forest and woodland
- 💳 (DPO) Eucalyptus pauciflora forest and woodland not on dolerite
- N (DPU) Eucalyptus pulchella forest and woodland
- 🔼 (DRI) Eucalyptus risdonii forest and woodland
- (DRO) Eucalyptus rodwayi forest and woodland
- (DSC) Eucalyptus amygdalina Eucalyptus obliqua damp sclerophyll forest
- 🚺 (DSG) Eucalyptus sieberi forest and woodland on granite
- 😽 (DSO) Eucalyptus sieberi forest and woodland not on granite
- (DTD) Eucalyptus tenuiramis forest and woodland on dolerite
- (DTG) Eucalyptus tenuiramis forest and woodland on granite
- (DTO) Eucalyptus tenuiramis forest and woodland on sediments
- 🔼 (DVC) Eucalyptus viminalis Eucalyptus globulus coastal forest and woodland
- 🖊 (DVF) Eucalyptus viminalis Furneaux forest and woodland
- 🚫 (DVG) Eucalyptus viminalis grassy forest and woodland
- 🔽 (FAC) Improved pasture with native tree canopy
- (FAG) Agricultural land
- (FMG) Marram grassland
- (FPE) Permanent easements
- 🖊 (FPF) Pteridium esculentum fernland
- (FPH) Plantations for silviculture hardwood
- 🦰 (FPS) Plantations for silviculture softwood
- (FPU) Unverified plantations for silviculture
- (FRG) Regenerating cleared land
- (FSM) Spartina marshland
- 🔲 (FUM) Extra-urban miscellaneous
- (FUR) Urban areas
- (FWU) Weed infestation
- (GCL) Lowland grassland complex

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TASVEG 4.0 Communities within 1000 metres

- (GHC) Coastal grass and herbfield
- GPH) Highland Poa grassland
- 🦳 (GPL) Lowland Poa labillardierei grassland
- (GRP) Rockplate grassland
- 🖊 (GSL) Lowland grassy sedgeland
- × (GTL) Lowland Themeda triandra grassland
- (HCH) Alpine coniferous heathland
- (HCM) Cushion moorland
- (HHE) Eastern alpine heathland
- 🗡 (HHW) Western alpine heathland
- 🖊 (HSE) Eastern alpine sedgeland
- (HSW) Western alpine sedgeland/herbland
- N (HUE) Eastern alpine vegetation (undifferentiated)
- (MBE) Eastern buttongrass moorland
- (MBP) Pure buttongrass moorland
- (MBR) Sparse buttongrass moorland on slopes
- (MBS) Buttongrass moorland with emergent shrubs
- (MBU) Buttongrass moorland (undifferentiated)
- 😽 (MBW) Western buttongrass moorland
- (MDS) Subalpine Diplarrena latifolia rushland
- N (MGH) Highland grassy sedgeland
- (MRR) Restionaceae rushland
- (MSW) Western lowland sedgeland
- (NAD) Acacia dealbata forest
- 🔣 (NAF) Acacia melanoxylon swamp forest
- 📈 (NAL) Allocasuarina littoralis forest
- (NAR) Acacia melanoxylon forest on rises
- (NAV) Allocasuarina verticillata forest
- (NBA) Bursaria Acacia woodland
- (NBS) Banksia serrata woodland
- (NCR) Callitris rhomboidea forest
- 🌠 (NLA) Leptospermum scoparium Acacia mucronata forest
- (NLE) Leptospermum forest
- III (NLM) Leptospermum lanigerum Melaleuca squarrosa swamp forest
- (NLN) Subalpine Leptospermum nitidum woodland
- (NME) Melaleuca ericifolia swamp forest
- (OAQ) Water, sea
- ্যুর (ORO) Lichen lithosere
- (OSM) Sand, mud
- (RCO) Coastal rainforest
- 🛮 (RFE) Rainforest fernland
- 🔻 (RFS) Nothofagus gunnii rainforest scrub
- (RHP) Lagarostrobos franklinii rainforest and scrub
- 🏏 (RKF) Athrotaxis selaginoides Nothofagus gunnii short rainforest
- (RKP) Athrotaxis selaginoides rainforest
- (RKS) Athrotaxis selaginoides subalpine scrub
- (RKX) Highland rainforest scrub with dead Athrotaxis selaginoides
- (RML) Nothofagus Leptospermum short rainforest
- 🖥 (RMS) Nothofagus Phyllocladus short rainforest
- (RMT) Nothofagus Atherosperma rainforest
- (RMU) Nothofagus rainforest (undifferentiated)
- (RPF) Athrotaxis cupressoides Nothofagus gunnii short rainforest
- (RPP) Athrotaxis cupressoides rainforest
- (RPW) Athrotaxis cupressoides open woodland
- (RSH) Highland low rainforest and scrub
- (SAL) Acacia longifolia coastal scrub (SBM) Banksia marginata wet scrub
- (SBR) Broad-leaf scrub
- 💌 (SCA) Coastal scrub on alkaline sands
- (SCH) Coastal heathland
- (SCL) Heathland on calcareous substrates

Department of Natural Resources and Environment Tasmania Document Set ID: 1864486

Version: 1, Version Date: 09/08/2023





TASVEG 4.0 Communities within 1000 metres

	TASVEG 4.0 Commu
	(SED) Eastern scrub on dolerite
	(SHS) Subalpine heathland
>	(SHW) Wet heathland
П	(SKA) Kunzea ambigua regrowth scrub
)	(SLG) Leptospermum glaucescens heathland and scrub
/	(SLL) Leptospermum lanigerum scrub
×	(SLS) Leptospermum scoparium heathland and scrub
П	(SMM) Melaleuca squamea heathland
	(SMP) Melaleuca pustulata scrub
1	(SMR) Melaleuca squarrosa scrub
	(SRE) Eastern riparian scrub
	(SRF) Leptospermum with rainforest scrub
/	(SRH) Rookery halophytic herbland
	(SSC) Coastal scrub
×	(SSK) Scrub complex on King Island
7	(SSW) Western subalpine scrub
	(SSZ) Spray zone coastal complex
	(SWR) Western regrowth complex
	(SWW) Western wet scrub
	(WBR) Eucalyptus brookeriana wet forest
	(WDA) Eucalyptus dalrympleana forest
/	(WDB) Eucalyptus delegatensis forest with broad-leaf shrubs
	(WDL) Eucalyptus delegatensis forest over Leptospermum
1	(WDR) Eucalyptus delegatensis forest over rainforest
	(WDU) Eucalyptus delegatensis wet forest (undifferentiated)
	(WGK) Eucalyptus globulus King Island forest
	(WGL) Eucalyptus globulus wet forest
//	(WNL) Eucalyptus nitida forest over Leptospermum
	(WNR) Eucalyptus nitida forest over rainforest
	(WNU) Eucalyptus nitida wet forest (undifferentiated)
	(WOB) Eucalyptus obliqua forest with broad-leaf shrubs
	(WOL) Eucalyptus obliqua forest over Leptospermum
	(WOR) Eucalyptus obliqua forest over rainforest
	(WOU) Eucalyptus obliqua wet forest (undifferentiated)
	(WRE) Eucalyptus regnans forest
	(WSU) Eucalyptus subcrenulata forest and woodland

Legend: Cadastral Parcels

(WVI) Eucalyptus viminalis wet forest





TASVEG 4.0 Communities within 1000 metres

Code	Community	Canopy Tree
DAD	(DAD) Eucalyptus amygdalina forest and woodland on dolerite	
DOV	(DOV) Eucalyptus ovata forest and woodland	
DSC	(DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest	
FAG	(FAG) Agricultural land	EA
FAG	(FAG) Agricultural land	EL
FAG	(FAG) Agricultural land	EV
FAG	(FAG) Agricultural land	
FPE	(FPE) Permanent easements	
FPH	(FPH) Plantations for silviculture - hardwood	
NBA	(NBA) Bursaria - Acacia woodland	
WVI	(WVI) Eucalyptus viminalis wet forest	

 $For more information \ contact: \ Coordinator, \ Tasmanian \ Vegetation \ Monitoring \ and \ Mapping \ Program.$

Telephone: (03) 6165 4320

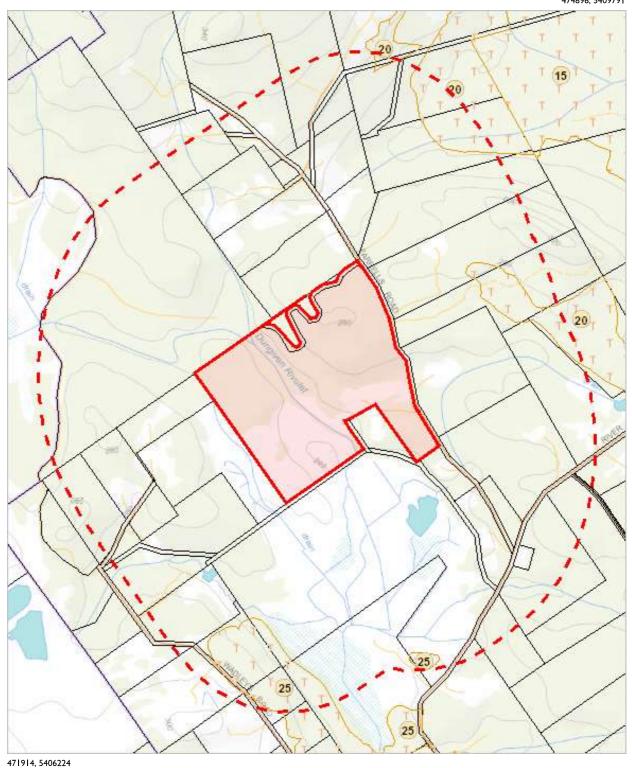
Email: TVMMPSupport@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



Threatened Communities (TNVC 2020) within 1000 metres

474896, 5409791



Please note that some layers may not display at all requested map scales



Threatened Communities (TNVC 2020) within 1000 metres

Le	gend: I freatened Communities
_'	1 - Alkaline pans
_ '	2 - Allocasuarina littoralis forest
	3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
	4 - Athrotaxis cupressoides open woodland
_ '	5 - Athrotaxis cupressoides rainforest
	6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
_ '	7 - Athrotaxis selaginoides rainforest
	8 - Athrotaxis selaginoides subalpine scrub
	9 - Banksia marginata wet scrub
_ '	10 - Banksia serrata woodland
	11 - Callitris rhomboidea forest
	13 - Cushion moorland
	14 -Eucalyptus amygdalina forest and woodland on sandstone
_ '	15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
	16 - Eucalyptus brookeriana wet forest
	17 - Eucalyptus globulus dry forest and woodland
	18 - Eucalyptus globulus King Island forest
	19 - Eucalyptus morrisbyi forest and woodland
	20 - Eucalyptus ovata forest and woodland
	21 - Eucalyptus risdonii forest and woodland
	22 - Eucalyptus tenuiramis forest and woodland on sediments
_	23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
	24 - Eucalyptus viminalis Furneaux forest and woodland
\Box	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
\Box	31 - Melaleuca pustulata scrub
	32 - Notelaea - Pomaderris - Beyeria forest
_ '	33 - Rainforest fernland
	34 - Riparian scrub
\Box	35 - Seabird rookery complex
	36 - Sphagnum peatland
	36A - Spray zone coastal complex
	37 - Subalpine Diplarrena latifolia rushland
	38 - Subalpine Leptospermum nitidum woodland
	39 - Wetlands
م ا	gend: Cadastral Parcels
	50110. Cadasci ai i ai 0013 1



Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
20	Eucalyptus ovata forest and woodland
25	Eucalyptus viminalis wet forest

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

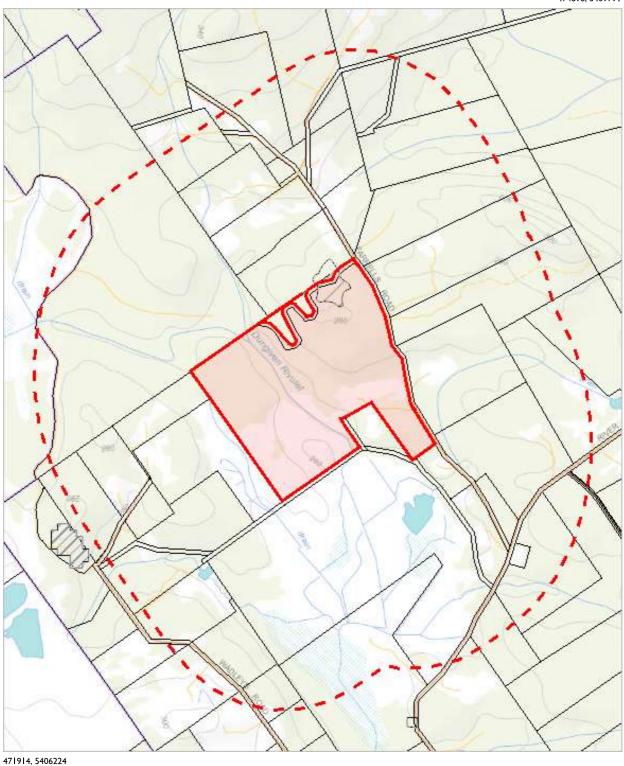
Telephone: (03) 6165 4320 Email: TVMMPSupport@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



Fire History (All) within 1000 metres

474896, 5409791



Please note that some layers may not display at all requested map scales



Fire History (All) within 1000 metres

Legend: Fire History All	
Bushfire-Unknown Category	Bushfire
Completed Planned Burn	_
Legend: Cadastral Parcels	



Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	0	Fire Area (HA)
222803	Farrells Road	20-Nov-2014	Bushfire	Accidental	2.327646780000 0002

 $For more information about Fire\ History,\ please\ contact\ the\ Manager\ Community\ Protection\ Planning,\ Tasmania\ Fire\ Service.$

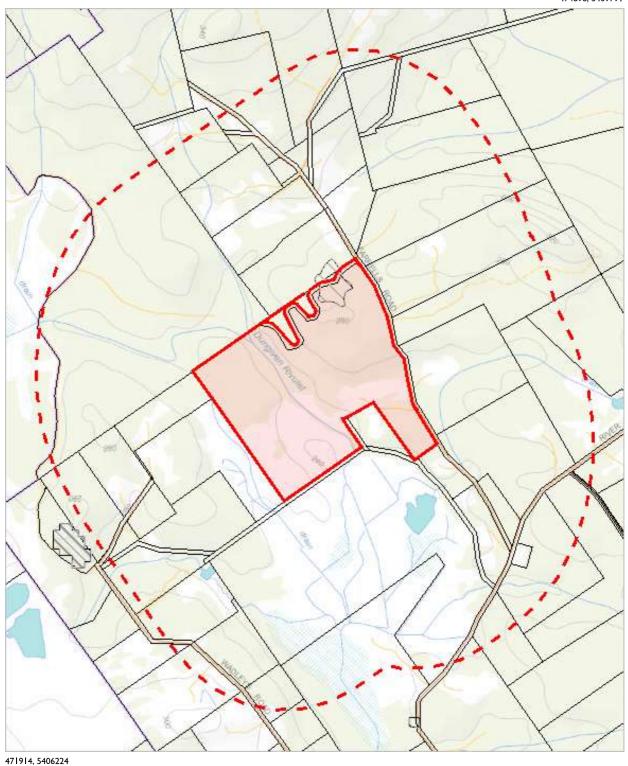
Telephone: 1800 000 699 Email: planning@fire.tas.gov.au

 $Address: cnr \ Argyle \ and \ Melville \ Streets, \ Hobart, \ Tasmania, \ Australia, \ 7000$



Fire History (Last Burnt) within 1000 metres

474896, 5409791



Please note that some layers may not display at all requested map scales



Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last	
Bushfire-Unknown category	Bushfire
Completed Planned Burn	
Legend: Cadastral Parcels	



Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	0	Fire Area (HA)
222803	Farrells Road	20-Nov-2014	Bushfire	Accidental	2.327646780000 0002

 $For more information about Fire\ History,\ please\ contact\ the\ Manager\ Community\ Protection\ Planning,\ Tasmania\ Fire\ Service.$

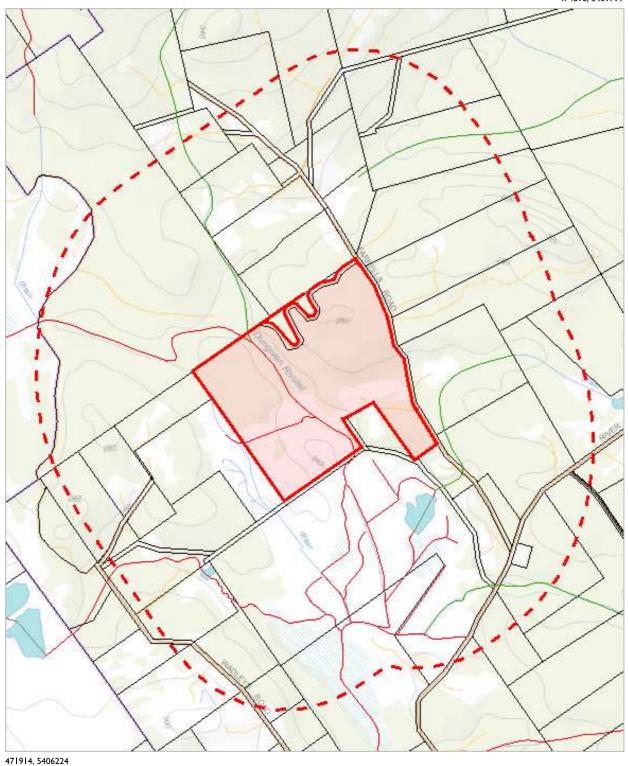
Telephone: 1800 000 699 Email: planning@fire.tas.gov.au

 $Address: cnr \ Argyle \ and \ Melville \ Streets, \ Hobart, \ Tasmania, \ Australia, \ 7000$



Freshwater Ecosystem Values within 1000 metres

474896, 5409791



Please note that some layers may not display at all requested map scales



Freshwater Ecosystem Values within 1000 metres

Legend: CFEV Rivers - Integrated Conservat	tion value	
— Very High	— High	— Medium
— Low	— Artificial drainage	
Legend: Cadastral Parcels		



Freshwater Ecosystem Values within 1000 metres

Rivers

ld	Name	Naturalness	Integrated Conservation Value	Conservation Management Priority	Number of Special Values
297025		Low	L	L	I
297026	Dungiven Rivulet	Low	L	L	ı
297027	Dungiven Rivulet	Low	L	L	L
29703 I		Low	L	L	ı
297032		Low	L	L	ı
297033	Dungiven Rivulet	Low	L	L	ı
297034		Low	L	L	I
297035	Dungiven Rivulet	Low	L	L	ı
297036		Low	L	L	ı
297037		Low	L	L	ı
297038		Low	L	L	ı
297039		Low	L	L	I
297040		Low	L	L	I
297041		Low	L	L	ı
297042		Low	L	L	ı
297043		Low	L	L	ı
297044		Low	L	L	I
297056		Low	L	L	I
297057		Low	L	L	ı
297058		Low	L	L	ı
297059		Medium	L	M	I
297060					ı
297064		Low	L	L	ı
297065	Dungiven Rivulet	Low	L	L	I
297066		Medium	L	M	ı
297089		Medium	L	M	I
297090		Medium	L	M	ı
297091		High	Н	VH	2
297094		Medium	L	M	ı
297095		Low	L	L	I
297096		Medium	Н	VH	2
297126	Dungiven Rivulet	Medium	L	M	I
297146	Dungiven Rivulet	High	L	M	I
297147		High	Н	VH	2
297148		High	Н	VH	2

For more information about Freshwater Ecosystem Values, please contact the Conservation of Freshwater Ecosystem Values Program.

Telephone: (03) 6165 53271 Email: cfev@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Website: https://www.nre.tas.gov.au/cfev

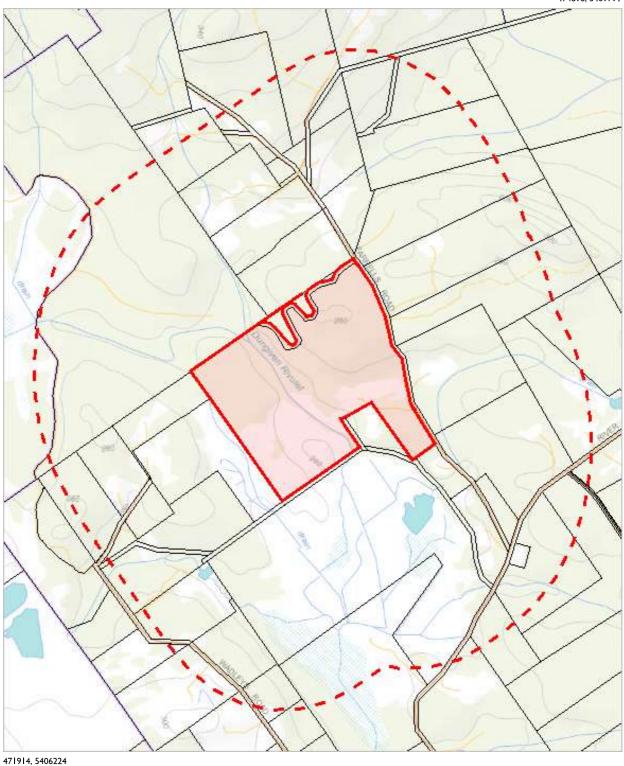
For more detailed information on freshwater ecosystems, see the Conservation of Freshwater Ecosystem Values (CFEV) database: https://wrt.tas.gov.au/cfev

*** No reserves found within 1000 metres ***



Known biosecurity risks within 1000 meters

474896, 5409791



Please note that some layers may not display at all requested map scales



Known biosecurity risks within 1000 meters

Point VerifiedLine Unverified	Point UnverifiedPolygon Verified	Line VerifiedPolygon Unverified
Legend: Hygiene infrastructure Location Point Verified Location Line Verified Location Polygon Verified		 Location Point Unverified Location Line Unverified Location Polygon Unverified
Legend: Cadastral Parcels		



Known biosecurity risks within 1000 meters

Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town though a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres



PLAN OF SUBDIVISION



3/23 Brisbane Street, Launceston, Tasmania, 7250 PHONE: +61 03 6331 4099 FAX: +61 03 6334 3098 EMAIL: pda.ltn@pda.com.au www.pda.com.au Also at: Hobart, Burnie,

Owners	Karen, Alan & James Connor	Address	81 Farrells Road, Reedy Marsh	Г
	,	Council	Meander Valley Council] 1
		Planning Scheme	Tasmanian Planning Scheme - Meander	
Title References	FR 181179/1	Zone & SAP	Rural Living D & Reedy Marsh SAP	1 3
Schedule Of Easements	s shown.			1
Easements				5

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

PID 9048411 Point of Interest GDA94 MGA55 473287E, 5408149N 07 February 2023 50783 P01 37.97ha± Lot 1 26.91ha± LEGEND Proposed boundary Watercourse

Natural Assets Report

Report for: Haylee and Patrick Connor

Property Location: 81 Farrells Road, Reedy Marsh

Prepared by: Scott Livingston

Livingston Natural Resource Services

Date: 27th April 2023

Version:



Client:	Haylee and Patrick Connor
Property identification	81 Farrells Road, Reedy Marsh. CT 181179/1, , PID 9048411 Current zoning is Rural Living Zone D, Tasmanian Planning Scheme- Meander Valley
Proposal:	A 2 lot subdivision is proposed for land at 81 Farrells Road, Reedy Marsh.
Assessment comments:	The northern and eastern portions of the site is mapped as priority habitat in planning scheme overlays, Dungiven Rivulet and a western tributary are mapped as Waterway & Coastal protection overlay. Under the Tasmanian Planning Scheme- Meander Valley, consideration of the impact on natural assets is required. A site inspection was conducted on the 4 th April 2023. This field assessment was used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.
Version	1.0

Assessment by:

Scott Livingston,

Master Environmental Management, Forest Practices Officer (Planning) Natural Resource Management Consultant.

Natural Assets Report

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INTRODUCTION

A 2 lot subdivision of existing title CT 181179/1, 81 Farrells Road, Reedy Marsh is proposed. The northern and eastern portions of the site is mapped as priority habitat area, Dungiven Rivulet and a western tributary are mapped as Waterway & Coastal protection area in planning scheme overlays. Development on proposed lot 2 will require clearing of native vegetation with the mapped priority habitat area for any future dwelling, hazard management area and access.

An initial desktop assessment was undertaken following a field inspection on the 4th April 2023 to confirm or otherwise the desktop study findings.

METHODS

A Natural Values report was accessed from the DPIWE website on 3/4/2023, the Forest Practices Authority Biodiversity Values database was also accessed on 3/4/2023, to assess eagle nest probability and mature habitat classes. This report covers known sightings within 5km and fauna species whose predicted range boundaries overlay the site.

A site visit on 4/4/2023 was undertaken by Scott Livingston. Lot 2 was inspected focusing on the proposed house site and Dungiven Rivulet, other areas of the site were inspected to the degree required to confirm vegetation types. Lot 1 was assessed only around the existing dwelling and access to ascertain potential vegetation impacts from bushfire provisions. The assessment of the site was inspected with a spaced wandering meander technique.

The survey was conducted in April, which is outside the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved.

All mapping and Grid References in this report use GDA 94, Zone 55, with eastings and northings expressed as 6 & 7 digits respectively.

Flora taxonomy nomenclature used is consistent with Census of Vascular Plants of Tasmania, Tasmanian Herbarium 2015, From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2) Harris & Kitchener, 2005, Little Book of Common Names for Tasmanian Plants, Wapstra et al.

DESCRIPTION

The property is cleared land in the south eastern portion and includes an existing dwelling and outbuildings. Lot 2 is mostly forested and includes Dungiven Rivulet. Both lots have

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frontage to Farrells Road. Land to the north and east is forested, while land to the south and west is cleared agricultural land.

The property area slopes south east from 280m AS to 230m ASL. Under lying geology is Cenozoic cover sequences, west of Dungien Rivulet and Jurassic dolerite to the east.

NATURAL VALUES

VEGETATION

TASVEG 4.0 mapping shows the southern portion of the study area to be (DSC) *Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest* and cleared areas as (FAG) Agricultural Land.

No remapping vegetation communities was undertaken with only minor boundary alteration, the forested areas where confirmed as being consistent with *Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest,* ranging from dryer forest at the hill top to a wetter understory at the watercourse.

Vegetation Group	Vegetation Community	Area (ha)		
vegetation Group		Lot 1	Lot 2	Total
Dry eucalypt forest and woodland	(DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest	15.6	37.0	52.6
Modified land	(FAG) Agricultural land	19.2	0.9	20.1
		34.8	37.9	72.7

FLORA

An assessment of the study area was undertaken, and no threatened flora species were identified. An assessment conducted during at other times of the year may identify further threatened flora species.

The Natural Values Atlas (Department of Primary Industries, (accessed 3/4/2023) has no records of threatened flora within 500m of the property. 7 threatened flora species are known from within 5km, the property provides marginal habitat suitability for these species.

FAUNA

The Natural Values Atlas has no record of threatened species within 500m of the property,

10 threatened fauna species are known within 5km of these wide-ranging species such as owls eagles, devils and quolls may forage on the site but no denning / nesting sites occur. The property is within the range of an additional 6 threatened fauna species, 3 of these, giant fresh water crayfish and Australian grayling may occur in Dungiven Rivulet. Crayfish

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burrows were noted on stream banks, but species is unknown. The site is well outside the central North burrowing crayfish potential range and within a catchment that does not flow to known observations.

RAPTOR NESTS

There are no known wedge tailed or sea eagle nest within 1km of the study area, The property has (0-2 /10) probability for Eagle Nest (FPA Model), indicating that the regrowth trees are unlikely to have significant hollows development. No evidence of existing nests or suitably sized hollows for masked owl was found on site.

The property has a mature habitat rating of negligible (FPA Habitat context assessment tool)

Search radius (km)	1	5	10
Land cover composition within the specified area		На	
Area of high mature habitat availability	0	319	3396
Area of medium mature habitat availability	0	116	617
Area of low mature habitat availability	4	1223	3692
Area of negligible mature habitat availability	296	6102	23384
Area of non-forest vegetation	14	88	307
Total search area	314	7854	31416
Total applicable area	300	7760	31088
Percentage of the applicable land area classified as high or medium mature habitat availability	0.0%	5.6%	12.9%

Habitat context assessment tool, Forest Practices Authority, Mature habitat availability map version: March 2016 (accessed 3/4/2023)

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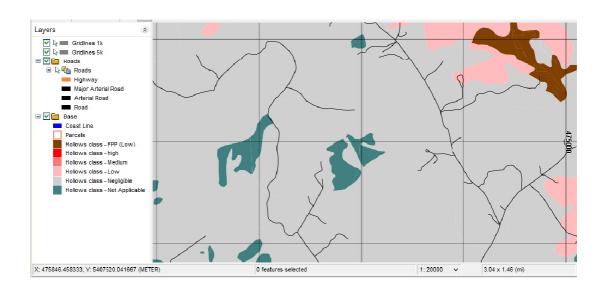


Figure 1: Habitat Context, 1km from property centroid

WATER COURSES

Dunngiven Rivulet crosses the western portion of the property, a small tributary drains cleared land from the west. Conservation of Fresh water Ecosystem Values (CFEV) indicated a low conservation value and Conservation Management Priority for all water courses.

River Section ID	297126	297065	297064
RS Name	Dungiven Rivulet (upper reach)	Dungiven Rivulet m(lower reach)	western tributary
RS Naturalness Category	Medium	Low	Low
RS Integrated Conservation Value	Low	Low	Low
RS Conservation Management Priority	Low	Low	Low

GEOCONSERVATION

No Geoconservation sites found within 1km of the property.

ACID SULPATE SOILS

Portions of the property, west of Dungiven Rivulet, are mapped as low potential Inland Acid Sulfate Soils (>20m AHD), not development is proposed in these areas.

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EXISTING DISTURBANCE

The existing cleared land is around .20ha or 18% of the property, most of which is on lot 1. Regrowth forest area have some track and occasional weeds but no substantive disturbance.

PROPOSED DEVELOPMENT- CLEARING OF VEGETATION

The proposed development will require clearing for a dwelling, hazard management area and access, the indicative clearing shown is 0.8ha, of the 37ha of existing forest on lot 2, and 56.2 ha on both lots, the proposed clearing will retain 98% of forest on the existing title.

All development and clearing for hazard management wil be outside the waterway and coastal protection area of Dungiven Rivulet.

CONCLUSIONS

The property has 52.6 ha of native vegetation, with 37ha on proposed lot 2. Around 0.8 ha of native vegetation on lot 2 will require clearing for the proposed dwelling and access including bushfire hazard management requirements for a BAL 19 rated dwelling. The proposed clearing area does not provide significant habitat for threatened species or contain a threatened vegetation community therefore does not meet the Natural Assets Code definition as priority vegetation. The property has suitable foraging areas for wide ranging species such as bandicoots, devils, quolls and eagles but has no denning / nesting habitat. Dungiven Rivulet provides suitable habitat for aquatic threatened fauna, no clearing is proposed or likely within the 30m buffer of the watercourse.

PLANNING SCHEME COMPLIANCE

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:

- (a) be for the creation of separate lots for existing buildings;
- (b) be required for public use by the Crown, a council, or a State authority;

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- (c) be required for the provision of Utilities;
- (d) be for the consolidation of a lot; or

not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal

(e) protection area or future coastal refugia area.

Response

All building area, services, bushfire hazard management area and access will be outside the mapped watercourse protection area. A1.e is met

C7.7.2 Subdivision within a priority vegetation area

A1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:

- (a) be for the purposes of creating separate lots for existing buildings;
- (b) be required for public use by the Crown, a council, or a State authority;
- (c) be required for the provision of Utilities;
- (d) be for the consolidation of a lot; or

not include any works (excluding boundary fencing), building area, bushfire hazard

(e) management area, services or vehicular access within a priority vegetation area.

Response

Acceptable solutions cannot be met.

P1.1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:

- (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;
- (b) subdivision for the construction of a single dwelling or an associated outbuilding;
- (c) subdivision in the General Residential Zone or Low Density ResidentialZone
- (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
- (e) subdivision involving clearance of native vegetation where it is demonstrated that ongoing pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or

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(f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

Response

(f) clearance of native vegetation will be within an area that does not meet the definition of priority vegetation as defined in the Natural Assets Code.

P1.1 is met.

P1.2

Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- (a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;
- (b) any particular requirements for the works and future development likely to be facilitated by the subdivision;
- (c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;
- (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;
- (e) any on-site biodiversity offsets; and
- (f) any existing cleared areas on the site.

Response

- **a)** Works and development facilitated by subdivision to be within native vegetation that does not meet the definition of priority vegetation as defined in the Natural Assets Code.
- b) As above
- c) Bushfire Hazard Management area minimised to BAL 19, the highest possible at the subdivision. (SRL23/14S, Scott Livingston BFP #105
- d) No mitigation measures are required the works/ development will be within native vegetation that does not meet the definition of priority vegetation as defined in the Natural Assetts Code.
- e) No biodiversity offset are required
- f) No existing clearing is within the proposed lot 2, that provides sufficient building area.

P2 is met

REFERENCES

Bushfire Hazard Management Report, 81 Farrells Road, Reedy Marsh. (SRL23/18S, Scott Livingston BFP #105. 27/4/2023.

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Department of Primary Industry Parks Water and Environment (DPIPWE). (*Natural Values Report, Derived from the Natural Values Atlas, online database.*

DPIPWE. Thelist.tas.gov.au, spatial datasets

DPIPWE. Tasmanian Vegetation Monitoring and Mapping Program TASVEG 4.0. Department of Primary Industries, Parks, Water and Environment.

Forest Practices Authority, *Biodiversity Values Database*, *online database*.

Tasmanian Planning Scheme- Meander Valley

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APPENDIX 1 - MAPS

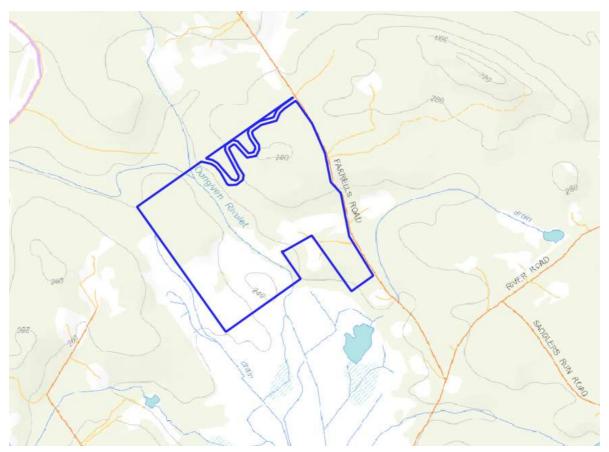


Figure 2: Location Map property in blue,

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Figure 3: Aerial image

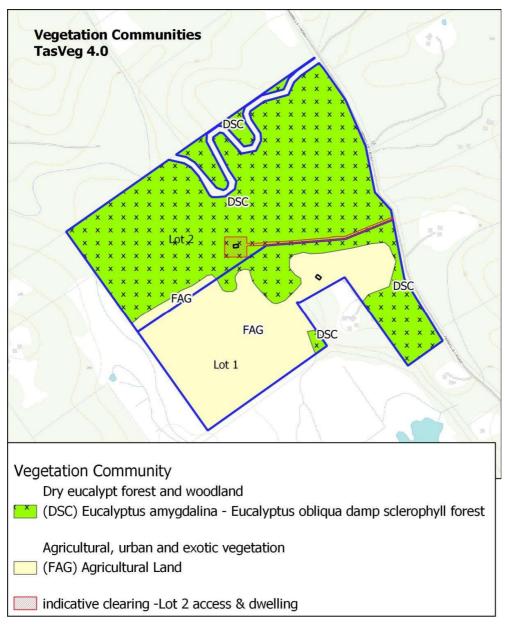
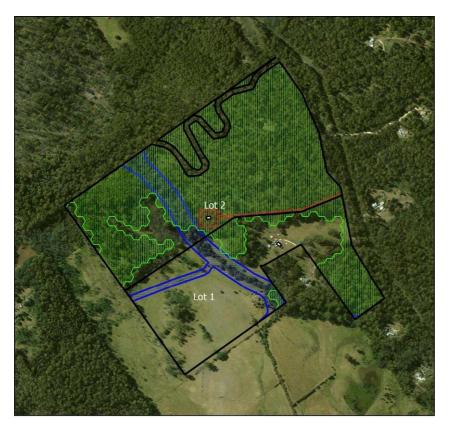


Figure 4: Vegetation Communities



Overlay

- Priority vegetation area
- Waterway and coastal protection area
- indicative clearing -Lot 2 access & dwelling



Figure 5: Natural Assets Code – Priority Habitat Area and Waterway and Coastal Protection

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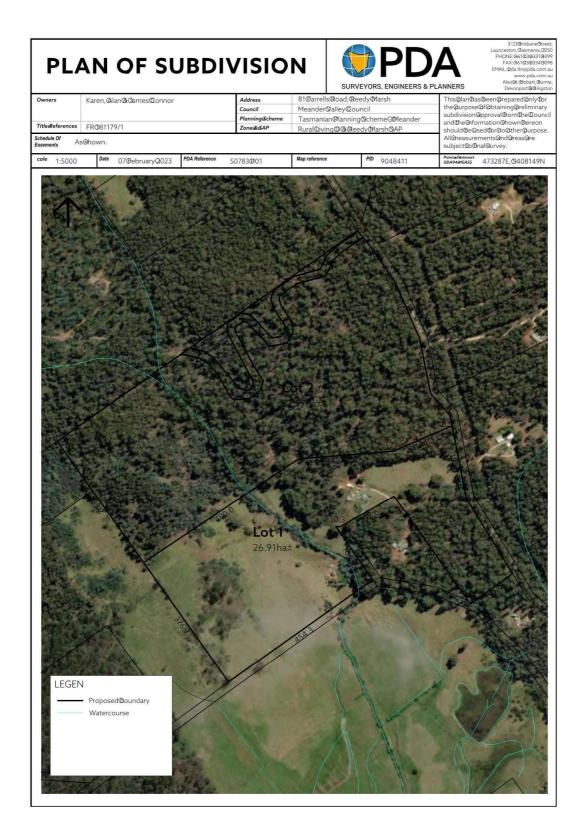


Figure 6: Plan of Subdivision

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APPENDIX 2 - PHOTOS



Figure 7: Vegetation at lot 2 house site, north



Figure 8: Vegetation at lot 2 house site, west

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Figure 9: Dungiven Rivulet, below Lot 2 house site, upstream



Figure 10:Dungiven Rivulet, below Lot 2 house site, down stream

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Figure 11: Access point lot 2

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Bushfire Hazard Management Report: Subdivision

Report for: Haylee and Patrick Connor

Property Location: 81 Farrells Road, Reedy Marsh

Prepared by: Scott Livingston

Livingston Natural Resource Services

Date: 27th April 2023

Version:



Summary

Client: Haylee and Patrick Connor

Property identification:

CT 181179/1, PID 9048411 81 Farrells Road, Reedy Marsh

Current zoning: Rural Living Zone D, Tasmanian Planning Scheme -

Meander Valley

Proposal: A 2 lot subdivision is proposed from an existing title CT 181179/1 at

81 Farrells Road, Reedy Marsh.

Assessment by:

Scott Livingston,

Master Environmental Management, Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979:

Accreditation # BFP-105.

Bushfire Report

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DESCRIPTION

A 2 lot subdivision is proposed from existing title CT 181179/1 at 81 Farrells Road, Reedy Marsh. The area is mapped as Bushfire Prone in Planning Scheme overlays.

Lot 1 will be 26.91 ha and has an existing dwelling and outbuildings; and has a mosaic of gardens, orchard, grassland, and forest. Proposed Lot 2 will be 37.97ha has no existing buildings and is currently forest with some tracks and small clearings.

Surrounding land is forest with some cleared area to the west. The lots front Farrells Road and the area is not serviced by a reticulated water supply.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone in Planning Scheme Overlays.

VEGETATION AND SLOPE

Lot		Northeast	Southeast	Southwest	Northwest	
	Vegetation, within 100m of existing dwelling	0-20m low threat, 20-100m grassland	0-13m low threat, 13-32m grassland 32- 100m forest/ grassland mosaic	0-25m low threat, 25-50m grassland, 50- 100m grassland / forest mosaic	0-18m low threat,18-80m grassland, 80- 100m forest	
1	Slope (degrees, over 100m)	Flat /upslope	Down slope 0-5°	Down slope 0-5°	Flat /upslope	
	BAL rating existing vegetation	BAL 12.5	BAL 19	BAL 12.5	BAL 12.5	
	BAL rating	BAL 19				
	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m grassland with some forest patches	0-100m grassland with some forest patches	0-100m forest	
2	Slope (degrees, over 100m)	Down slope 0-5°	Down slope 0-5°	Down slope 0-5°	Down slope 0-5°	
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ	

Bushfire Report

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1	BAL rating	
	with	BAL 19
	setbacks/hma	

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after the development and management of land within the subdivision and has also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack	Predicted Bushfire Attack & Exposure Level
Level (BAL)	
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

BUILDING SETBACKS

Setbacks from vegetation for BAL 19 Construction.

Slope	Grassland	Forest
Flat/ Upslope	10m	23m
Down slope 0-5°	11m	27m
Down slope 5-10°	13m	34m

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PROPOSED LOT BAL RATING

The indicative dwelling is shown at the proposed house site on lot 2, to allow some flexibility in final location a larger building area is shown below. Dungiven Rivulet has a 30m watercourse protection area and a further 30m setback is shown to allow hazard management to not impact the protection area. A 30m setback is also shown from the Lot 1 boundary to allow for some canopy crossing the boundary.

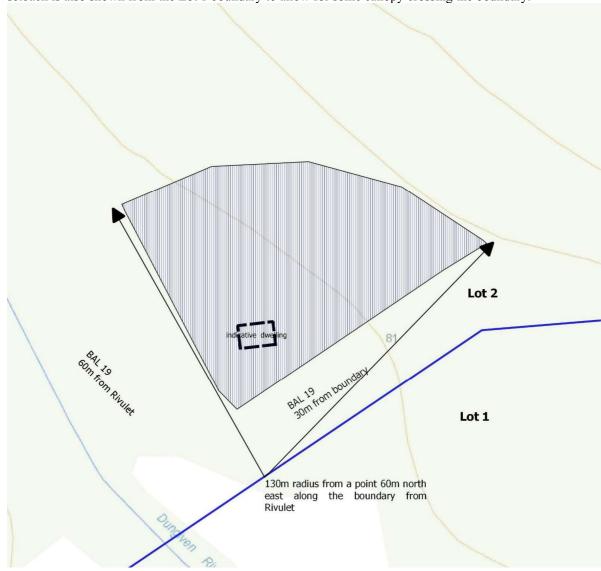


Figure 1: Proposed Lot 2 BAL 19 building area

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HAZARD MANAGEMENT AREA

The existing low threat vegetation around the existing dwelling on proposed lot 1 meets/ exceeds hazard management requirements for BAL 19, at least 11m downslopes and 10m upslope and level from the building facades must be maintained as low threat in perpetuity, management of additional land will reduce the threat. Land within 23m upslope and level and 27m downslope from building must be no higher fuel load than grassland.

Future habitable buildings on lots 2 will require a hazard management area of 23m upslope and level and 27m downslope from building.

ROADS

All lots have frontage to Farrells Road, no roads are required for the subdivision.

PROPERTY Access

Access to a dwelling with must comply with the relevant elements of Table C13.2 Property Access -Bushfire-Prone Areas Code. The access to the existing dwelling on Lot 1 crosses the corner of 79 Farrells Road, which utilises the access to 81 Farrells Road, reciprocal rights of way could be shown on final plans of survey for clarity. The lot 1 access is compliant with the exception of passing provision and vegetation clearance, at least 1 passing bay must be installed and pruning of vegetation to provide 0.5m horizontal and 4m vertical clearance from the carriageway, prior to sealing of titles. Additional access will be required to the water supply point if not within 3m of existing access.

Access to Lot 2 will require compliant (B) access prior to commencement of construction including at least 2 passing bays (C).

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Table C13.2: Standards for Property Access
Element Requirement

		9
	Property access length	
	is less than 30m; or	
⊳	access is not required	There are no enecified decion and construction requirements
7.	for a fire appliance to	τ πότο αιό πο ορόστασο ακότξα από κοποιτάκτιου τογάποποπο:
	access a fire fighting	
	water point.	
		The following design and construction requirements apply to property access:
		(a) all-weather construction;
		(b) load capacity of at least 20t, including for bridges and culverts;
		(c) minimum carriageway width of 4m;
		(d) minimum vertical clearance of 4m;
	Property access length	(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;
	access is required for	(f) cross falls of less than 3 degrees (1:20 or 5%);
В.	a fire appliance to a	(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
	fire fighting water	(h) curves with a minimum inner radius of 10m;
	point.	(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads: and
		terminate with a turning area for fire appliances provided by one of the following:
		(i) a turning circle with a minimum outer radius of 10m; or
		(ii) a property access encircling the building; or
		(iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
	Property access length	The following design and construction requirements apply to property access:
C.	is 200m or greater.	(a) the requirements for B above; and(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m,	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and

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Livingston Natural Resource Services

Document Set ID: 1864066 Version: 1, Version Date: 09/08/2023

and access is provided to 3 or more properties. 9 passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

FIRE FIGHTING WATER SUPPLY

commencement of construction of a habitable building on a lot. must be in place for the lot 1 existing dwelling prior to sealing of titles, compliant water supply for lot 2 must be in place prior to The subdivision is not serviced by a reticulated water supply. Static water supplies must meet the requirements of table C13.4. A water supply

Table C13.4

	Column	Column 2
	Element	Requirement
A.	Distance between	The following requirements apply:
	building area to be	a) The building area to be protected must be located within 90 metres of the water connection
	protected and water	point of a static water supply; and
	supply	b) The distance must be measured as a hose lay, between the water
		the building area.

Bushfire Report

Ú	B.	
Fittings, pipework and accessories (including stands and tank supports)	Element Static Water Supplies	Column
Fittings and pipework associated with a water connection point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure underground tanks have either an opening at the top of not less than 250 mm length); (g) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles	A static water supply: a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.	Column 2

Column 2 Requirement connection point for a static water supply must be identified by a sign permanently or of the assembly in a visible location. The sign must (a) comply with: Water tank signage requirements within AS 2304-2011 Water stanks for fire protection systems; or (b) comply with water tank signage requirements within Australian Standard AS 230 Water storage tanks for fire protection systems; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline publication area for fire appliances must be provided: No more than three metres from the water connection point, measured as a houlding the minimum water level in dams, swimming pools and the like); No closer than six metres from the building area to be protected; With a minimum width of three metres constructed to the same standard as the riageway; and	Column Element	 D. Signage for static water connections the exterior of the assembly in a visible location. The sign must comply with: Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or 	(b) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or	(c) comply with the Tasmania Fire Service Water Supply Tasmania Fire Service.	E. Hardstand A hardstand area for fire appliances must be provided:	(a) No more than three metres from the water connection (including the minimum water level in dams, swimming pools ar	(b) No closer than six metres from the building area to be protected;	carriageway; and	(d) Connected to the property access by a carriageway equivalent to the standard of the
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the

CONCLUSIONS

A 2 lot subdivision is proposed from an existing title CT 181179/1 at 81 Farrells Road, Reedy Marsh. The area is mapped as bushfire prone.

Lot 1 existing dwelling has insufficient area of Low threat/ hazard management area which must be maintained in perpetuity to at least BAL 19 requirements. Access passing provision and vegetation clearance and a static water supply must be compliant prior to sealing of titles.

Lot 2 has sufficient land to provide BAL 19 building area. The required Hazard Management Area, static water supply and access including passing bays must be compliant prior to the commencement of construction of a habitable building on the lot.

REFERENCES

Tasmanian Planning Scheme – Meander Valley Standards Australia. (2018). AS 3959-2018 Construction of Buildings in Bushfire Prone Areas

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APPENDIX 1 - MAPS

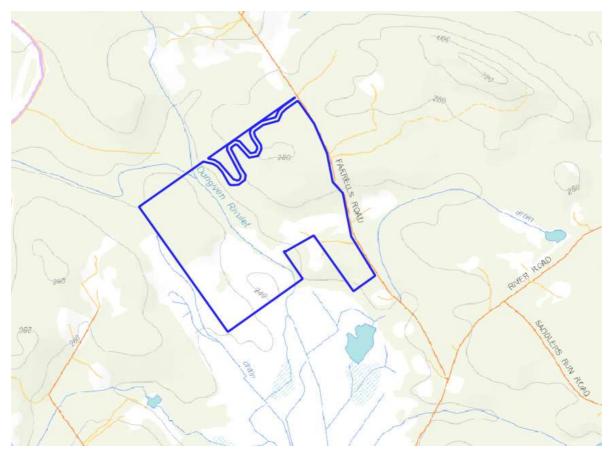


Figure 2: Location existing title in blue

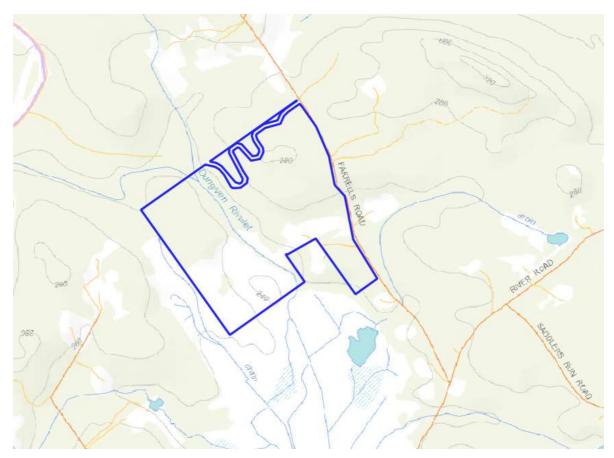


Figure 3: Aerial Image

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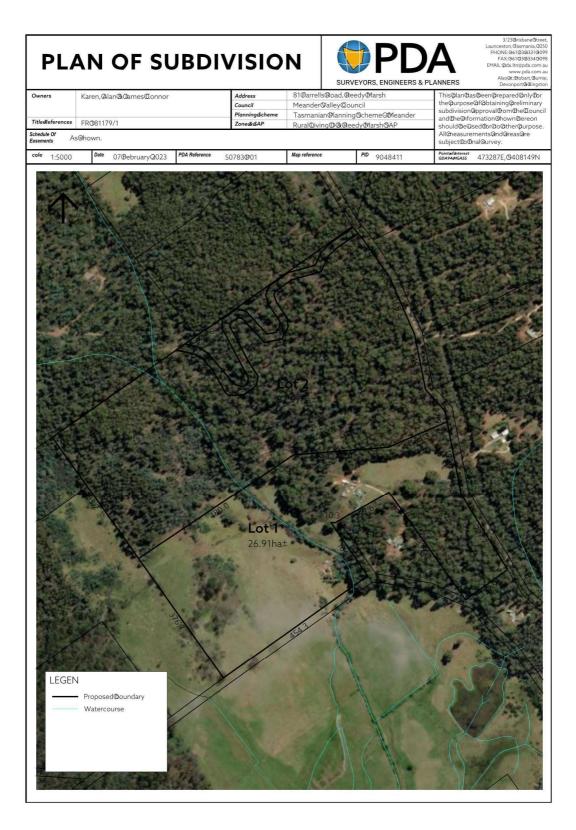


Figure 4: Proposed Subdivision Plan

APPENDIX 2 - PHOTO



Figure 5: northeast, lot 1 dwelling



Figure 6: southeast lot 1 dwelling



Figure 7: southwest lot 1 dwelling



Figure 8: lot 1 access



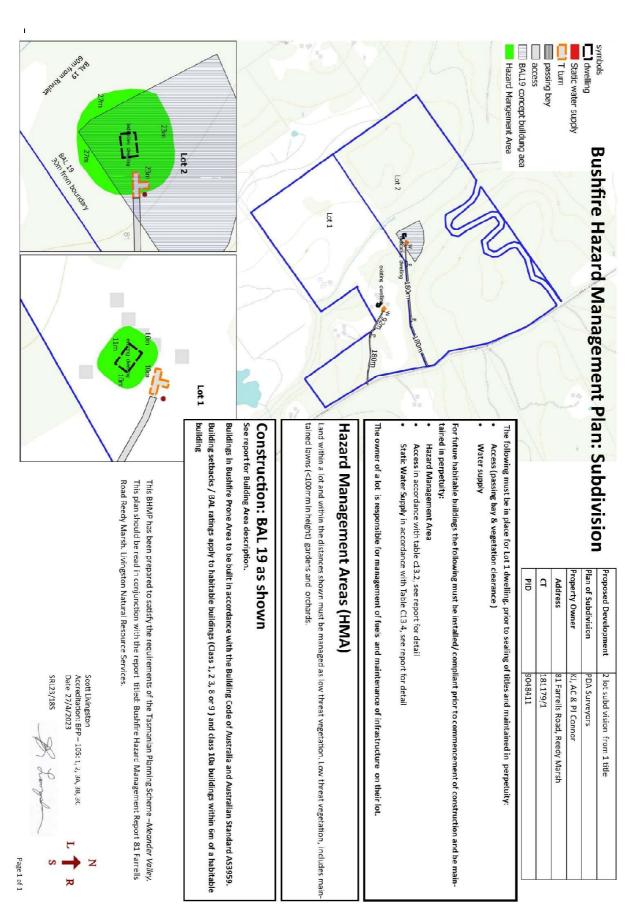
Figure 9: lot 1 access, forested portion



Figure 10: proposed lot 2 house site



Figure 11: access point lot 2



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BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

81 Farrells Road, Reedy Marsh

Certificate of Title / PID: CT 181179/1, PID 9048411

2. Proposed Use or Development

Description of proposed Use and Development:

A 2 lot subdivision from 1 existing title.

Applicable Planning Scheme:

Tasmanian Planning Scheme- Meander Valley

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report, 81 Farrells Road, Reedy Marsh	Scott Livingston	27/4/2023	1
Bushfire Hazard Management Plan, 81 Farrells Road, Reedy Marsh	Scott Livingston	27/4/2023	1
Proposed Subdivision	PDA Surveyors, Engineers & Planners	7/2/2023	50783 P01

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

□ E1.4 / C13.4 – Use or development exempt from this Code
Compliance test Compliance Requirement

Planning Certificate from a Bushfire Hazard Practitioner v5.0

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

	E1.4(a) / C13.4.1(a)	Insufficient increase in risk
	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
	E1.5.1 P1 / C13.5.1 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan
	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
	E1.5.2 P1 / C13.5.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan
\boxtimes	E1.6.1 / C13.6.1 Subdivision: Provisi	ion of hazard management areas
	Acceptable Solution	Compliance Requirement
	E1.6.1 P1 / C13.6.1 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
\boxtimes	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19
	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement
	E4 (A C4A (A C 1) 1 7 7 7 7 7 7 7 7 7	
	E1.6.2 / C13.6.2 Subdivision: Public Acceptable Solution	and fire fighting access Compliance Requirement
	E1.6.2 P1 / C13.6.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.

Planning Certificate from a Bushfire Hazard Practitioner v5.0

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	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
\boxtimes	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Property Access complies with relevant Tables,
\boxtimes		ision of water supply for fire fighting purposes
	Acceptable Solution	Compliance Requirement
	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
\boxtimes	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bu	shfire Hazard Practitioner						
Name:	Scott Livingston	Phone No:	0438 951 021				
Postal Address:	PO Box 178, Orford 7190	Email Address:	scottlivingston.lnrs@gmail.com				
Accreditation	on No: BFP – 105	Scope:	1, 2, 3A, 3B, 3C				
6. Certification							
I certify the	at in accordance with the authority given under Parent:	art 4A of the Fi	ire Service Act 1979 that the proposed use an				
	Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or						
\boxtimes	The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant Acceptable Solutions identified in Section 4 of this Certificate.						
Signed: certifier	R Lungel		_				
Name:	Scott Livingston D	27/4/202	3				
	Certifie Numl	SRL23/12	88S				

(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

То:	Haylee and Patrick Connor		Owner /Agent			
	81 Farrells Road		Address Form 55			
	Reedy Marsh	7304	Suburb/postcod			
Qualified perso	on details:					
Qualified person:	Scott Livingston		7			
Address:			Phone No: 0438 951 021			
	Orford	7190	Fax No:			
Licence No:	nce No: BFP-105 Email address: scottlivingston.lnrs@gmail.com					
Qualifications and Insurance details:	Accredited Bushfire Assessor	Direc	cription from Column 3 of the stor of Building Control's rmination)			
Speciality area of expertise:	Bushfire Assessment	Dire	(description from Column 4 of the Director of Building Control's Determination)			
Details of work	::					
Address:	81 Farrells Road		Lot No: 2			
	Reedy Marsh	7304	Certificate of title No 181179/1			
The assessable item related to this certificate:	Bushfire Attack Level (BAL)		(description of the assessable item being certified) Assessable item includes – - a material; - a design - a form of construction - a document - testing of a component, building system or plumbing system - an inspection, or assessment, performed			
Certificate details:						
Certificate type:	Bushfire Hazard		(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)			
This certificate is in	n relation to the above assessable item, a	t any sta	ge, as part of - (tick one)			

Director of Building Control – Date Approved 1 July 2017

Building Act 2016 - Approved Form No. 55

	building work, plumbing work or plumbing installation or demolition work:	
	or	
	a building, temporary structure or plumbing installation:	
In issuing this certifica	ate the following matters are relevant –	
Documents:	Bushfire Attack Level Assessment & Report	
Relevant calculations:		
References:	Australian Standard 3959 Planning Directive No.5.1 Tasmanian Planning Scheme Building Amendment Regulations 2016	

Director of Building Control – Date Approved 1 January 2017

Building Act 2016 - Approved Form No. 55

Director of Building Control, Determination

- Application of Requirements for Building in Bushfire Prone Areas. (Aug 2017)
- Director's Determination for Bushfire Hazard Areas v1.1 2021

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

 Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959

Assessed as - BAL 19

2. Bushfire Hazard Management Plan

Proposal is compliant with DTS requirements, tables 1, 2, 3A/3B & 4, Director's Determination for Bushfire Hazard Areas v1.1 2021

Scope and/or Limitations

Scope:

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Tasmanian Planning Scheme Bushfire-Prone Areas Code issued by the Tasmanian Planning Commission, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.

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.

I certify the matters described in this certificate.

Qualified person:

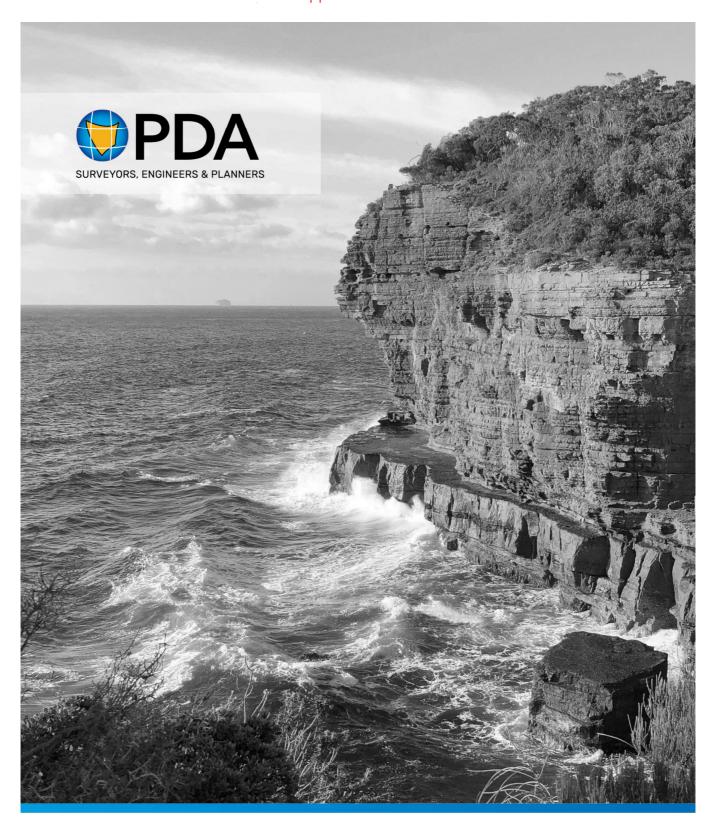
Signed:

Signed:

Certificate No: SRL23/18S Date: 27/4/2023

Director of Building Control - Date Approved 1 January 2017

Building Act 2016 - Approved Form No. 55



81 FARRELLS ROAD, REEDY MARSH, 7304

PROPOSED RESIDENTIAL SUBDIVISION DEVELOPMENT TRAFFIC IMPACT STATEMENT

Document Set ID: 1894300 Version: 1, Version Date: 07/08/2023

MEANDER VALLEY COUNCIL REF: PA\23\2023 | 50783MR |



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4. CONCLUSIONS AND RECOMMENDATIONS	10
Management of Road Accesses and Junctions	10
Conclusions	10

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50783MR | TRAFFIC IMPACT STATEMENT



1. INTRODUCTION

PDA Surveyors, Engineers and Planners have been engaged by Haylee and Patrick Connor to prepare a Development Application for a 2-lot subdivision of their property at 81 Farrells Road, Reedy Marsh (FR 181179/1).

The subdivision proposal consists of dividing the existing property into two lots of sizes 26.91ha and 37.97ha (Lot 1 and Lot 2 respectively).

At present there is just one vehicle access off Farrells Road to the property – This access is located approximately 220m from the southern boundary of the property, and services the proposed Lot 1.

Meander Valley Council has requested a traffic impact statement to select the most appropriate location for a driveway that can service Lot 2. This entails supporting reasons for the location and ensuring that it has adequate sight distances (in accordance with TSD-RF01-v3).

50783MR | TRAFFIC IMPACT STATEMENT



2. SITE DESCRIPTION & DRIVEWAY LOCATION

The site of the proposed subdivision is located at 81 Farrells Road, Reedy Marsh. The two lots will front onto Farrells Road.

The subdivision site is highlighted on the extract from the "LISTmap" for this area, seen as Figure 2.1.



Figure 2.1 Extract from LISTmap showing location of development site.

The proposed location for the driveway for Lot 2 is in south-east corner of the lot (refer to PDA Surveyors, Engineers & Planners Drawing 50783MR-C-100). Starting at the south-east corner of the entire property, the access is approximately 420m along the property frontage, and approximately 195m along to the left of the existing access.

At this access point the driveway will satisfy the requirements for safe sight distances without having to remove as much vegetation as other locations. The proximity of the s-bend corner to the left of the proposed access implies reduced speed at the intersection, improving safety.

50783MR | TRAFFIC IMPACT STATEMENT



3. SIGHT DISTANCES AND OTHER SAFETY CONSIDERATIONS

Farrells Road in the vicinity of Lot 2 is an unsealed road with a gradual uphill slope travelling north-west. There is considerable vegetation present along the frontage of Lot 2 to Farrells Road.



Figure 3.1 Ground level view of Lot 2 frontage from proposed access point



Figure 3.2 Farrells Road looking north-west from proposed access point

50783MR | TRAFFIC IMPACT STATEMENT





Figure 3.3 Farrells Road looking south-east from proposed access point

As noted, there is considerable vegetation along the frontage of Lot 2 (as per Figure 3.1), this obscures the view to the north. To comply with TSD-RF01-v3 the vegetation must be cut down to a height of 1.00 metres (or cleared altogether) to enable visibility through the trees. The trees/vegetation are located within Lot 2 and the road reserve, and will thus be partially subject to council approval. To the south, there is less vegetation, but it will still need to be trimmed back to ensure it is within the 1.00m limit, though the straight road denotes that this will be fairly minor in scale.



Sight Distances

(Refer to Tasmanian Standard Drawings - TSD-RF01-v3 and PDA Surveyors, Engineers & Planners Drawing 50783MR-C-700)

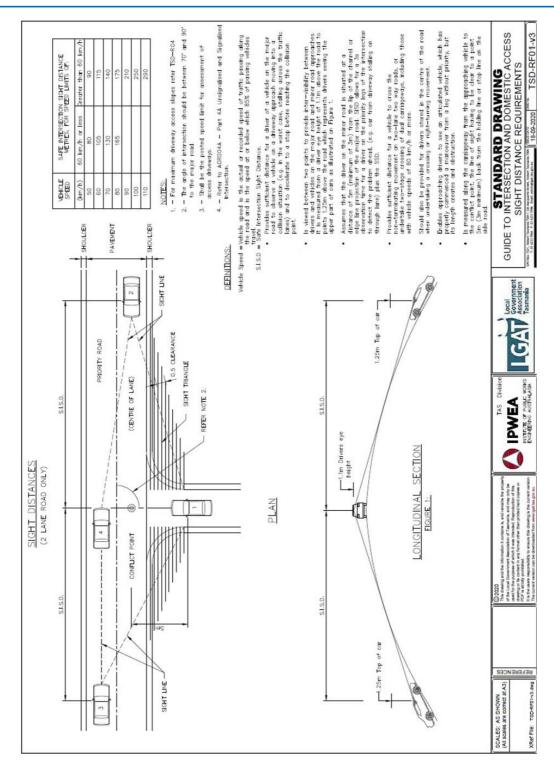
Lot 2 Access (South-east corner of Lot 2)

The sight distances from the property access to Farrells Road are approximately 115 metres (left) and 175 metres (right) along the centreline of the road.

- As the vertical alignment of Farrells Road is quite flat in the vicinity, the sight distances are determined by the horizontal alignment only.
- These distances are acceptable for a speed limit of 80 km/h, and vehicle speeds of 80km/h from the right & 60km/h from the left. (as per TSD-RF01-v3).
 - This 60km/h speed is determined from the aforementioned s-bend that occurs a short distance to the left of the proposed access location. The bend implies a lower speed for vehicles incoming from the left.
- To allow for inter-visibility between vehicles at the intersection, present vegetation (shrubs and bushes) within the denoted areas within the provided PDA drawings must be cut down to a level of 1.00m. This is 0.10m greater than the established 1.10m driver's eye height level (as per TSD-RF01-v3), for additional safety and visibility.

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4. CONCLUSIONS AND RECOMMENDATIONS

Management of Road Accesses and Junctions

(Refer to 11.5 of Tasmanian Planning Scheme - State Planning Provisions. May 2023)

A3 – Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

P3 – Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- a) The topography of the site
- d) The nature of the road and the traffic

it is expected that the development will not have an adverse effect on the level of safety for any road users including pedestrians and cyclists.

Conclusions

It is considered that the proposed development (2 residential lots) will not have any significant adverse effects on road safety.

The following improvements are heavily recommended and should be included as a condition of approval in the permit:

- Guide posts with reflectors along Farrells Road around the proposed driveway location to assist with visibility at night, and improve safety.
- Removal of vegetation including trees and/or bushes within areas indicated in provided PDA Surveyors Engineers & Planners drawings to a height of 1.00m to allow for inter-visibility between vehicles.

The sight distances available at the proposed accesses are adequate (as per TSD-RF01-v3).

Yours faithfully,

PDA Surveyors, Engineers & Planners

Per:

Dean Panton (BE, FIEAust, CPEng, NER)

Consultant Civil Engineer

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Community Wellbeing

Community Grants and Sponsorship Fund Round 2 2023-24

Report Author Nate Austen

Manager Community Wellbeing

Authorised by Jonathan Harmey

General Manager

Decision Sought Approval of recommended grant and sponsorship funding

allocations for Quarter 2, 2023-24 (October - December).

Vote Simple majority

Recommendation to Council

That Council:

- 1. Notes the recommendations of the Grants and Sponsorship Fund Committee (the Committee) as presented in Attachment 1 titled *Grant Round 2 2023-24 Grant and Sponsorship Fund Application Review Summary*.
- 2. Approves grant and sponsorships as per Attachment 1 titled *Grant Round 2 2023-24 Grant and Sponsorship Fund Application Review Summary*, to a total value of \$26,904, with the grant category totals as follows:
 - a. Community Grants equal to \$19,204 (Table 1).
 - b. Establishment Grant equal to \$250 (Table 2).
 - c. Reimbursement Grant equal to \$2,200 (Table 3).
 - d. Sponsorship Donations for Organisations equal to \$500 (Table 4).
 - e. Sponsorship Donations for Individuals equal to \$2,250 (Table 5).
 - f. Launceston Carols by Candlelight Sponsorship equal to \$2,500 (Table 6).
- 3. Notes the sponsorships approved by the General Manager within this Quarter as presented in Attachment 1 titled *Grant Round 2 2023-24 Grant and Sponsorship Fund Application Review Summary* to a total value of \$4,218 (Table 7).

Report

The Grants and Sponsorship Fund Committee (the Committee) met on 26 September 2023 to assess the second round of applications seeking support from the Grants and Sponsorship Fund in this financial year. Applications were reviewed and assessed against the relevant guidelines.

Deputy Mayor Stephanie Cameron, Cr Kevin House, Karl Boss-Walker (Acting Team Leader, Facilities) and Justin Marshall (Acting Director, Corporate Services) attended.

Funds available for allocation in Round 2

An annual budget of \$100,000 has been approved by Council for the 2023-24 financial year. Round 1 allocation totalled \$18,284 leaving a total remaining of \$81,716 for allocation across Round 2-4.

Summary of Round 2 assessments

Community Grants

Council received 10 applications which in total requested an amount of \$25,824 from the fund. The details of all Round 2 community grants and the funding allocations recommended by the committee are in Attachment 1 titled – *Grant Round 2 2023-24 Grant and Sponsorship Fund – Application Review Summary,* Table 1. The total recommended funding amount is \$19, 204.

Two projects were not supported in this Round and the Committee recommend that one project be allocated an amount less than requested. All other projects were recommended to receive the funding their applications requested. For more information see the relevant comments in Attachment 1.

Establishment Grant

One application was received for this grant category. A funding allocation of \$250 is recommended by the committee and is listed in Attachment 1 – Table 2.

Reimbursement Grant

One application was received for this grant category. A funding allocation of \$2,200 is recommended by the committee and is listed in Attachment 1 – Table 3.

Sponsorship Donations for Organisations

One application was received for this grant category. A funding allocation of \$500 is recommended by the committee and is listed in Attachment 1 – Table 4.

Sponsorship Donations for Individuals

11 applications were received for this grant category. A funding allocation of \$2,250 is recommended by the committee and is listed in Attachment 1 – Table 5.

Launceston Carols by Candlelight Sponsorship – Re-Assessment

A sponsorship agreement was signed on 4 August between Meander Valley Council and Launceston Carols by Candlelight Inc for Meander Valley Council to be a Gold Sponsor of the Carols by Candlelight event to be held at the Country Club Casino on 17 December, with a commitment to contribute \$5,000. As per condition 6 in the sponsorship agreement, the Carols committee advised Council of a venue change for their event as the Country Club location was no longer fit for purpose. The new venue at the Silverdome, is located within the City of Launceston Local Government Area and not Meander Valley.

The Committee reviewed the sponsorship agreement and recommended that the sponsorship offer be adjusted to a Silver sponsor contribution of \$2,500, see Attachment 1 – Table 6.

General Manager Approved Sponsorships

Seven of the applications received for individual sponsorship in this quarter requested early decision and payment due to the dates of their events and financial considerations. The Committee reviewed these applications and the General Manager approved their recommendation to fund six of the seven applications. One application was not approved as the applicant was not a Meander Valley resident. See Attachment 1 – Table 7.

One sponsorship request was made by a local photographer on July 6 for a book project to raise funds and awareness for the Miracle Babies Foundation. The General Manager presiding, approved the request. See Attachment 1 – Table 7.

A second payment was approved for Westbury Agricultural Society's three-year term show society sponsorship, following receipt of an acquittal of their first payment, as per the sponsorship agreement. See Attachment 1 – Table 7.

Attachments

1. Grant Round 2 2023 2024 Grants and Sponsorship Fund Committee Application Summary (1) [13.1.1 - 8 pages]

Strategy Supports the objectives of Council's strategic future direction 3: vibrant and engaged communities 4: a healthy and safe community.

See Meander Valley Community Strategic Plan 2014-24. **Click here** or visit **www.meander.tas.gov.au/plans-and-strategies** to view.

Policy Policy No. 82: Community Grants & Sponsorship Fund.

Legislation *Local Government Act 1993:* s77.

Consultation The Community Grants and Sponsorship program is communicated

through community networks and the media. Guidelines and applications are available from the Council's website and on request.

Assistance is provided to applicants on request.

Budget & Finance There will be sufficient funds to meet the recommendations of the

Committee. The total grants and sponsorship fund budget for the

23-24 financial year is \$100,000.

This is the second of four rounds with a recommended total allocation of \$26,904 and pre-approved allocation of \$4,218. If recommendations are fully allocated from the approved \$100,000 budget less Round 1, the balance remaining for allocation across the

next two rounds will be \$50,594.

Risk Management Not applicable

Alternative Council can approve the recommendations with amendments.

Motions

Grant Round Two 2023-24 - Grants and Sponsorship Fund Committee - Application Review Summary

Table 1: Community Grants

Applicant	Purpose	Project Cost	Grant Request	Grant Recommended	Comments
Deloraine Dramatic Society & Western Tiers Film Society	Safer Staging MVPAC	\$10,104	\$3,000	Nil.	Not Supported. It was assessed that, as complete funding for this project was not secured, project completion cannot be guaranteed at this time. It is recommended that in-principle support is provided by Council to develop the project as a community asset available for use by other not for profit organisations and that the groups explore ways of securing the additional funds required.
Deloraine Community Band	Pearl Marching Snare Drum and Carrier Frames	\$4,516	\$3,000	\$3,000	Supported.
Dragon Boating Deloraine Inc	Personal Flotation Devices	\$1,120	\$1,120	\$500	Supported. This amount was less than requested as the "Yolk" life jackets requested for club members were considered equipment not eligible under the grant guidelines.
Deloraine House (Auspice)	Body and Soul Youth Program	\$2, 120	\$2,120	\$2,120	Supported.

Grant Round Two 2023-24 - Grants and Sponsorship Fund Committee - Application Review Summary

Applicant	Purpose	Project Cost	Grant Request	Grant Recommended	Comments
Kentish Regional Clinic	CORES Training and Development	\$4,650	\$3,000	\$3,000	Supported.
Prospect Park Sports Club	Change Room Painting	\$3,740	\$2,000	\$2,000	Supported.
Rapid Relief Team	2023 Meander Valley Food Box Project	\$4,124	\$3,000	\$3,000	Supported.
Session Players Tasmania	Deloraine Celtic Music Weekend	\$5,250	\$2,584	\$2,584	Supported.
Westbury Cricket Club	Protective Screens	\$4,468	\$3,000	\$3,000	Supported.
Westbury Preservation Association	Display Materials	\$3,000	\$3,000	Nil	Not Supported. The Committee considered that this application provided insufficient information to make an informed decision and requested clarification and/or resubmission.
Sub-Total \$4		\$43,092	\$25,824	\$19,204	

Grant Round Two 2023-24 - Grants and Sponsorship Fund Committee - Application Review Summary

Table 2: Establishment Grants

Applicant	Purpose	Grant Request	Grant Recommended	Comments
Wildwood Landcare Deloraine	Organisation start-up costs.	\$250	\$250	Supported.
	Round 2 Establishment Grant Totals	\$250	\$250	

Table 3: Reimbursement Grants

Applicant	Purpose	Grant Request	Grant Recommended	Comments
Carrick Park Pacing Club	Facility Upgrades – Council fees	\$2,200	\$2,200	Supported.
	Round 2 Reimbursement Grant Totals	\$2,200	\$2,200	

Grant Round Two 2023-24 - Grants and Sponsorship Fund Committee - Application Review Summary

Table 4: Sponsorship Donations for Organisations

Applicant	Purpose	Sponsorship Request	Sponsorship Recommended	Comments
Royal National Agricultural and Pastoral Society of Tasmania	Launceston Show Youth Art Awards	\$500	\$500	Supported.
Round 2 Sponsorship Donation for Organisations Totals		\$500	\$500	

Table 5: Sponsorship Donations for Individuals

Applicant	Purpose	Sponsorship Request	Sponsorship Recommended	Comments
Bennett, C.	Australian Interschools Equestrian Championships, Werribee, VIC.	\$150	\$150	Supported.
Bennett, H.	Australian Interschools Equestrian Championships, Werribee, VIC	\$150	\$150	Supported.
George, H.	22 nd Asian Junior Tenpin Bowling Championships, Singapore.	\$300	\$300	Supported.

Grant Round Two 2023-24 - Grants and Sponsorship Fund Committee - Application Review Summary

Applicant	Purpose	Sponsorship Request	Sponsorship Recommended	Comments
Groves, J	2023 Australian Cross Country Championships, Stromlo, ACT.	\$150	\$150	Supported.
Leedham, T.	National Youth Touch Football, Kawana Waters, QLD.	\$150	\$150	Supported.
Leedham, R.	National Youth Touch Football, Kawana Waters, QLD.	\$150	\$150	Supported.
Morrison, J	National Youth Touch Football, Kawana Waters, QLD.	\$150	\$150	Supported.
Robinson, R	53 rd Australian Indoor Bias Bowls Championships, Sippy Downs, QLD	\$150	\$150	Supported.
Rowbottom, J	Australian Darts Championships, Moama, NSW	\$150	\$150	Supported.
Saltmarsh, R	53 rd Australian Indoor Bias Bowls Championships, Sippy Downs, QLD	\$150	\$150	Supported.
Scott, J	53 rd Australian Indoor Bias Bowls Championships, Sippy Downs, QLD	\$150	\$150	Supported.
Scott, S	53 rd Australian Indoor Bias Bowls Championships, Sippy Downs, QLD	\$150	\$150	Supported.

Grant Round Two 2023-24 - Grants and Sponsorship Fund Committee - Application Review Summary

Applicant	Purpose	Sponsorship Request	Sponsorship Recommended	Comments
Targett, C	U/15 National Youth Soccer Championships, Sydney, NSW.	\$150	\$150	Supported.
Wheldon, C	Darts Australian Junior Championships, Murray Bridge, SA.	\$150	\$150	Supported.
Round 2 Sponsorship Donation for Individuals Totals		\$2,250	\$2,250	

Table 6 Launceton Carols by Candlelight Sponsorship – Re-Assessment.

Applicant	Purpose	Sponsorship Request	Sponsorship Recommended	Comments
Launceston Carols by Candlelight Inc	Launceston Carols by Candlelight	\$5000	\$2500	An agreement was signed on 4.8.2023 for Meander Valley Council to be a Gold Sponsor of this event at \$5,000. The venue has changed to one outside the Meander Valley Local Government Area. The committee recommend adjusting the sponsorship offer to be a Silver Sponsor of this event at \$2,500.
	Round 2 allocation Totals	\$5000	\$2500	

Grant Round Two 2023-24 - Grants and Sponsorship Fund Committee - Application Review Summary

Table 7 General Manager Approved Sponsorships

Applicant	Purpose	Granted	Comments
Chung, M.	International Netball Festival, Gold Coast, QLD.	\$150	Supported.
Cherdron, S.	International Netball Festival, Gold Coast, QLD.	\$150	Supported.
McSwan, S.	International Netball Festival, Gold Coast, QLD.	Nil.	Not supported. Not eligible.
Muller, J.	Bigham Cup Gymnastics, SA.	\$150	Supported.
Sherriff, I.	International Netball Festival, Gold Coast, QLD.	\$150	Supported.
Williams, B.	International Netball Festival, Gold Coast, QLD.	\$150	Supported.
Williams, R.	International Netball Festival, Gold Coast, QLD.	\$150	Supported.
Miracle Babies Foundation/Fifth Season Photography	Tassie Beanies Babes Book Project	\$1500	Decision made by General Manager, July 6, 2023.
Westbury Agricultural Society	Three-Year Term Show Society Sponsorship Agreement	\$1818	\$1700 annual commitment made in 2022, adjusted for CPI. Approved by General Manager, August 14, 2023.

Grant Round Two 2023-24 - Grants and Sponsorship Fund Committee - Application Review Summary

Applicant	Purpose	Granted	Comments
Round 2 General Manager approved Totals		\$4,218	

Corporate Services

Financial Report to 30 September 2023

Report Author Justin Marshall

Team Leader Finance

Authorised by Jonathan Harmey

General Manager

Decision Sought Council to receive the financial report for the period ended 30

September 2023.

Vote Simple majority

Recommendation to Council

That Council receives the attached financial report for the period ended 30 September 2023.

Report

The financial report covers the period 1 July 2023 to 30 September 2023.

Revenue and expenditure are currently in line with management expectations. Full Rates revenue is recognised in the first quarter, with only additional rates received on supplementary valuations between now and the financial year end to be added. Some significant one-off expenditure items are not yet substantially commenced for the year.

A detailed exceptions and trends report will be provided for the period ending 31 December 2023.

Attachments 1. Financial Report 30 September 2023 [14.1.1 - 14 pages]

Strategy Supports the objectives of Council's strategic future direction 5: innovative leadership and community governance.

See Meander Valley Community Strategic Plan 2014-24. Click here or visit www.meander.tas.gov.au/plans-and-strategies to view.

Policy Not applicable

Legislation Not applicable

Consultation Not applicable

Budget & Finance The financial report assesses Council's performance against the

Budget Estimates for the 2024 financial year.

Risk Management Not applicable

Alternative Not applicable Motions



FINANCIAL REPORT TO 30 SEPTEMBER 2023

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2. Consolidated Operating Statement	3
3. Capital Project Report	4
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6. Rates Revenue Reconciliation	12
7 Cash & Investment Reconciliation	13



1. Introduction

Council's Financial Report provides an overview of our financial performance for the current financial year. The report compares revenue and expenditure areas actual results against the set budget estimates. The report provides an overview of Council's financial position as at 30 September 2023.

The Operating Statement from 1 July 2023 to 30 September 2023 is within management's forecasts. Full Rates revenue for the financial year has been recognised, with only additional rates received on supplementary valuations between now and the financial year end to be added. Grant revenue received to date includes \$1.24m from the State Government for Natural Disaster Relief funding following the flood event in October 2022. There will be further claims to come over the course of the financial year.

Several significant one-off expenditure items are not yet substantially commenced for the year.

A detailed Exceptions and Trends report will be provided for the period ending 31 December 2023.

The following information is contained in the Financial Report:

- Consolidated Operating Statement This report provides a summary of operational revenue and expenditure for the period to date compared to the annual budget estimates.
- Capital Expenditure Reports These reports provide a list of all approved capital projects with their allocated budget, expenditure carried forward from the previous financial year and current year to date expenditure.
- Rates Revenue Report This report provides a summary of rates raised for the financial year, interest charged on overdue rates and total rates outstanding as at 30 September 2023.
- Cash & Investment Reconciliation This report shows Council's total cash balance as at 30 September 2023, including funds held in At Call accounts and Term Deposits. Also included is an adjusted cash balance, taking into account estimated future revenue, expenditure and liabilities.



2. Consolidated Operating Statement – 30 September 2023

			Ī
	Actual 2024	Budget 2024	% of Budget
	7101441 2021	Dauget Lou !	% of Budget
Total Council Operations			
Operating Revenue			
Rate Revenue	17,639,758	17,727,500	99.51%
Fees & User Charges	387,343	1,489,500	26.00%
Contributions & Donations	130,108	1,036,900	12.55%
Interest	333,740	982,200	33.98%
Grants & Subsidies	2,319,711	12,855,467	18.04%
Other Revenue	174,813	1,013,600	17.25%
Total Operating Revenue	\$ 20,985,473	\$ 35,105,167	59.78%
Operating Expenditure			
Departments			
Governance	429,119	1,860,000	23.07%
Corporate Services	598,333	2,610,900	22.92%
Infrastructure Services	981,696	6,405,400	15.33%
Works	1,245,576	4,635,200	26.87%
Development & Regulatory Services	479,659	2,871,300	16.71%
Community Wellbeing	306,129	1,164,500	26.29%
Maintenance & Working Expenses	\$ 4,040,511	\$ 19,547,300	20.67%
Interest	-	46,500	0.00%
Depreciation	1,543,200	6,172,800	25.00%
Payments to Government Authorities	347,123	1,388,500	25.00%
Other Payments	57,310	261,200	21.94%
Total Operating Expenditure	\$ 5,988,144	\$ 27,416,300	21.84%
Operating Surplus/(Deficit)	\$ 14,997,328	\$ 7,688,867	



3. Capital Project Report

2024	Eina	ncial	Voor
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02-Oc	t-2023 07:33:49	Prior Year Expenditure	Current Year Expenditure	Total Expenditure	Total Budget	Variance Amount	Percentage of Total Budget
Adm	inistration	Ехрепациге	Ехрепациге	Expenditure	Бийдег	Amount	rotat Buaget
100 - 4	Administration						
5040	Council Chambers - Office Space Improvements	\$0	\$0	\$0	\$50,000	-\$50,000	0.00%
5101	Workstations and Peripherals	\$0	\$0	\$0	\$35,000	-\$35,000	0.00%
5102	Network Infrastructure	\$15,829	\$2,792	\$18,621	\$64,600	-\$45,979	28.82%
5110	Replacement GPS Unit	\$0	\$0	\$0	\$20,000	-\$20,000	0.00%
5111	Software and Upgrades	\$0	\$0	\$0	\$31,900	-\$31,900	0.00%
5115	Conquest Software Upgrade	\$0	\$0	\$0	\$10,500	-\$10,500	0.00%
5127	MVC Website Upgrade	\$0	\$0	\$0	\$20,000	-\$20,000	0.00%
5133	Core Enterprise Software Replacement 21/22	\$504	\$0	\$504	\$1,000,000	-\$999,496	0.05%
	100 - Administration Sub Total	\$16,333	\$2,792	\$19,125	\$1,232,000	-\$1,212,875	1.55%
	100 - Administration Sub Total	\$16,333	\$2,792	\$19,125	\$1,232,000	-\$1,212,875	1.55%
Road	ls Streets and Bridges						
201 - I	Roads and Streets						
5817	Church St - Carrick	\$15,147	\$2,302	\$17,449	\$235,000	-\$217,551	7.43%
5820	Ashburner St - Carrick	\$0	\$3,890	\$3,890	\$26,100	-\$22,210	14.90%
5821	Liffey St - Carrick	\$0	\$0	\$0	\$30,000	-\$30,000	0.00%
5825	Emu Bay Rd - Deloraine	\$0	\$0	\$0	\$10,000	-\$10,000	0.00%
5828	Barrack St West - Deloraine 21/22	\$1,234	\$0	\$1,234	\$110,000	-\$108,766	1.12%
5848	Rickman St - Deloraine	\$0	\$0	\$0	\$6,500	-\$6,500	0.00%
5861	West Parade - Deloraine	\$6,513	\$74,955	\$81,468	\$150,000	-\$68,532	54.31%
5877	Rutherglen Rd - Hadspen 20/21	\$0	\$0	\$0	\$15,000	-\$15,000	0.00%
5894	Country Club Av - Prospect Vale 21/22	\$109,657	\$31	\$109,687	\$918,000	-\$808,313	11.95%
5895	Mt Leslie Rd - Prospect Vale	\$33,581	\$10,636	\$44,218	\$900,000	-\$855,782	4.91%
5896	Westbury Rd - Prospect Vale	\$0	\$0	\$0	\$115,000	-\$115,000	0.00%
5972	Lonsdale Prom - Westbury	\$0	\$0	\$0	\$30,000	-\$30,000	0.00%

14.1.1 Financial Report 30 September 2023



2024 Financial Year

_	t-2023 07:33:49	Prior Year	Current Year	Total	Total	Variance	Percentage of
		Expenditure	Expenditure	Expenditure	Budget	Amount	Total Budget
5983	Meander Valley Road, Westbury	\$0	\$794	\$794	\$10,000	-\$9,206	7.94%
5989	Pioneer Drive - Mole Creek	\$0	\$0	\$0	\$100,000	-\$100,000	0.00%
6102	Blackstone Rd - Blackstone Heights 21/22	\$30,193	\$16,526	\$46,719	\$465,000	-\$418,281	10.05%
6105	Panorama Rd - Blackstone Heights	\$0	\$0	\$0	\$75,000	-\$75,000	0.00%
6194	Railton Main Road - Moltema	\$0	\$0	\$0	\$35,000	-\$35,000	0.00%
6204	R2R 2024 Parkham Rd - Parkham	\$0	\$0	\$0	\$475,000	-\$475,000	0.00%
6210	R2R 2024 Porters Bridge Rd - Reedy Marsh	\$0	\$7,916	\$7,916	\$100,000	-\$92,084	7.92%
6214	Selbourne Rd - Selbourne	\$0	\$0	\$0	\$10,000	-\$10,000	0.00%
6223	Dynans Bridge Rd - Weegena	\$21,657	\$0	\$21,657	\$450,000	-\$428,343	4.81%
6245	R2R 2024 Westwood Rd - Westwood	\$0	\$5,729	\$5,729	\$310,000	-\$304,271	1.85%
6272	East Barrack St - Deloraine 20/21	\$0	\$2,125	\$2,125	\$144,200	-\$142,075	1.47%
6273	Gulf Rd, Liffey - Landslip Works	\$29,843	\$26,769	\$56,611	\$600,000	-\$543,389	9.44%
6281	Westbury Rd, Prospect Vale - New Handrail	\$0	\$0	\$0	\$10,000	-\$10,000	0.00%
6358	Westbury Rd, Prospect Vale - Crossing Improvements Vale !	\$3,363	\$0	\$3,363	\$15,000	-\$11,637	22.42%
6363	Westwood Rd - Golf Course Area Design	\$0	\$0	\$0	\$10,000	-\$10,000	0.00%
6694	Footpath Renewals - Bracknell, Deloraine, Carrick	\$0	\$0	\$0	\$315,000	-\$315,000	0.00%
6697	Road Rehabilitation Program	\$0	\$0	\$0	\$234,000	-\$234,000	0.00%
	201 - Roads and Streets Sub Total	\$251,188	\$151,672	\$402,860	\$5,903,800	-\$5,500,940	6.82%
210 -	Bridges						
5203	Western Creek Montana Road	\$0	\$573	\$573	\$330,000	-\$329,427	0.17%
5264	Quamby Brook Roxford Road	\$0	\$750	\$750	\$595,000	-\$594,250	0.13%
5317	Un-Named Creek Fellows Road	\$0	\$31	\$31	\$180,000	-\$179,969	0.02%
5409	Un-Named Drain Harveys Road 21/22	\$89	\$46	\$136	\$25,000	-\$24,864	0.54%
	210 - Bridges Sub Total	\$89	\$1,400	\$1,489	\$1,130,000	-\$1,128,511	0.13%
	200 - Roads Streets and Bridges Sub Total	\$251,277	\$153,072	\$404,350	\$7,033,800	-\$6,629,450	5.75%

14.1.1 Financial Report 30 September 2023



2024	Finan	اءنہ	Vacu
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02-Oct-2023 07:33:49	Prior Year Expenditure	Current Year Expenditure	Total Expenditure	Total Budget	Variance Amount	Percentage of Total Budget
Health and Community Welfare	,	•	•			J
314 - Emergency Services						
6754 Emergency Response Trailer	\$0	\$6,535	\$6,535	\$33,000	-\$26,465	19.80%
314 - Emergency Services Sub Total	\$0	\$6,535	\$6,535	\$33,000	-\$26,465	19.80%
315 - Cemeteries						
6302 Deloraine Lawn Cemetery Concrete Slabs	\$0	\$0	\$0	\$5,000	-\$5,000	0.00%
6312 Deloraine Lawn Cemetery Extend Access Road	\$0	\$0	\$0	\$5,000	-\$5,000	0.00%
315 - Cemeteries Sub Total	\$0	\$0	\$0	\$10,000	-\$10,000	0.00%
316 - Community Amenities						
6516 Deloraine Train Park Toilets	\$0	\$0	\$0	\$10,000	-\$10,000	0.00%
6529 Carrick Rec Ground - Public Toilets 21/22	\$14,146	\$137	\$14,283	\$130,000	-\$115,717	10.99%
6531 Alveston Drive Public Toilets	\$0	\$302	\$302	\$10,000	-\$9,698	3.02%
6532 Westbury RV Dump Point	\$0	\$1,091	\$1,091	\$20,000	-\$18,909	5.45%
6533 Westbury Library Kitchenette Upgrades	\$0	\$60	\$60	\$15,000	-\$14,940	0.40%
6534 Deloraine Public Toilets Improvements	\$0	\$0	\$0	\$10,000	-\$10,000	0.00%
316 - Community Amenities Sub Total	\$14,146	\$1,590	\$15,736	\$195,000	-\$179,264	8.07%



2024 Financial Year

02-Oc	t-2023 07:33:49	Prior Year	Current Year	Total	Total	Variance	Percentage of
		Expenditure	Expenditure	Expenditure	Budget	Amount	Total Budget
335 -	Household Waste						
6602	Westbury Land fill Site - Cell Expansion 21/22	\$120,345	\$204	\$120,549	\$504,100	-\$383,551	23.91%
6605	Mobile Garbage Bins	\$0	\$264	\$264	\$131,500	-\$131,236	0.20%
6607	Deloraine Landfill Site - Entrance Rd & Internal Roundabout	\$0	\$0	\$0	\$150,000	-\$150,000	0.00%
6608	Deloraine Landfill Site - Saw Tooth Retaining Wall	\$0	\$0	\$0	\$570,000	-\$570,000	0.00%
6611	Mobile Organics Bins	\$6,234	\$0	\$6,234	\$97,600	-\$91,366	6.39%
6616	Landfill Sites Capacity Expansion 20/21	\$1,381	\$0	\$1,381	\$40,000	-\$38,619	3.45%
6617	Cluan Landfill Site Access Road 21/22	\$0	\$0	\$0	\$50,000	-\$50,000	0.00%
6618	Landfill Sites Land Purchase 21/22	\$3,416	\$3,705	\$7,122	\$270,000	-\$262,878	2.64%
6619	Deloraine Landfill Site Improvements 21/22	\$109,395	\$2,708	\$112,103	\$450,000	-\$337,897	24.91%
	335 - Household Waste Sub Total	\$240,771	\$6,881	\$247,652	\$2,263,200	-\$2,015,548	10.94%
351 -	Storm Water Drainage						
6400	Various Locations - Stormwater Improvement Program	\$0	\$0	\$0	\$45,000	-\$45,000	0.00%
6404	East St, Carrick Stormwater 21/22	\$0	\$0	\$0	\$10,900	-\$10,900	0.00%
6408	Railway St Deloraine - Stormwater	\$0	\$0	\$0	\$30,000	-\$30,000	0.00%
6433	Jane St, Bracknell Stormwater	\$0	\$0	\$0	\$35,000	-\$35,000	0.00%
6450	West Parade Deloraine Stormwater 21/22	\$1,411	\$0	\$1,411	\$135,000	-\$133,590	1.04%
6472	Marriott St, Westbury - Stormwater	\$0	\$0	\$0	\$25,000	-\$25,000	0.00%
6473	South Esk Dr, Hadspen - Stormwater	\$0	\$460	\$460	\$25,000	-\$24,540	1.84%
6489	Liffey St Carrick Stormwater	\$0	\$0	\$0	\$150,000	-\$150,000	0.00%
6498	Open Drain Program, Westbury	\$0	\$0	\$0	\$102,500	-\$102,500	0.00%
6866	Jones St, Westbury - Stormwater 21/22	\$0	\$257	\$257	\$138,000	-\$137,743	0.19%
6869	Buell Drive, Prospect Vale - Stormwater	\$4,443	\$1,138	\$5,581	\$110,000	-\$104,419	5.07%
6870	Harley Parade, Prospect Vale - Stormwater	\$0	\$356	\$356	\$75,000	-\$74,644	0.47%
	351 - Storm Water Drainage Sub Total	\$5,854	\$2,211	\$8,065	\$881,400	-\$873,335	0.91%
	300 - Health and Community Welfare Sub Total	\$260,771	\$17,217	\$277,988	\$3,382,600	-\$3,104,612	8.22%

14.1.1 Financial Report 30 September 2023



2024 Financial Year 02-Oct-2023 07:33:49	Prior Year Expenditure	Current Year Expenditure	Total Expenditure	Total Budget	Variance Amount	Percentage of Total Budget
Recreation and Culture	,	•	,			
505 - Public Halls						
7428 Bracknell Hall - Building Replacement 16/17	\$802,767	\$357,907	\$1,160,674	\$1,235,000	-\$74,326	93.98%
505 - Public Halls Sub Total	\$802,767	\$357,907	\$1,160,674	\$1,235,000	-\$74,326	93.98%
525 - Recreation Grounds & Sports Facilities						
7611 Deloraine Rec Ground Precinct 21/22	\$44,219	\$42,979	\$87,198	\$4,178,000	-\$4,090,802	2.09%
7618 Westbury Sports Ctr - Change Room Upgrade	\$12,977	\$98,183	\$111,160	\$220,000	-\$108,840	50.53%
7626 Deloraine Rec Ground - Ground Seating	\$0	\$0	\$0	\$10,000	-\$10,000	0.00%
7627 Deloraine Rec Ground - Clubroom Upgrade	\$0	\$0	\$0	\$100,000	-\$100,000	0.00%
7628 Deloraine - Half Court Basketball	\$0	\$0	\$0	\$10,000	-\$10,000	0.00%
7678 PVP Ring Road & Main Access 21/22	\$6,530	\$0	\$6,530	\$82,500	-\$75,970	7.92%
7687 PVP Lighting Upgrade	\$0	\$0	\$0	\$10,000	-\$10,000	0.00%
7695 Deloraine Community Complex - Squash Courts 20/21	\$270,151	\$383,526	\$653,677	\$3,700,000	-\$3,046,323	17.67%
525 - Recreation Grounds & Sports Facilities Sub Total	\$333,877	\$524,688	\$858,565	\$8,310,500	-\$7,451,935	10.33%
565 - Parks and Reserves						
8002 Deloraine Steel Arch Footbridge	\$10,870	\$466	\$11,336	\$580,000	-\$568,664	1.95%
8030 Westbury Town Common - Parkrun Finishing Chute	\$0	\$0	\$0	\$10,000	-\$10,000	0.00%
8078 Pitcher Parade Wetlands - Replacement Footbridge	\$0	\$0	\$0	\$65,000	-\$65,000	0.00%
8099 Poets Place Reserve, Hadspen - Divest Land 18/19	\$556	\$0	\$556	\$5,000	-\$4,444	11.12%
8101 Chris St Reserve, Prospect - Divest Land 18/19	\$425	\$0	\$425	\$5,000	-\$4,575	8.50%
8104 Various Locations Dog Area Improvements 20/21	\$68,523	\$35,004	\$103,527	\$175,000	-\$71,473	59.16%
565 - Parks and Reserves Sub Total	\$80,374	\$35,470	\$115,844	\$840,000	-\$724,156	13.79%
500 - Recreation and Culture Sub Total	\$1,217,018	\$918,065	\$2,135,083	\$10,385,500	-\$8,250,417	20.56%

14.1.1 Financial Report 30 September 2023



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02-Oc	:t-2023 07:33:49	Prior Year Expenditure	Current Year Expenditure	Total Expenditure	Total Budget	Variance Amount	Percentage of Total Budget
Unal	llocated and Unclassified	zapenattare	zapenattare	zxperiatiare	Zaaget	7 in Gant	rotat Zaaget
625 -	Management and Indirect O/Heads						
8803	Minor Plant Purchases	\$0	\$9,310	\$9,310	\$43,300	-\$33,990	21.50%
8819	New Works Depot Design & Construction 20/21	\$78,221	\$36,948	\$115,169	\$4,543,000	-\$4,427,831	2.54%
	625 - Management and Indirect O/Heads Sub Total	\$78,221	\$46,258	\$124,479	\$4,586,300	-\$4,461,821	2.71%
655 -	Plant Working						
8702	Backhoe Replacement (Plant 301)	\$0	\$0	\$0	\$130,000	-\$130,000	0.00%
8712	Mower Replacement (Plant 620)	\$2,750	\$26,000	\$28,750	\$35,000	-\$6,250	82.14%
8735	Mower Replacement (Plant 615)	\$2,750	\$25,000	\$27,750	\$35,000	-\$7,250	79.29%
8744	Depot Utility (No. 200)	\$0	\$31,739	\$31,739	\$35,000	-\$3,261	90.68%
8759	Mower (No. 610)	\$0	\$23,635	\$23,635	\$20,000	\$3,635	118.18%
8771	Loader Replacement (No. 515)	\$0	\$0	\$0	\$209,000	-\$209,000	0.00%
8772	New Compactor Truck	\$0	\$0	\$0	\$255,000	-\$255,000	0.00%
8775	New Utility	\$0	\$0	\$0	\$40,000	-\$40,000	0.00%
8776	Asphalt Roller (No. 765)	\$0	\$32,916	\$32,916	\$34,000	-\$1,084	96.81%
8777	Street Sweeper	\$0	\$0	\$0	\$65,000	-\$65,000	0.00%
8778	Spray ATV	\$0	\$29,000	\$29,000	\$40,000	-\$11,000	72.50%
	655 - Plant Working Sub Total	\$5,500	\$168,291	\$173,791	\$898,000	-\$724,209	19.35%
675 -	Other Unallocated Transactions						
8707	Fleet Vehicle Purchases	\$0	-\$18,182	-\$18,182	\$165,400	-\$183,582	-10.99%
8773	416-418 Westbury Rd, PV - Divest Property	\$1,806	\$0	\$1,806	\$0	\$1,806	0.00%
8774	35 William St, Westbury - Community Hive Project	\$0	\$0	\$0	\$20,000	-\$20,000	0.00%
	675 - Other Unallocated Transactions Sub Total	\$1,806	-\$18,182	-\$16,376	\$185,400	-\$201,776	-8.83%
	600 - Unallocated and Unclassified Sub Total	\$85,527	\$196,367	\$281,894	\$5,669,700	-\$5,387,806	4.97%
	Total Capital Project Expenditure	\$1,830,926	\$1,287,513	\$3,118,440	\$27,703,600	-\$24,585,160	11.26%



4. Capital Resealing Report

2024 Financial Year

02-Oct-2023 06:06:40

Road	ls Streets and Bridges	Total Expenditure	Total Budget	Variance Amount	Percentage of Total Budget
201 - 1	Roads and Streets				
5647	Gaffneys - Moltema	\$1,772	\$0	\$1,772	0.00%
5882	Reibey St - Hadspen	\$390	\$0	\$390	0.00%
5884	Bowdens Rd - Hadspen	\$390	\$0	\$390	0.00%
5900	Chris St To Clifton Crt - Prospect Vale	\$351	\$0	\$351	0.00%
5907	Akuna Ct - Prospect Vale	\$390	\$0	\$390	0.00%
5934	Hutton Ct - Prospect Vale	\$390	\$0	\$390	0.00%
5938	Clifton Place - Prospect Vale	\$390	\$0	\$390	0.00%
5947	Stuart Av - Prospect Vale	\$351	\$0	\$351	0.00%
5981	Shadforth St - Westbury	\$3,988	\$0	\$3,988	0.00%
6106	Oaks Rd - Bracknell	\$1,579	\$0	\$1,579	0.00%
6197	Montana Rd - Montana	\$4,396	\$0	\$4,396	0.00%
6241	Moore St - Westbury	\$5,564	\$0	\$5,564	0.00%
6299	Reseals General Budget Allocation	\$0	\$1,612,400	-\$1,612,400	0.00%
	201 - Roads and Streets Sub Total	\$19,947	\$1,612,400	-\$1,592,453	1.24%
	Capital Resealing Projects Total	\$19,947	\$1,612,400	-\$1,592,453	1.24%



5. Capital Gravelling Report

2024 Financial Year

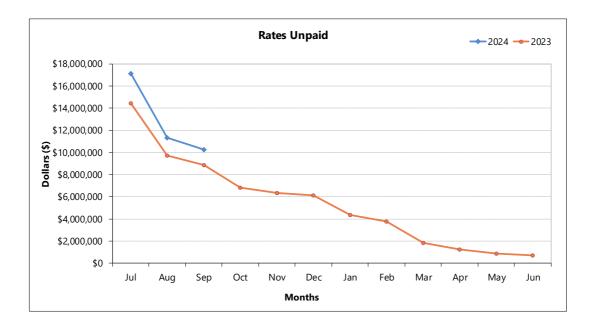
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_		Total Expenditure	Total Budget	Variance Amount	Percentage of Total Budget
Road	ds Streets and Bridges				
201 -	Roads and Streets				
5554	Elmers - Dunorlan	\$21,382	\$0	\$21,382	0.00%
5573	Brodies Rd - Golden Valley	\$27,878	\$0	\$27,878	0.00%
5596	Grubbs - Lemana	\$26,347	\$0	\$26,347	0.00%
5602	Old Gads Hill Rd - Liena	\$41,663	\$0	\$41,663	0.00%
5612	Sherriffs Rd - Meander	\$3,595	\$0	\$3,595	0.00%
5614	Cummings Rd - Meander	\$7,093	\$0	\$7,093	0.00%
5619	Barbers Rd - Meander	\$2,691	\$0	\$2,691	0.00%
5622	Reiffers Rd - Meander	\$20,255	\$0	\$20,255	0.00%
5655	Tomes Rise - Off Davies Rd	\$6,058	\$0	\$6,058	0.00%
5668	Maloneys Rd - Parkham	\$19,762	\$0	\$19,762	0.00%
5675	Davis - Quamby Brook	\$1,073	\$0	\$1,073	0.00%
5678	Bogan Rd - Quamby Brook	\$48,761	\$0	\$48,761	0.00%
5695	Sykes - Union Bridge	\$38,975	\$0	\$38,975	0.00%
5738	Westrope - Western Creek	\$17,311	\$0	\$17,311	0.00%
5799	Gravel Resheeting General Budget Alloc	\$0	\$378,400	-\$378,400	0.00%
6353	Beveridges Rd - Golden Valley	\$21,486	\$0	\$21,486	0.00%
6382	Paynes Rd - Meander	\$291	\$0	\$291	0.00%
	201 - Roads and Streets Sub Total	\$304,622	\$378,400	-\$73,778	80.50%
Cai	 pital Gravelling Expenditure Total	\$304,622	\$378,400	-\$73,778	80.50%



6. Rates Revenue Reconciliation - 30 September 2023

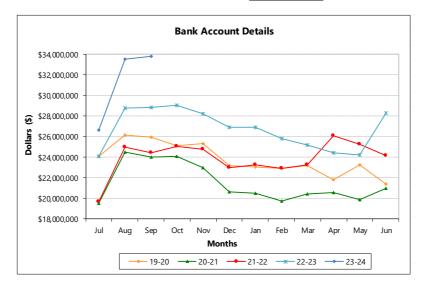
		2024		2023
Rate Balance Carried Forward from previous Year	\$	676,909	\$	535,237
2023/24 Rates Raised	\$	17,639,324	\$	15,735,282
Interest	\$	24,926	\$	18,409
Rates Adjustments	\$	25,923	\$	6,331
Payments Received	-\$	8,130,178	-\$	7,440,621
Rates Control Account Balance	\$	10,236,904	\$	8,854,637
% of Rates Unpaid		55.81%		54.36%





7. Cash & Investment Reconciliation – 30 September 2023

	2023-24	2022-23
Balance Carried Forward from previous Year	28,270,041	24,093,527
Add Deposits	12,851,666	10,394,751
Less Payments	- 7,345,943	- 5,692,674
Balance as per Bank Account	\$ 33,775,763	\$ 28,795,604
Made up of:	Amount	Interest Rate
Cash at Bank	264,584	4.01%
Westpac Bank Cash Management Account	2,185	4.05%
Commonwealth Bank At Call Account	1,431,283	4.15%
Term Deposits:		
National Australia Bank	6,000,000	5.03-5.18%
Commonwealth Bank	7,037,712	4.43-5.30%
Westpac Bank	1,000,000	4.59%
ING Bank	5,000,000	5.30-5.62%
MyState Financial	5,040,000	4.82-5.70%
Bendigo Bank	3,000,000	5.15-5.20%
Bank of Queensland	2,000,000	4.68%
Judo Bank	2,000,000	5.65%
Bank of Sydney	1,000,000	4.70%
	\$ 33,775,763	
Less expenditure commitments:	46 700 556	
2024 Operating expenditure outstanding	-16,798,556	
2024 Capital expenditure outstanding	-26,251,391	
Add assets:		
2024 Operating income outstanding	15,156,165	
2024 Estimated rate debtors outstanding	10,236,904	
Less liabilities:		
2023 Tip rehabilitation provision	-6,490,626	
2023 Employee leave provisions	-1,824,355	
Adjusted Cash Balance	\$ 7,803,904	





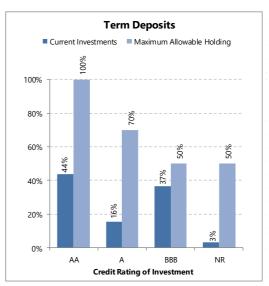
Term Deposits Summary - 30 September 2023

Institution	Deposit	Rate %	Entered	Due
Bank of Sydney	1,000,000	4.70%	17/04/2023	16/10/2023
Bank of Queensland	2,000,000	4.68%	21/04/2023	20/10/2023
Westpac Bank	1,000,000	4.59%	21/10/2022	23/10/2023
Commonwealth Bank	1,000,000	4.43%	3/02/2023	31/10/2023
Commonwealth Bank	1,007,679	4.48%	1/11/2022	1/11/2023
MyState Financial	2,000,000	5.50%	29/06/2023	27/11/2023
Judo Bank	2,000,000	5.65%	26/06/2023	18/12/2023
Commonwealth Bank	2,030,033	4.63%	17/01/2023	17/01/2024
Bendigo Bank	1,000,000	5.20%	14/08/2023	12/02/2024
Commonwealth Bank	1,000,000	4.93%	16/02/2023	16/02/2024
National Australia Bank	1,000,000	5.03%	6/09/2023	6/03/2024
Bendigo Bank	2,000,000	5.15%	22/08/2023	19/03/2024
MyState Financial	1,000,000	4.82%	6/04/2023	5/04/2024
MyState Financial	1,000,000	4.82%	14/04/2023	12/04/2024
National Australia Bank	3,000,000	5.13%	30/08/2023	27/05/2024
MyState Financial	1,040,000	5.70%	30/06/2023	27/06/2024
ING Bank	2,000,000	5.62%	29/06/2023	28/06/2024
ING Bank	2,000,000	5.30%	14/08/2023	13/08/2024
ING Bank	1,000,000	5.37%	22/08/2023	21/08/2024
National Australia Bank	2,000,000	5.18%	6/09/2023	5/09/2024
Commonwealth Bank	2,000,000	5.30%	22/09/2023	20/09/2024
	32,077,712			

Average Interest Rate 5.06%

Term Deposits by institution

	Credit		
Institution	Rating	Amount	Allocation
National Australia Bank	AA	6,000,000	18.70%
Commonwealth Bank	AA	7,037,712	21.94%
Westpac Bank	AA	1,000,000	3.12%
ING Bank	Α	5,000,000	15.59%
Bendigo Bank	BBB	3,000,000	9.35%
Bank of Queensland	BBB	2,000,000	6.23%
MyState Financial	BBB	5,040,000	15.71%
Judo Bank	BBB	2,000,000	6.23%
Bank of Sydney	NR	1,000,000	3.12%
	_	32.077.712	•



Governance

Northern Tasmania Sports Facility Plan

Report Author Jonathan Harmey

General Manager

Decision Sought Council to receive and endorse the recently completed Northern

Tasmania Sports Facility Plan.

Vote Simple majority

Recommendation to Council

That Council endorse the Northern Tasmania Sports Facility Plan (the Plan), noting:

- 1. The Plan is an initiative of five northern councils and is primarily a plan for council owned and managed facilities;
- 2. The funding councils are responsible for considering the key recommendations of the Plan in their respective council area; and
- 3. The Plan will form part of Council's future sport and recreation infrastructure considerations.

Report

This Northern Tasmania Sports Facility Plan is the first phase in a long-term planning initiative of the five councils. The Plan focuses on sport and active recreation facilities to assist in planning so that long term needs of the community are adequately catered for. The Plan is intended to complement national, state, and regional plans and strategies, and feeds into local planning processes of the five councils in their own right. It has been developed through sport facility inspections, engagement with both internal and external stakeholders and detailed analysis.

The next phase of the Plan will require each council, as the responsible entity for their respective area, to consider the recommendations as part of each council's future sport and recreation infrastructure planning. The councils may also from time to time reconvene the working group to work on the more strategic items for regional outcomes.

The development of the Plan included significant community and key stakeholder engagement. This includes a survey that resulted in 1,580 responses being received. While a number of responses were completed by residents living outside the study area, the vast majority came from the five LGA's and almost half of the respondents being Launceston City Council residents. There was also a significant focus on direct engagement with sporting clubs, associations and peak sporting bodies.

The Plan recognizes that an active recreation network is well provided for and in reasonable condition within the study area, however, in some areas, there is identified need for future investment upgrades. It also notes that there are key sports that are at capacity, which will only be exacerbated by future population growth and continued growth in these key sports. This Plan addresses these needs by identifying the need for additional facilities and facility upgrades. The Plan can be used as part of a framework to identify expenditure priorities and add benefit when attempting to access external grant funding opportunities.

As mentioned, the Sports Facility Plan considers those sports operating from Council owned (or managed) facilities, as these are the sports over which Council can have the most impact moving forward. It is acknowledged that there are a number of sports not covered by the Plan given the nature of the associated land tenure (private ownership). While schools and private facilities have been acknowledged as important where they provide a sport or recreation opportunity to the community, they are not part of the Plan's core analysis or specific recommendations. Partnerships with schools and private facilities are a priority recommendation, but the plan does not outline a specific path forward.

The Plan was tabled and discussed with Council at the September Council Workshop.

Attachments 1. Northern Tasmania Sports Facility Plan [15.1.1 - 109 pages]

Strategy Supports the objectives of Council's strategic future direction 4: a healthy and safe community 6: planned infrastructure services.

See Meander Valley Community Strategic Plan 2014-24. **Click here** or visit www.meander.tas.gov.au/plans-and-strategies to view.

Policy Not applicable

Legislation Not applicable

Consultation Development of the Plan included consultation with community and facility owners.

Budget & Finance Not applicable

Risk Management Not applicable

Alternative Not applicable

Motions





















recreation open space and sport specialists

This report has been prepared by:

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VERSION	DATE	DOCUMENT ISSUE	AUTHOR	REVIEWER	RECIPIENT
1	29.11.22	Draft Report	CP, HC	DC	CP
2	14.03.23	Revised Draft Plan	CP, HC	DC	CP
3	20.04.23	Final Draft Plan	CP, HC	DC	CP
4	25.06.23	Final Plan	CP, HC	DC	CP



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Appendix 1 Desired facility guidelines
Appendix 2 Facilities by hierarchy





Sport and active recreation activities play a major role in contributing to the Northern Tasmanian community's strong sense of wellbeing. The sporting networks are not limited by Local Government Area (LGA) and operate across all five LGA's within the Study Area, as well as servicing the broader region. With the community also hosting major sporting events at many of the existing facilities, it is important that each of the five Local Governments can plan for the future through a consolidated plan.

Sporting facilities play an important role in supporting happy, healthy, thriving, connected and engaged communities.

While sport and active recreation can include a range of informal and formal activities, this Plan addresses planning and provision of formal sport and active recreation facilities.

Future directions have been informed by:

assessment of current facility supply
assessment of existing facility usage
consideration of facility catchments and forecast population changes
review of engagement outcomes
analysis of trends
analysis of demand, opportunities and constraints.

The Sports Facility Plan presents future directions underpinned by the following guiding principles:
collaboration
sustainable
adaptable
efficient
diverse.

Overall, the sport and active recreation network is well provided for and in reasonable condition. There are key sports that are at capacity, only to be exasperated by future population growth as well as growth in the sport. The future directions identified aim to address this by identifying a number of additional facilities and undertaking facility upgrades.

Participation in sport and active recreation

In addition to the local survey data collected for the development of this Plan, national and state data can assist in building a picture of formal, club-based participation in sport and active recreation within Northern Tasmania.

Relevant to the Plan, the following table highlights sports that have a high participation rate at a national, state and local level. This information has been considered along with other key demand drivers and is discussed later in the report.

Table 01: National, state and local participation rates¹ and trends

Sport	Participation rate National trends National trend					State	trend				
Эрогс	Aust	Aust	Tas	Tas	Study	Children	Adults	Children Adults		Comments	
	Adults	Children	Adults	Children	area*	Ciliaren	Addits	Cilidien	Addits		
AFL	2.9%	8.4%	3.9%	10.6%	9.5%	Steady	Increasing	Fluctuating	Increasing	Consistently high participation by national and state children. High local participation	
Athletics#	18.3%	5.1%	16%	2.7%	4.5%	Steady	Increasing#	Fluctuating	Increasing#	Adult participation is skewed by the inclusion of ParkRun. Strong local participation	
Badminton	1.5%	0.3%	1.4%	0.0%	0.5%	Steady	Increasing	Negligible	Decreasing	Low participation sport	
Baseball	0.4%	0.6%	0.1%	1.4%	0.4%	Steady		Decreasing	Negligible	Low participation sport	
Basketball	4.6%	8.1%	5.8%	8.0%	13.7%	Steady	Increasing	Increasing	Increasing	Consistently high participation nationally and in the state. Higher local participation than the state and nation	
BMX	0.1%	0.7%	0.0%	0.0%	0.8%	Steady	Increasing	Negligible	Negligible	Low participation sport	
Cricket	2.7%	4.8%	2.2%	7.3%	8.3%	Decreasing	Steady	Decreasing	Steady	Consistently high participation by national and state children. High local participation	
Croquet	0.1%	0.0%	0.3%	0.0%	1.6%	Negligible	Increasing	Negligible		Low participation sport	
Cycling	13.6%	1.5%	11.9%	0.0%	1.9%	Increasing	Increasing	Negligible		High participation by national and state adults. Lower local participation than state and national	
Equestrian	1.2%	1.0%	0.7%	0.0%	1.9%	Increasing	Increasing	Negligible	Decreasing	Low participation sport	
Football (Soccer)	5.8%	14.4%	3.5%	9.8%	8.7%	Steady	Increasing	Steady	Increasing	Consistently high participation nationally and in the state. High local participation	
Gymnastics	0.5%	10.7%	0.0%	10.5%	1.0%	Increasing	Steady	Steady	Steady	Consistently high participation by national and state children. Low local participation	
Hockey	0.9%	1.6%	1.7%	0.2%	6.5%	Decreasing	Steady	Fluctuating	Increasing	High local participation	
Lawn Bowls	1.3%	0.0%	1.0%	0.0%	1.2%	Negligible	Increasing	Negligible	Decreasing	Low participation sport	
Martial Arts	1.2%	1.1%	0.9%	3.6%	0.2%	Steady	Steady	Increasing	Steady	Low participation sport	
Netball	3.1%	6.1%	2.3%	6.1%	24.0%	Decreasing	Steady	Decreasing	Fluctuating	Consistently high participation by national and state children. High local participation	
Roller Derby	0.0%	0.0%	0.0%	1.4%	0.7%	Steady	Steady		Increasing	Low participation sport	
Rugby Union	0.7%	2.0%	0.4%	0.0%	0.4%	Increasing	Steady	Negligible	Steady	Low participation sport	
Sailing	0.9%	0.1%	1.8%	0.0%	1.4%	Steady	Steady	Negligible	Steady	Low participation sport	
Softball	0.2%	0.3%	0.6%	0.0%	1.6%	Steady	Steady	Negligible	Increasing	Low participation sport	
Squash	0.7%	0.2%	1.3%	0.0%	0.1%	Negligible	Steady	Negligible	Increasing	Low participation sport	
Swimming	16.4%	35.5%	16.4%	27.3%	5.6%	Increasing	Increasing	Increasing	Steady	High national and state participation. Lower local participation than state and national	
Table Tennis	0.8%	0.3%	1.7%	0.0%	0.3%	Increasing	Increasing	Negligible	Increasing	Low participation sport	
Tennis	5.7%	5.2%	3.3%	5.6%	2.6%	Decreasing	Increasing	Increasing	Steady	High national and state participation. Lower local participation than state and national	
Touch Football	1.5%	1.8%	0.7%	0.5%	1.0%	Steady	Steady	Steady	Decreasing	Low participation sport	

[#] Athletics is athletics/running and is skewed by the inclusion of ParkRun for adults

^{*}Northern Tasmania Sports Facility Plan 2022 Community Survey

Ausplay 2022

Consistent with the National and State trends in participation, the Study Area shares a number of the high participation sports including AFL, Basketball, Cricket (children), Football (Soccer), Gymnastics (children), Netball (children), Swimming and Tennis. The differences for the Study Area are the high local participation in Hockey and the lower participation in Cycling.

Key priorities for the study area

Based on detailed assessments undertaken throughout the development of the Plan, the following sports have been identified as high priority. Additional findings for the complete list of sports are outlined within section 6 of this Plan.

Table 02: Priority sports identified by the Plan

Table 02:	Priority sports identified by the Plan				
Sport	Justification	Strategic projects			
Basketball	 high national and state participation higher local participation than national and state trending growth in the sport 	the concept plan for the Northern Suburbs Community Hub in Mowbray indicates the provision of indoor courts for use by basketball			
	there is a lack of compliant, indoor multi-court facilities within the study area, with demand far outweighing	proposed UTAS Stadium will predominately cater for high performance use			
	existing provision • current under-supply of approximately 12 indoor courts	NTCA master plan may consider the need for additional indoor courts			
	canonicandor cappi, or approximately == macor coante	future duplication of the Longford Community Sports Centre is recommended			
		proposed UTAS Stadium will predominately cater for high performance use - ensure the needs of netball are included in the planning of this facility			
		there is a need to identify a suitable location for the development of a future multi-court indoor facility to meet the growing needs of basketball			
Netball	 high national and state participation by children high local participation 	the concept plan for the Northern Suburbs Community Hub in Mowbray is planning four dedicated indoor netball courts by mid 2025			
	 current under-supply of approximately 8 outdoor courts anticipated need for additional 14 outdoor courts by 	there is a need to identify a suitable location for the development of a future multi-court indoor facility to meet the growing needs of netball			
	there is a lack of compliant, indoor multi-court facilities	future duplication of the Longford Community Sports Centre is recommended			
	within the study area, with demand far outweighing existing provision • sport is at capacity and growth is restricted	undertake court re-surfacing and expansion to meet run- off requirements at Northern Tasmania Netball Centre			
	sport is at capacity and growth is restricted	the future focus for netball is on the provision of indoor courts whilst maintaining the current outdoor provision			
Football (Soccer)	high national and state participation	NTCA master plan may consider additional fields			
(Soccer)	strong local participationtrending growth in the sport	Football Federation Tasmania has identified a synthetic pitch as a key priority for Launceston			
	current under-supply of approximately 7 fields	new multi-field facility is required, to be potentially leasted at in the growth gross of Lagran St Lagrangers are			
	anticipated need for 13 additional fields by 2036	located at in the growth areas of Legana, St Leonards or Perth			
AFL	high national and state participation by children	NTCA master plan may consider additional ovals			
	strong local participationtrending growth in the sport	two new multi-oval facilities are needed in key locations close to population centres			
	a number of facilities are over-capacity with too many 'home' clubs	Deloraine Recreation Ground re-development may provide opportunity for multi-oval facility			
	current under-supply of approximately 4 ovals				
	anticipated need for 9 additional ovals by 2036				



This Sports Facility Plan is the first phase in a long-term planning initiative of five councils within the Northern Tasmania Region: the City of Launceston, West Tamar Council, Meander Valley Council, Northern Midlands and George Town Council.

The Plan focuses on sport and active recreation facilities to ensure that the long-term needs of the community are adequately catered for. The Plan is intended to complement national, state and regional plans and strategies, and will feed into local planning processes of the five councils.

It has been developed through sport facility inspections, engagement with both internal and external stakeholders and detailed analysis.

Vision

Member Councils of the Northern Tasmania Development Corporation collectively provide sport infrastructure in a sustainable and equitable way, to support participation in a diverse range of active recreation pursuits, that contribute positively to the mental, emotional, and physical health and wellbeing of residents and visitors.

Guiding Principles

The guiding principles describe the over-arching intentions for the provision and management of sport and active recreation facilities for the Northern Tasmania Region.

Collaboration

Councils within the Northern Tasmania Development Corporation are committed to working together to achieve shared outcomes for the Region.

Sustainable

Investment in sport infrastructure results in an improvement and positive impact on the economy, the community, and the environment.

Adaptable

Planning, design, and construction of sport facilities accommodates the potential for changes in demographic and participation trends and provides opportunities for innovation in response to changes.

Efficient

Investment of resources into sport infrastructure achieves the most benefit possible for the community.

Diversity

The diversity of our communities is valued, and unfair and inappropriate barriers to participation in active recreation are identified and removed.

Location

The Northern Tasmania Region is located in northern Tasmania and is bounded by the Tasman Sea in the north and east, the Glamorgan Spring Bay Council area, the Southern Midlands Council area and the Central Highlands Council area in the south, and the West Coast Council area, the Kentish Council area and the Latrobe Council area in the west.

The Sports Facility Plan, encompasses five local government areas: the City of Launceston, Meander Valley Council, Northern Midlands Council, George Town Council and West Tamar Council. These five local government areas encompasses 11,224 square kilometres.

The Region includes rural, rural-residential, urban and holiday areas. Major features include national parks, islands, conservation and nature reserves, heritage buildings and historic sites, lakes, hiking and mountain biking trails, ski fields, and diverse agricultural, processing and manufacturing facilities.

Half of the Region's estimated population of 136,687 reside in the City of Launceston, the major urban centre, with the remainder living in numerous townships, small villages and settlements. Industrial and maritime land use is located largely in George Town, around the Bell Bay Port. Rural land is used largely for agriculture, particularly dairy farming, sheep grazing and crop growing. Forestry, tourism, mining, viticulture and fishing are also important industries.



Population considerations

The Northern Tasmania region included in this study has experienced steady population growth over the last decade to reach an estimated 136,687 residents in 2021. Much of this growth has occurred since 2016. Significant aging has been observed across this time, with the region having a median age over 42 years in 2021. Interestingly, the younger age cohort residing in Launceston (where the median age is 39 years) counterbalances the older populations across the other four LGA's. (George Town Council is particularly old – with a median age of 49 years).

Based on anticipated growth rates, the region population is expected to increase to more than 160,000 by 2036. It is projected that the trend for aging will continue, with the proportion of residents aged 65 and older expected to increase. There is potential for the Meander Valley, Northern Midlands and George Town councils to see decreases in the actual number of young people 0-24 years looking forward.

These changing demographics may mean there are likely to be fewer residents from the key age groups representing formal sport participants. Council, peak sporting bodies and local clubs should continue to plan carefully for sports facilities (with a focus on renewal and upgrading of existing facilities rather than necessarily looking to construct additional facilities and venues).

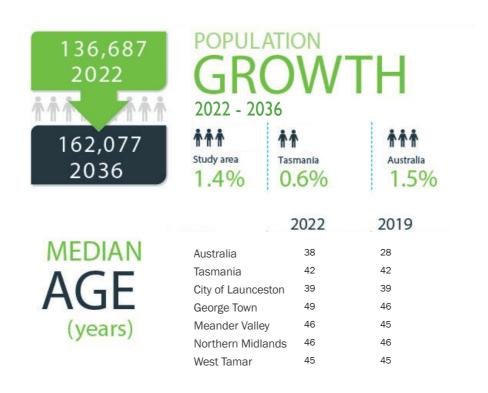
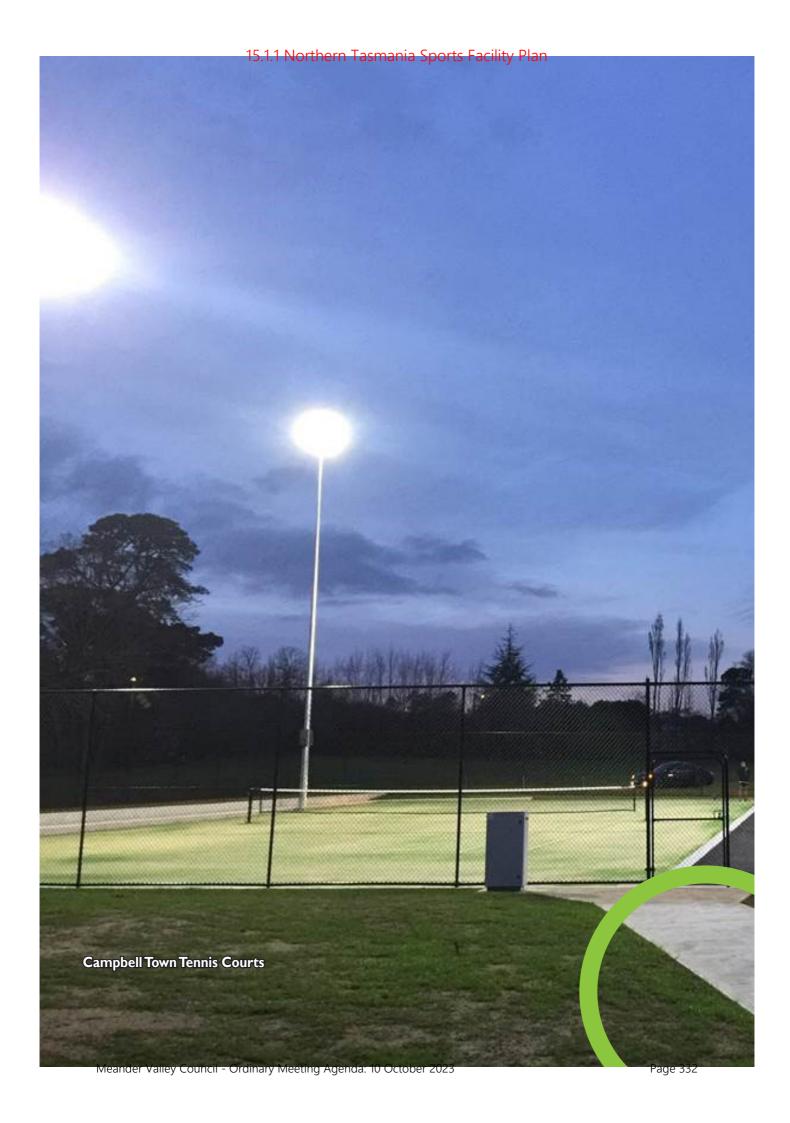


Fig 02: Population of the Study Area





Purpose

The intent of the Northern Tasmania Sports Facility Plan is to provide an evidence-based approach to the strategic planning, development and management of sport and active recreation across the five local government areas of City of Launceston, George Town, Meander Valley, Northern Midlands and West Tamar.

Use of the Sports Facility Plan

The Plan is to be used as a mechanism to prioritise future investment and development of sports facilities across the five local government areas. The Plan should be applied as part of each council's Integrated Planning Framework that includes the Community Strategic Plan, Delivery Program, Operational Plan and Long-Term Financial Plan.

Project focus

The focus of the project is on indoor and outdoor sports facilities and grounds. The sports covered in the Plan are:

basketball	netball	volleyball	football (soccer)
gymnastics	cycling	futsal	cricket
badminton	equestrian	roller derby	tennis
martial arts	AFL	rugby	touch football
athletics	hockey	BMX	lawns bowls
croquet	rowing	table tennis	sailing
softball	baseball	swimming	

The Sports Facility Plan considers those sports operating from Council-owned or -managed facilities - as these are the sports over which Council can have the most impact moving forward. It is acknowledged that there are a number of sports not covered by the Facility Plan given the nature of the associated land tenure (private ownership). While schools and private facilities have been acknowledged where they provide a sport or recreation opportunity to the community, they are not part of the Plan's core analysis. Partnerships with schools and private facilities certainly form part of the Plan's recommendations. For ease of reference, the document has been presented in a sport-by-sport nature.

Project inclusions and limitations

Population projections for the study area are currently being developed by REMPLAN and will be available later in 2023. For the purpose of developing this Plan, population projections have been developed using growth rates for each individual local government area.

Further, the Plan recognises that the development, management and delivery of high-level infrastructure will be a collaborative approach between the State Government, councils and strong forward-thinking local committees. While this document sets the framework for future infrastructure development it is imperative that local clubs and management committees are provided the tools required to ensure suitable facility management and planning. Ultimately, the successful promotion, use and upgrade of facilities will largely fall on these groups.

Project process

The project program spans across seven stages as depicted in the figure below.

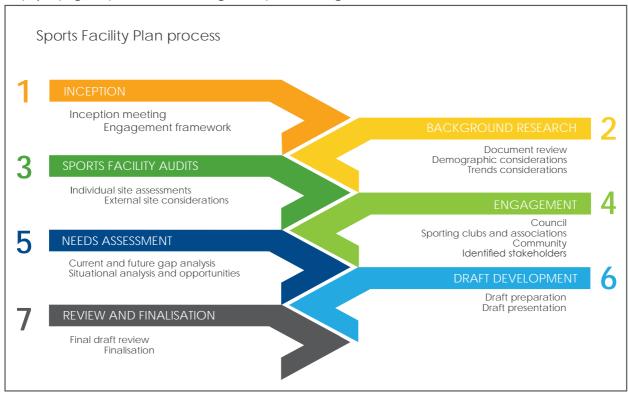


Fig 03: Sports Facility Plan Process





Understanding the makeup, needs and physical activity characteristics of the local community, projected population change, trends in sport and recreation planning and the local legislative context are all important factors that influence sports facility usage, planning and design.

Legislative context

Policies, plans and strategies reflect community aspirations and expectations representing an important context to sport and recreation planning. Therefore, the development of the Sports Facility Plan needs to fit within their framework.

A review of a number of relevant documents has been undertaken to ensure an understanding of the overall context for the Plan.

Documents considered include:

- ☐ Greater Launceston Plan
- ☐ Council's Community Strategic Plans
- ☐ Strategic Asset Management Plans
- □ Sport and Recreation Strategies.

Greater Launceston Plan

The Greater Launceston Plan is a major strategic project to develop a unified and holistic approach to coordinate the long term planning and management of the City and broader greater urban area (LGA's of West Tamar, George Town, Northern Midlands and Meander Valley).

Launceston City Deal and Annual Progress Reports

The Launceston City Deal represents a partnership between the Australian and Tasmanian governments and the City of Launceston. Its intent is to make Launceston Australia's most liveable and innovative regional city. The original Deal was signed in April 2017.

Relevant to the Sports Facility Plan, the fourth Annual Progress Report for the Launceston City Deal, is the progression of the Northern Suburbs Community Recreation Hub. The hub is proposed to be a multi-purpose community facility providing up to three indoor sporting and recreation courts.

Community Strategic Plan Sports Facility Plan Delivery Plan

Fig 04: Legislative context

City of Launceston Strategic Plan

14

Council's vision "Launceston, proud of its heritage, a vibrant and inclusive community that is creative and sustainable, inspired by its diverse opportunities and rich natural environment.

A City where people choose to live. Driven by the Greater Launceston Plan Direction: To enhance the liveability and amenity of Northern Tasmania.

Key	y directions for the City of Launceston include:
	to continue to offer an attractive network of parks, open spaces and facilities throughout Launceston
A d	iverse and welcoming city. Key directions for the City of Launceston include:
	to plan services and facilities that recognise the changing demographics of our community.
	eorge Town Community Strategic Plan 2020 uncil's vision is 'Our communities are progressive, prosperous, proud!'
Rel	evant future directions:
	prosperity for all in all aspects of life - healthy, active communities - strategic priority: Knowing how to stay healthy and active and valuing good health outcomes. Eating well, active living, preventative health approaches - getting and staying active. Participation in recreation, arts and cultural activities progressive well-resources communities - sporting opportunities for all - growing participation in sporting activities - growing membership and leadership capabilities in sporting activities - engaging young people in the sporting activities of their choice.
"Th give cor	eander Valley Community Strategic Plan 2014 be backdrop of the Great Western Tiers, the mix of urban lifestyle and rural countryside be Meander Valley its unique look and feel, offering livability and healthy lifestyle choices. A mmunity working together growing for generations to come".
Fut	ure direction 4 - A healthy and safe community. Strategic outcomes:
	infrastructure, facilities and programs encourage increased participation in all forms of active and passive recreation.
No saf pro	orthern Midlands Strategic Plan 2021-2027 In thern Midlands is an enviable place to live, work and play. Connected communities enjoy is, secure lives in beautiful historical towns and villages. Our clean, green agricultural inducts are globally valued. Local business and industry is strongly innovative and stainable.
Rel	evant mission: People and Place
Coı	re strategies - Caring, healthy, safe communities - awareness education and service
	all abilities sport and exercise facilities are available.
GO	est Tamar Council Community Plan 2018 AL 4: West Tamar Council's Community Department will actively support and encourage the lusion and participation of community from a diverse range of backgrounds.
4.2	? Recreation:
	4.2.1 Review and implement the West Tamar Recreation Plan 4.2.2 Continue to support the development of the Windsor Community Precinct 4.2.8 Continue to support the development of the Exeter Recreation Centre 4.2.10 Promote activities and resources that encourage participation in and use of recreational activities and facilities.

Individual Council planning

Within the Study Area, each of the five Local Government's have undertaken planning at a local level. A summary of the relevant plans and strategies are outlined below.

City of Launceston

A number of strategic projects in the sport and active recreation realm are underway within the City of Launceston.

Council are currently undertaking a precinct master plan for the Northern Tasmania Cricket Association sports complex in order to improve the liveability of the community and wider region and improve facilities for all types of community sport.

The Tasmanian Government are undertaking an upgrade of UTAS Stadium to increase its capacity as well as building an adjoining 5000 seat indoor arena.

George Town

George Town Sport and Recreation Strategy

In 2021 George Town Council commissioned a Sport and Recreation Strategy for the local government area aimed at informing capital works priorities.

The top recreation and sport facilities used by surveyrespondents in George Town included:

□ walking tracks (26% of all respondents)

□ beaches (25%)

 \square the George Town swimming pool (21%), and

☐ the George Town Sporting Complex (19%).

Many residents described a need to travel to fulfil their sport and recreation needs, usually to Launceston, which offers a much larger range of facilities that can cater to sport and recreation activities.

Community consultation found that many participants believed the playing surfaces at the George Town Sporting Complex (Blue Gum Park) were not up to standard, citing poor and uneven surfaces and ineffective drainage. Further, the tennis courts, cycling track and netball facilities were all cited as needing improvement, in addition to a lack of appropriate change rooms. A large contingent of respondents further cited issues with the facilities at the current swimming pool.

Relevant recommendations of the Strategy to this Plan include:

☐ support private providers or peak bodies/clubs to deliver opportunities for kayak and sailing

☐ in Hillwood, upgrade the local hardcourt with a multicourt for basketball, tennis and other recreational options

☐ in Low Head, provide netting around the rear of the cricket pitch to allow casual cricket training and to add a basketball ring to the tennis court, to provide additional activities

 upgrade existing outdoor sports courts across the municipality for "free-access" tennis and basketball and promote these.

George Town Sports Complex Master Plan

In conjunction with the Sport and Recreation Strategy, a master plan for the George Town Sports Complex was also undertaken in 2021.

Relevant recommendations of the Strategy to this Plan include:

☐ re-open the tennis courts for public use

redevelop the tennis and netball courts to provide a good court base, surface and lights, adjacent to a shared support facility, as demand requires.

remove the old cycling building and replace with a track side shelter commissaire's box, appropriate fencing and arrange for velodrome users to share toilet facilities in old soccer building.

George Town Aquatic, Health and Wellbeing Centre Business Case

Council commissioned a business case for the upgrade of the George Town Aquatic Centre. Relevant to the Sports Facility Plan, the proposed aquatic centre will have fitness and community spaces and will provide the community with yearround swimming, therapy, fitness and allied health services.

The facility will be developed to add to the existing outdoor pool – as an integrated aquatic health and wellbeing centre. The re-development is proposed to have an indoor year-round 25m pool to complement the existing outdoor 25m pool.

Meander Valley

Council have recently undertaken planning for a number of key sporting facilities and are seeing the facilities being constructed.

The Deloraine Squash Courts and Pump Track are currently under construction and will provide important community infrastructure.

The Deloraine Netball Courts have been recently constructed with the club already utilising this facility.

Northern Midlands

Council has in recent years developed master plans for its six recreational grounds to gain a clear understanding of what the current user groups require for their sporting activities, and to identify solutions for the future that can be integrated and consolidated within the grounds and existing infrastructure.

Council is progressively implementing the master plans, utilising Council funding and assisted by grants secured from State and Federal Government funding programs, AFL Tasmania, Cricket Tasmania, Stronger Communities Fund sand the Tasmanian Community Fund.

To date Council has:

10	date Council Has.
	developed a new multi-function centre/clubrooms and meeting rooms with inclusive changerooms at the Campbell Town War Memorial Oval Precinct, and two new tennis/multipurpose courts
	renovated and expanded the Cressy Recreation Ground clubrooms including constructing new inclusive changerooms. The cricket practice facility is currently being upgraded
	significantly upgraded the Cressy Swimming Pool Completincluding renovation and modernisation of the kiosk and storage area, creation of a new entrance, construction of a raised shaded and sheltered deck, gel coating of the two pools and relining of the main pool
	renovated and expanded the Morven Park clubrooms including constructing inclusive changerooms and installing a new three bay cricket practice facility
	renovated and expanded the stadium and function rooms at the Longford Recreation Ground including the construction of new inclusive changerooms, and a grandstand makeover
	collaborated with Veterans Cricket Tasmania to develop turf wickets at the Ross Recreation Ground
	undertaken upgrades to the oval lighting at Campbell Town, Evandale, Longford and Perth
	installed electronic scoreboards at Campbell Town, Evandale, Longford and Perth

☐ redeveloped and expanded the Longford Community

Sports Centre.

Perth's current recreation ground has a number of ageing sporting facilities, including the skatepark and an inadequate size oval. The ground is adjacent to the Perth Primary School that requires additional land for expansion to cater for growing student numbers. Council has developed a concept plan for the development of a green field site into a regional facility including a combined AFL and cricket oval, a multipurpose community centre, new netball and tennis courts, an adventure playground and skatepark/pump track and possibly an aquatic centre and/or football field.

West Tamar

West Tamar Recreation Plan

Council commissioned the West Tamar Recreation Plan in 2013 with a focus on the need for a strategic, planned and coordinated approach to the provision of sport and recreation. The Plan recognised the popularity of unstructured recreation activities.

Strategies of the Action Plan relevant to this Plan include:

- ☐ maintain a commitment to planning for facilities, open spaces and other recreational settings
- continue to adopt a planned approach to facility development where major infrastructure proposals are only supported if there is a clearly identified community need and a gap in provision
- ensure local development priorities are consistent with regional and state priorities and policies
- maintain, upgrade and develop sport and recreation facilities and infrastructure with a focus on increasing participation, encouraging shared use (where feasible), and providing access for all ages and abilities to a variety of activities
- ensure the provision of facilities, infrastructure and open spaces reflects participation trends in sport and recreation and responds to local demographic characteristics
- ☐ form strategic partnerships with state government agencies, state and regional sporting organisations and the community
- improve the management and programming of Council owned facilities to maximise the efficient use of existing infrastructure.

West Tamar Aquatic Facility Strategy

The Strategy identifies the Riverside Swim Centre is nearing the end of its useful life after conducting a detailed condition assessment. Relevant to this Plan is the re-development of the Riverside Swim Centre to cater for the aquatic needs of the West Tamar and surrounding communities into the future.

National documents

Sport 2030 National Sport Plan

The Australian Government has a clear vision for sport in Australia:

'to ensure we are the world's most active and healthy nation, known for our integrity and sporting success'.

The document highlights that fewer Australians are playing sport and engaging in physical activity, a trend needing to be reversed.

Informed by a comprehensive consultation process, Sport 2030 is Australia's first national sport plan representing the Australian Government's long-term commitment to seeing Australian sport thrive. Relevant to the Sports Facility Plan, the National Sports Plan has the following principle for action:

☐ sport and physical activity for all, for life: every Australian, at all stages of their life, can undertake the exercise they need and want in a safe, fun and inclusive way, whether it is through sport or other types of activity.

Sport Australia will have a primary focus on sport and the sports sector. However it will be able to use the reach and influence of the sport and physical activity sectors, local, state and federal government agencies, as well as the community and private sectors as partners, to drive awareness, inspiration and behaviour change. Sport Australia is also currently responsible for delivering the Sporting Schools Program for the Australian Government.



Tasmania

Tasmanian Community Sport and Recreation Infrastructure Strategy (Draft) 2022

The Tasmanian Community Sport and Active Recreation Infrastructure Strategy - Draft outlines the Tasmanian Government's approach to ensuring infrastructure is developed to address community needs.

The Draft Strategy is based on previous and ongoing community consultations with stakeholders.

The purpose of the Strategy is to guide future investment decisions for community sport and active recreation infrastructure in Tasmania.

The strategy outlines key principles in which to inform future actions and investment decisions of the Tasmanian Government relative to community sport and active recreation infrastructure in Tasmania.

Relevant to the development of this Sports Facility Plan, the Strategy presents two objectives for community sport and active recreation infrastructure in Tasmania, being:

□ infrastructure development is prioritised according to evidenced community need and sound investment criteria; and

☐ infrastructure is developed in collaboration with communities, user groups and facility providers.

The Strategy outlines infrastructure categorisation for community sport and active recreation, which have been adapted and used in the development of this Plan.

Tasmanian Sport and Active Recreation Strategy Discussion Paper 2021

The Tasmanian Government is developing a strategy for sport and active recreation to ensure its initiatives and investments are guided by a long-term vision. The Tasmanian Sport and Active Recreation Strategy will provide a strategic framework for sport and active recreation in Tasmania over the next eight years (2022-2030).

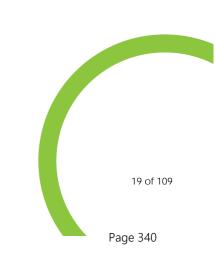
The discussion paper has been written as an engagement tool to assist in the development of the ultimate Strategy. It outlines the vision for 'Tasmania to be the Place to Play'.

The subsequent objective is to 'increase participation in sport and active recreation'.

This objective is supported by a number of focus areas, of which the relevant areas are provided below;

- 1. enable increased participation for all
- 2. build stronger organisations
- 3. support pathways to high performance
- 4. provide access to infrastructure, facilities and spaces.

The Strategy once developed, will provide strategic directions to guide the focus of Tasmanian Government support and investments in sport and active recreation.



Participation trends

Since 2015, Sport Australia has conducted a national sport and physical activity participation survey, Ausplay. The most recent results of the survey were released in October 2022. In 2011-12 and 2013-14, a similar survey, the Participation in Sport and Physical Recreation Survey was conducted by the Australian Bureau of Statistics (ABS). Between 2001-2010, the Exercise, Recreation and Sport Survey (ERASS) was conducted by the Committee of Australia Sport and Recreation Officials (CASRO).

Overall, participation in physical activity has increased in the last two decades. More adults participate more frequently compared to 2001. Female participation (at least once a year) has remained on par with male participation throughout. However, more women have constantly participated more often.

Participation in sport-related activities has decreased, while non-sport physical activities have increased significantly (by more than 20 percent since 2001). Participation in recreation activities such as walking and fitness/gym have increased the most.

More children participate in organised (out-of-school) sport, than adults. The top activities children participate in changes as children age, with a focus on the life skill of swimming for infants and toddlers and running, fitness/gym, football (soccer) and walking being the dominant activities by the time children reach the ages between 15 and 24 years old.

National participation rates in organised sport have been declining for a number of years as participants move toward more social (drop-in drop-out) sport and informal recreation. It will be important for Council to monitor participation trends into the future to ensure resources are allocated appropriately to support a broad range of both recreation and sport activities.

On your bike

Cycling has been reported as one of the top five sport and physical activities from results of all of the AusPlay surveys since 2015. Over 90% of participation in cycling is nonorganised, with only 8% of cyclists participating in organised competitions.

Mountain bike riding has been steadily increasing in popularity over the last decade. Local Government's in Tasmania have recognised this trend and has worked with the local mountain bike community to develop, maintain and promote a range of mountain bike trails across the state. These trails have quickly become very popular with both locals and mountain bike 'tourists'.

The past decade has seen a steady increase in registered BMX club members at a national-level. Launceston is home to a high quality BMX facility - Launceston BMX Club that regularly hosts national-level events. BMX bikes are also popular for non-competition recreation and skate parks are popular locations for BMX bikes (as well as other wheeled recreation devices, such as scooters).

Pump tracks are also becoming one of the more popular recreation facilities for all ages, catering for mountain bike, BMX, pedal-less balance bikes, scooters and skateboard riders consisting of rollers and banked turns (berms).

The various forms of cycling and the growing popularity of all types of bike riding supports evidence of a shift away from structured sport to unstructured recreation. Cycling is also growing in popularity as an active transport method.

Sports facility trend considerations

Facility design

Sport precinct provision

There are acknowledged benefits of developing dedicated multi-use sports precincts (rather than single-field facilities). Large flexible-use sites provide opportunities for shared use of infrastructure and maintenance requirements and enhanced ability to attract funding given the range of users. There are a number of existing multi-use facilities throughout the study area (including Churchill Park, George Town Sports Complex, Prospect Vale Community Park, St Leonards and Windsor Community Precinct amongst others). These larger facilities allow for shared use of facilities such as playing fields, amenities and car parks and result in reduced resource demands.

Lengthening seasons and field sharing

There is a clear move toward sports providing 'year-round sport' through lengthening seasons and providing 'off-season' alternatives. This season lengthening impacts opportunities for recreation time choices and will place additional capacity and timing pressures on sporting facilities.

With many sports extending the lengths of pre-season and season fixtures, sharing of field space is becoming more difficult. While providers strive to maximise the use of community resources (and State Government espouses field sharing), the reality is that shared use of ancillary facilities (e.g. clubhouses, car parks) rather than fields is more likely.

Opportunities may exist in some cases for clubs to utilise suitable school facilities for pre-season training to reduce conflict where field sharing exists.

Field and court quality

Facility providers face an increasing trend to develop sporting fields and courts to a higher standard in order to increase carrying capacity. Upgrades, such as lighting, field irrigation and turf varieties allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

The replacement of turf fields with synthetic fields, however, can significantly increase carrying capacity by limiting maintenance-required field down time. A number of facility providers are moving toward the provision of synthetic fields (particularly for football (soccer) and hockey where internationally certified surfaces are available).

Choice and challenge Move towards indoor sport and recreation

Anecdotally, there is an emerging trend toward sport participation indoors (e.g. basketball, netball and fitness). Potentially, this move may be a result of a preference for activities in a controlled climate and/or greater midweek opportunities (compared with outdoor activities and traditional Saturday or Sunday fixtures). Basketball and netball have enjoyed significant growth in recent years while many of the outdoor formal sports have noted steady or decreasing membership.

Relevant points in relation to indoor sport include:

indoor sport is more convenient and reliable
often, an indoor facility is the sports association ground. There are no home or away locations, making it easier for families as only the time of games may vary
the game or activity is not influenced by weather
the sporting season is consistent as there are no wet weather make-ups
design standards allow for greater accessibility and comfort
there are often seating areas, changing rooms, toilets at a canteen area
easily accessible for parents with prams and for those with mobility issues.

More people are choosing to play sport for social reasons. Many indoor sporting facilities offer social leagues in netball, basketball, volleyball, cricket and roller derby. The combination of the convenience and reliability of indoor sport and the canteen/bar area of indoor sports centres, sporting codes are observing a significant increase in their indoor and social competitions.

Diversification of sport

Road cycling, mountain biking and eco-tourism activities are all growing as non-traditional physical activities, while modified sports such as T20 cricket are burgeoning. Changes are placing additional pressure on councils with regard to playing field capacity, facility flexibility and the need to plan for additional demand.

Busy lifestyles

Shift work, increases in part-time and casual employment and family commitments influence participation as:

- people do not have the time to commit as a regular participant or volunteer
- people seek facilities and participation opportunities with flexible hours.

If membership stagnation or decline continues to be a concern for the study area user groups, additional delivery models such as social fixtures or 'pay as you play' approaches should be considered.

Equality

Female participation in 'traditionally male' sports

There is a current focus on the role of sport in promoting gender equality from all levels of government. This has seen significant resources put into marketing and promotion targeting female participants.

Those traditional sports reporting participation increases at State- and National-level largely have significant increases in female participation to thank (with many noting steady or decreasing participation by males).

Sports such as cricket, football (soccer), rugby league, AFL and rugby union have all seen increases in female participation due to targeted marketing and an enhanced presence in social and mainstream media (e.g. televised matches and greater print coverage).

These increases have the potential to result in demand for additional gender-neutral (female-friendly) change rooms and further playing and training spaces.

Masters sport

There are indications that people may continue to engage in sport later into their old age¹. The Australian Sports Commission highlights that organisations may need to provide a wider range of products tailored to meet the needs of older Australians.

The provision of opportunities for older participants will be particularly important in the study area, where the population is projected to age markedly. Fortunately, from a formal sports perspective, older participants generally require the same playing and ancillary facilities as younger participants.

¹ Australian Sports Commission, 2013

Joint initiatives on education land

Opportunities for sport and recreation groups to access school facilities can help reduce the demand or need to duplicate certain sporting infrastructure and/or to cope with the requirements of an under-supplied sporting network. It may be opportune for each council to help assist community sport and recreation clubs to negotiate 'community use of school facilities' agreements, thus, decreasing or delaying the need to provide particular facilities.

However, it is important to note that community use of existing school sports facilities should generally be viewed as a short-term fix, rather than a longer term 'solution'. Changes in school (and department) policy and turnover in principals can greatly impact on the accessibility of school facilities for the community. Limitations with existing facilities exist where there are no toilet and change room facilities that clubs and the community can use external to the schools facilities afterhours.

Negotiation with the Department for Education around the joint funding and use of sports facilities where a new school is being planned has seen greater, long-term success. An example of this occurring locally is the Launceston Christian School which adjoins Windsor Park.

Covid-19

The ability for Australians to be active in their communities has been interrupted since COVID-19 was first confirmed in Australia in late January 2020. In particular, the pandemic has had a significant impact on organised sport as these gatherings were put on hold to adhere to health advice.

As we continue to adapt to "COVID-normal", AusPlay data is starting to show more evidence of how the participation habits of Australians are changing.

Compared to 2019, the average number of activities per person has increased. And fewer Australians are relying solely on sporting clubs or organised venues for exercise - they are more likely to be adding in "COVID-safe" unstructured activities.

Physically-distanced or home-based activities are continuing to increase in popularity including:

,
recreational walking
bushwalking
tennis
pilates
mountain biking
canoeing and kayaking.

Participation in other activities that increased significantly in 2020² (running/jogging/athletics, cycling, swimming, yoga, golf and fishing (recreational)) levelled off in 2021. Participation in many other sports and activities has taken longer to increase.

Covid-19 has further highlighted the social and mental health benefits of exercise for Australians aged 15+;

- ☐ 37% were motivated by the social benefits of participating (up from 30% in 2019)
- ☐ 30% were motivated by the mental health benefits they gained (up from 21% in 2019).

Most participants in sport and physical activity are still motivated by physical health/fitness or fun/enjoyment but the importance of social (such as meeting up with friends) and mental health benefits continue to grow. In 2021 women were more motivated by mental health benefits (36%) than men (24%). Motivations for sport and physical activity for both males and females combined:

	physical health or fitness 83%
	fun/enjoyment 48%
П	social reasons 37%

□ psychological/mental health/therapy 30%.

Covid-19 has changed where Australians get active. The most marked change was in the use of public space for sport and physical activity among Australians aged 15+. This trend is apparent across all adult age groups and across all top 20 sports and physical activities but has been most strongly driven by increased participation in recreational and bush walking, running, football (soccer), tennis and swimming.

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Management and tenure options

Recent benchmarking clearly shows that a range of council maintenance and management models exist across Australia.

Within the study area the majority of user groups hire their facility from council, or have a lease with council. User groups contribute towards the cost of grounds and facilities provided by council so that ratepayers do not bear the full cost.

A range of fees and charges are used across Australia depending on council's position on sporting facilities being provided as a community service obligation. However, it is interesting to note that all councils researched have fees associated with the use of sporting facilities.

A number of councils have based fees on recovering a set percentage of councils' maintenance costs. These percentages range from 10% to 35%. The Australian Capital Territory has gone further by factoring in both maintenance and management costs into its recovery program.

It is most common for councils (or the government in the case of the Australian Capital Territory) to be responsible for field maintenance.

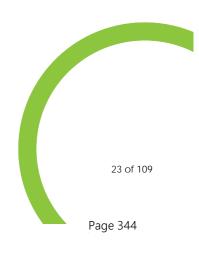
However, there are a small number of councils within Queensland where users are required to maintain sporting fields (particularly where leases apply).

In most instances, where buildings are leased, lessees are required to conduct all maintenance. Where leases are not in place, councils tend to conduct most maintenance with users responsible for interior maintenance and cleaning. It is difficult to summarise rates systems used. Rates vary from \$0 (rates fully subsidised) through to users' paying full rates. There are also vast differences in those rates and charges applicable to users (e.g. water rates, water consumption charges, sewerage charges, garbage collection charges, other statutory charges). In essence, council's position on sport and recreation provision as a community service obligation determines the level of applicable rates and charges.

Councils currently use a seasonal licence model and sporting groups indicate that they are generally content with this process. However, in order for clubs to establish a 'home' and to be encouraged to conduct forward-planning and development initiatives, it is recommended that councils consider adopting a tenure policy for sport that includes offering users a permit to occupy (licence) over playing fields and the ancillary facilities (such as clubhouse, changerooms and storage) associated with these fields. Potentially, a range of lengths of permit may be possible (up to five years with five year option). Leasing sports fields to users is not recommended unless the club is seeking single use and committing significant resources into the facilities.

Sporting groups only require use of playing fields at those times booked for use. Outside these times, council should be free to conduct maintenance or make the fields available for additional users and the general public.

User groups should be encouraged and rewarded for sharing facilities.



Community survey outcomes

In addition to understanding the views of formal sporting user groups and peak bodies, it was also important that the project reflected the needs of individual sports facility users. A community survey was circulated via the five LGA's through their normal social media channels.

Reflecting the importance of formal sport across the study area, 1580 responses were received. While a number of responses were completed by residents living outside the study area, the vast majority came from the five LGA's. Almost half of the respondents were Launceston City Council residents.

Average driving distance

The table below highlights the average driving distance for respondents to attend the sports facility they use most frequently. Not surprisingly, respondents from George Town Council and Northern Midlands Council travelled significantly farther than respondents from other LGAs, while Launceston City Council respondents travelled less than half the distance of respondents from any other LGA.

Table 04: Average distance travelled by LGA

Local Government Area	Average distance travelled
City of Launceston	7km
George Town	24km
Meander Valley	16km
Northern Midlands	22km
West Tamar	14km

It is interesting to note that many respondents identified required traveling distances of more than 50km. Examples include:

	95km to access mountain bike trails
П	92km for nethall

☐ 81km for gymnastics

☐ 74km for cricket

□ 67km for swimming□ 65km for football.

While these results indicate that respondents are prepared to travel significant distances to attend their preferred sports, it is important to note that one of the key barriers highlighted by respondents was the limited range of facilities provided.

Popular sports

Respondents were asked to identify which sports they participated in within the Northern Tasmania region. Results have been described as a percentage of total respondents. The top 8 results were:

netball	25%
basketball	14%
AFL	9%
cricket	9%
soccer	9%
hockey	7%
swimming	6%
athletics	4%.

It is important to note that almost half of all respondents played a sport that is traditionally played indoors (or there is a preference for the sport to be provided indoors where practical). Given the often-uncomfortable weather conditions prevalent in the Northern Tasmania during the winter months, this preference for indoor participation is not surprising.

The venue most readily visited reflect the popularity of sports. By far the most common responses were for the Northern Tasmania Netball Association 15% and Elphin Sports Centre 9%. Other venues frequently visited include Northern Tasmania Hockey Complex, Silverdome, Northern Tasmania Cricket Association and Churchill Park. Interestingly, all of these venues are located within Launceston.

Participation barriers

Clearly, understanding existing barriers to participation can assist to guide decision-making, direct planning initiatives and ultimately direct resources. Respondents were asked to identify whether they had experienced any barriers to formal sports participation within the region.

Unfortunately, more than 87% of respondents identified at least one barrier to participation. The most commonly reported barriers (in order) include:

- 1. they are poorly maintained/unclean
- 2. they are too crowded
- 3. there is a lack of toilets
- 4. there is a limited range of sporting fields/courts/facilities provided
- 5. there is no shade
- 6. weather (too hot, too cold).

These findings generally reflect those outcomes from the formal user groups surveys, interviews with peak bodies and facility audit and assessments.

Participation barriers by Local Government Area

The following table provides the barriers reported by survey respondents for each of the LGA's. The top three barriers for each LGA is highlighted in orange in the table.

Table 05: Barriers by Local Government Area

Barrier	City of Launceston	George Town	Meander Valley	Northern Midlands	West Tamar
No, i have not experienced any barriers	7.9%	8.9%	11.6%	10.4%	6.5%
They are poorly maintained and/or unclean		16.5%	14.8%	16.0%	17.6%
They are too crowded	11.3%	12.7%	9.7%	7.6%	10.5%
There is a lack of toilets	12.0%	13.9%	19.4%	10.4%	13.3%
There is a limited range of sporting fields/courts/facilities provided		16.5%	15.5%	19.4%	17.4%
There is no shade	20.7%			13.9%	
Weather (too hot, too cold)	7.9%	5.1%	7.7%	9.7%	9.8%
I don't feel safe there	4.1%	1.3%	1.3%	2.1%	2.2%
The sport I want to play is not provided for	2.6%	3.8%	1.3%	4.2%	3.1%
They don't cater for my mobility needs	1.9%	3.8%	0.6%	3.5%	2.6%
There is a lack of variety/boring	0.9%	1.3%	1.0%	0.7%	0.9%
They don't appeal to me	1.3%	1.3%	0.6%	2.1%	0.9%
I just don't have the time	0.0%	0.0%	0.3%	0.0%	0.0%

There are three key barriers that were common across the 5 LGA's:

- ☐ they are poorly maintained and/or unclean
- ☐ there is no shade
- ☐ there is a limited range of sporting fields/courts/facilities provided.

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Quality ratings

Respondents were asked to rate the quality of a range of sport playing and associated facilities on a 1-5 scale (with 1 being poor and 5 being great). If 3 is considered a 'pass', a number of facility types were identified as below expectations:

aquatic facilities	3.78
sports field surfaces	3.51
outdoor sports courts	3.13
sports field lighting	3.06
car parking	2.90
pavilions / clubhouses	2.80
public amenities	2.66
indoor sports centres	2.49
shaded areas	2.47.

These results suggest that the outdoor playing facilities are at an 'acceptable' level (although only marginally) while the indoor playing facilities and the associated ancillary facilities are all in need of upgrade and further development.

Top priorities

Respondents were given the opportunity to identify the sport priorities they would fund if they were in charge of a Council within Northern Tasmania. This was an open question that received a wide range of responses. However, there appear to be six key priorities that have been identified.

- additional indoor court sport facilities (particularly to cater for netball and basketball). This priority was identified almost ten times more than the second most common response
- □ active recreation facilities (including skate facilities, mountain bike opportunities, BMX facilities and pump tracks)
- ☐ quality equestrian facility within the region
- additional soccer facilities
- ☐ quality field lighting at existing outdoor facilities
- □ upgraded hockey facilities.

Here again, this prioritised actions reflect findings from other activities undertaken in the project.



Northern Tasmania Sports Facility Plan

Sports club survey outcomes

In addition to understanding the views of the Northern Tasmania community, it was also important that the project reflected the needs of individual sports facility users. A sports club survey was circulated via the five LGAs through their social media channels as well as direct club contact where current club contact details were available.

Over 60 sports club surveys were returned across 16 sports. Responses were received by clubs from the following sports:

Tennis	Cricket	Roller Derby	Badminton
Squash	Table Tennis	Lawn Bowls	Croquet
AFL	Netball	Athletics	Soccer
Baseball	BMX	Equestrian	Taekwondo

Club member travel time

Clubs were asked how far their members travelled to participate in their chosen sport at their regular facility. It is interesting to note the high proportion of members who travel between 20km and 50km. This figure is consistent with research that demonstrates people are willing to drive reasonable distances to the facility or sport of their choice.

Table 06: Club member travel time

3-5km	8.0%
5-10km	25.8%
10-20km	30.7%
20-50km	29.0%
Over 50km	6.5%

Suitability of facilities

Clubs were asked to rate the suitability of their facilities against a number of categories as shown in the table below.

Table 07: Suitability of facilities

Suitability of	Suitable	Not suitable	Exceeds needs	Not applicable/ not answered
Number of fields/courts	58%	16%	0	26%
Condition of fields/courts	40%	15%	0	45%
Lighting	21%	23%	0	56%
Toilets	31%	24%	2%	43%
Change facilities	23%	31%	3%	43%
Gender facilities	31%	26%	3%	40%
Canteen facilities	29%	15%	2%	54%
Storage	27%	31%	0	42%
Site accessibility	55%	5%	0	40%
Car parking	47%	10%	3%	40%
Maintenance	39%	16%	0	45%
Shade and seating	23%	34%	2%	41%
Disabled access	27%	29%	3%	41%

The analysis of the sports club survey results and individual sporting club responses are included within the sport analysis section of this Plan.



Quantifying demand

In order to understand the demand for future facilities, a number of mechanisms have been used. It is important to note that no one mechanism will be solely used to determine future demand for facilities.

1. Desired standards of service

It is important to develop sports facilities that reflect the needs of the community. It is also important to have established desired standards of service (DSS) that direct facility planning, provision and embellishment. These standards are generally articulated as the preferred 'minimum' that Council strives to provide. DSS are generally categorised under broad measures:

	quantity	of land	for sports	facilities
--	----------	---------	------------	------------

□ access to sports facilities

☐ level of embellishment.

The access and quantity standards are, traditionally, the two primary measures used to assess and plan for sport facility land demands. Unfortunately, it is not always possible to apply these standards, as provision of formal sport is opportunistic -dependent on site-specific attributes (e.g. availability of suitable land) and local volunteers keen to lead formal sport.

2. Sport participation analysis

In addition to the local club survey data collected for the development of this Plan, national and state data can assist in building a picture of participation in sport and active recreation within the northern Tasmania. This information is contained within the sports analysis section of the Plan, by individual sports.

3. Facility provision standards

Building upon the DSS land approach described above, a sports facility provision ratio technique has also become more commonplace as a planning tool in recent years. A number of peak sport bodies and councils (particularly those based in metropolitan Victoria) have prepared benchmark guides for facility requirements for individual sports i.e. 1 Australian Football field per 5,000 residents). The following considerations are worthy of noting for this approach:

opportunities to increase carrying capacity by provision of synthetic facilities (as opposed to natural turf)
opportunities to increase available hours of usage through field lighting
impacts of stand-alone year-round facilities compared with shared multi-use facilities
field shape and changing preferences - it can be difficult to convert ovals into rectangular playing fields.

4. Access/distribution of facilities

Assessment of catchment areas and appropriate travel time/distances to sporting facilities to ensure that the majority of residents have access to a sports facility within a reasonable distance from their place of residence.

5. Club engagement

Engagement with local sporting clubs provides first hand information into their club membership and patterns of growth or decline, the condition and usage of their facility, as well as any required upgrades or improvements. This information is contained within the sports analysis section of the Plan, by individual sports.

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	should be noted that sharing between traditional winter and summer sports is not possible in all instances. Examples where s does not or cannot occur are:
UIII	s does not or cannot occur are.
	where the field use (surface quality) is nearing capacity and it is not possible to offer sport on the same surface across the year, or where field maintenance mechanisms require prolonged periods of downtime
	where artificial surfaces are used that are not suitable for the off-season sport use
	in areas where participation data is higher for winter sports than summer sports, therefore greater land demand is likely
	where the sport season (length) prohibits sharing
	average field condition standards used, this can be greatly influenced by:
	- field management regime employed and associated factors (such as quality of irrigation system, access to water etc.)
	- field use
	- climate
	field capacity rates being based on what are considered industry standards, and, as such it is assumed that fields meet

these standards before additional facilities are required. This is also greatly influenced by acceptable travel times.

From the models, it is also possible to determine land supply by looking at sharing of facilities across summer/winter sports.

Desired standards of service

The Tasmanian Community Sport and Active Recreation Infrastructure Strategy (Draft) proposes an infrastructure categorisation for sports facilities. This has been used in this Plan and adapted to include district level facilities, in order to better represent the existing facilities within the study area. The categorisation assists to plan and develop appropriate sports infrastructure and promote appropriate use of sports facilities. The sports facility hierarchy has been established for application to the network. The hierarchy identifies the size and scale of the facility and the embellishments required to provide sports opportunities.

Various sports facility types possess different values, functions and settings. Compatible and incompatible uses of sports facilities can result in impacts, changing their nature over time.

Assessment and allocation of sports facilities within a tiered hierarchy provides a useful framework for Council to manage the level and variety of embellishments in a particular facility level. The hierarchy also assists users expectations as they can select to attend facilities that provide the sporting experience and opportunities they are seeking.

This model covers traditional sports only and will not provide for a number of sport and recreation pursuits contained within this Plan such as BMX, croquet, sailing and martial arts.

Table 08: Sports facility hierarchy

Sport classification and hierarchy	Usage type
Major arenas	Of national significance - able to host international sporting events
State facilities	Of state significance - able to host state sporting events
Regional facilities Of regional significance – able to cater for regional sporting competitions and events	
District facilities	Of district significance – able to cater for district sporting competitions and events
Local facilities	Catering for local-level sporting competition and events
Active recreation	Primary purpose supports active recreation rather than competition or organised events

Table 09: Desired standards of service

Sport classification and hierarchy	Size	Accessibility	Provision rate	
Major arenas State facilities	These facilities are often site dependent and very specialised in nature. They are opportunistic in their provision and as such can not be given a typical size, accessibility or provision rate. Refer to the Tasmanian Community, Sport and Active Recreation Infrastructure Strategy (Draft) for their listed quality standards and supporting infrastructure.			
Regional sport	20ha (15ha minimum of usable space for sports-related development)	90% of population within 20km	0.7ha/1,000 people	
District sport	6ha +	90% of population within 5km	0.5ha/1,000 people	
Local sport	Minimum of 3ha	2km	0.4ha/1,000 people	
Active recreation		The provision of active recreation o	pportunities are opportunistic in nature	

Table 10: Sports facility hierarchy

Hierarchy Description Major arenas and state level facilities Large well-maintained sports facility likely to include multiple fields and courts. Is home to a range of user groups and has the capacity to host carnivals. Northern Athletics Centre

York Park



Northern Athletics Centre



Regional level facility

They have formally maintained sports field/ovals and/or courts for a mixture of winter and/or summer sports. The fields/ovals and courts comply and are maintained to State regulations for the sport codes using the grounds. Regional or higher level sports grounds generally include spectator seating, canteen buildings and multiple amenities buildings catering for the range of sports at the ground. Car parking will be extensive and the facility will be suitable to attract competition at a district, regional or (possibly) state level.

Windsor Community Precinct Prospect Vale Community Park Northern Tasmania Cricket Association (NTCA) Ground

Windsor Community Precinct



Prospect Vale Community Park



Hierarchy Description District level facilities District level sports facilities have formal to maintained sports ovals/fields for a mixture of winter and/or summer sports. The facilities would be of a good standard but may not have the required playing surface or ancillary infrastructure of a higher level facility nor comply with state regulations for the sport. Example Bridgenorth Recreation Ground Bracknell Recreation Ground

Bridgenorth Recreation Ground



Bracknell Recreation Ground



Local level facilities

Sports facilities that cater for local-level sporting competition. Typically a single field/oval or a small number of courts. Limited ancillary facilities are provided.

Deloraine Netball Legana Recreation Ground

Deloraine Netball



Legana Recreation Ground



Active recreation facility

While these facilities are not considered sports facilities as such, they are generally facilities that support formal sporting activities.

George Town Pump Track Riverbend Park Basketball

George Town Pump Track



Riverbend Park Basketball





Facility provision standards

This model utilises generally accepted provision standards. These standards are based on likely demand for a playing area (field, oval or court) per population (e.g. 1 AFL field per 6,000 persons). These figures have been derived from a number of sources and the results are summarised in the table below. Provision standards aren't applicable or available for all sports included within the scope of the project.

Table 11: Facility provision standards

Sport	Current supply	Standard (1 facility		Facilities require	d for population		Gap analysis - current
	(across the 5 LGA's)	per x population)	2022	2026	2031	2036	population
AFL	23 Ovals	1:5,000	27 Ovals	29 Ovals	31 Ovals	32 Ovals	Current under-supply
Athletics	5 Facilities	1:75,000	2 Facilities	2 Facilities	2 Facilities	2 Facilities	Current supply suitable
Baseball	2 Diamonds	1:50,000	3 Diamonds	3 Diamonds	3 Diamonds	3 Diamonds	Current under-supply
Basketball	5 Courts*	1:8,000	17 Courts	18 Courts	19 Courts	20 Courts	Current under-supply
Cricket	35 Ovals	1:4,000	34 Ovals	36 Ovals	38 Ovals	41 Ovals	Current supply ok Future shortfall from 2026
Soccer	20 Fields	1:5,000	27 Fields	29 Fields	31 Fields	33 Fields	Current under-supply
Hockey	2 Fields	1:80,000	2 Fields	2 Fields	2 Fields	2 Fields	Current supply suitable
Lawn Bowls	32 Greens	1:15,000	9 Greens	10 Greens	10 Greens	11 Greens	Current over-supply
Netball (outdoor)^	19 Courts	1:5,000	27 Courts	29 Courts	31 Courts	33 Courts	Current under-supply
Rugby Union	1 Field	1:82,000	2 Fields	2 Fields	3 Fields	3 Fields	Current under-supply
Softball	2 Diamonds	1:37,500	4 Diamonds	4 Diamonds	4 Diamonds	5 Diamonds	Current under-supply
Tennis	63 Courts	1:2,500	55 Courts	57 Courts	61 Courts	65 Courts	Current over-supply
Swimming 25m	8	1:30-50,000	2.7-4.5 pools	2.9-4.8 pools	3-5 pools	3.2 - 5.4 pools	Current over-supply
Swimming 50m	1	1:100,000	1.3 pools	1.4 pools	1.5 pools	1.6 pools	Current supply ok Future shortfall

^{*}Does not include the Silverdome due to inconsistent availability and focus on high performance sports and events

Table 11 purely shows the analysis of supply for each sport based on the standard per population. The need for additional facilities is considered in detail (with all contributing factors considered such as club membership numbers) in the individual sports analysis starting on page 44 of this Plan.

The source of the above provision standards are outlined in the table below.

Table 12: Provision standard source

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Sport	Source		
AFL	AFL Tasmania Statewide Facility Strategy 2021-2030		
Athletics	City of Casey Leisure Facilities Development Plan Policy (Victoria)		
Baseball	City of Casey Leisure Facilities Development Plan Policy (Victoria)		
Basketball	City of Casey Leisure Facilities Development Plan Policy (Victoria)		
Cricket	As there are no exact provision rate provided by Cricket Australia or Cricket Tas, a generally accepted provision rate for cricket ovals is 1 per 4,000 people (based on similar studies undertaken for Queensland, Victoria and New South Wales local governments)		
Soccer	NSW Government of Planning Development Contributions Guideline 2009		
Hockey	Hockey SA Statewide Facilities Strategy		
Lawn Bowls	Bowls SA and Bowls Australia		
Netball	NSW Government of Planning Development Contributions Guideline 2009		
Rugby Union	City of Casey Leisure Facilities Development Plan Policy (Victoria)		
Softball	City of Casey Leisure Facilities Development Plan Policy (Victoria)		
Tennis	Tennis Victoria		

The standard provision rates for each sport were sought in the first instance from each respective Tasmanian governing body. Applicable provision standards have been adapted from other sources where the Tasmanian governing body could not provide (the majority).

Northern Tasmania Sports Facility Plan

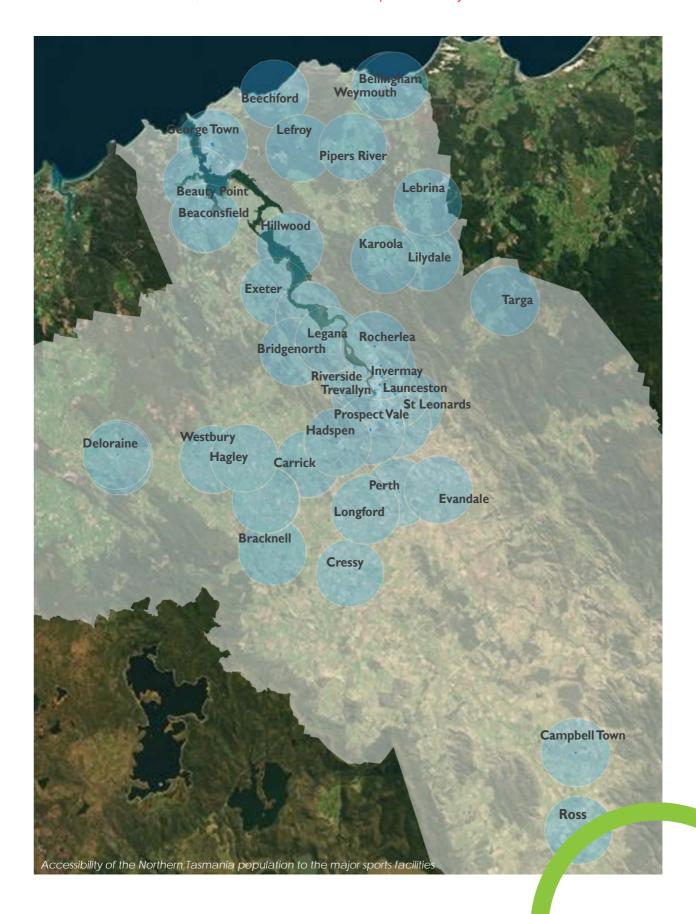
[^]No benchmarks for indoor netball court provisions currently exist



Accessibility analysis

To ensure that there is an equitable provision of sports facilities across the study area, a 5km accessibility buffer has been applied to the major sporting facilities of the core outdoor sports. This assessment excludes specialised or closed facilities such as lawn bowls, croquet, BMX, aquatic facilities, equestrian facilities and indoor courts due to their inaccessible nature to the general public i.e locked facilities and payment for entry.

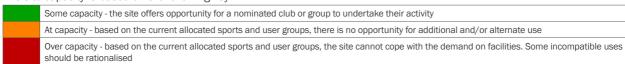
An assessment of the mapping on the adjoining page shows that the population base of all five local government areas have direct access to an outdoor facility for sport and active recreation such as AFL, athletics, baseball, outdoor basketball, cricket, netball, soccer, hockey, rugby union and softball.



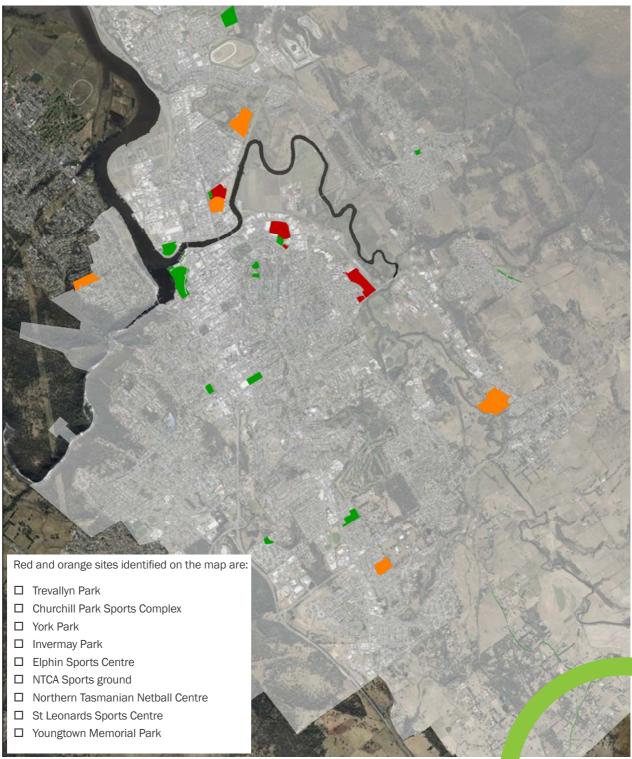
Existing facilities and associated capacity

Facility use, club growth and carrying capacity of each site have been analysed to provide an initial assessment of existing facility carrying capacity to accommodate future growth in participation and use of existing and planned future facilities. The adjoining maps below provides a summary of each site's determined carrying capacity. The sports analysis section provides further details for each site on any future sports to be accommodated and recommendations.

The site capacity is based on the following key:



City of Launceston facility capacity



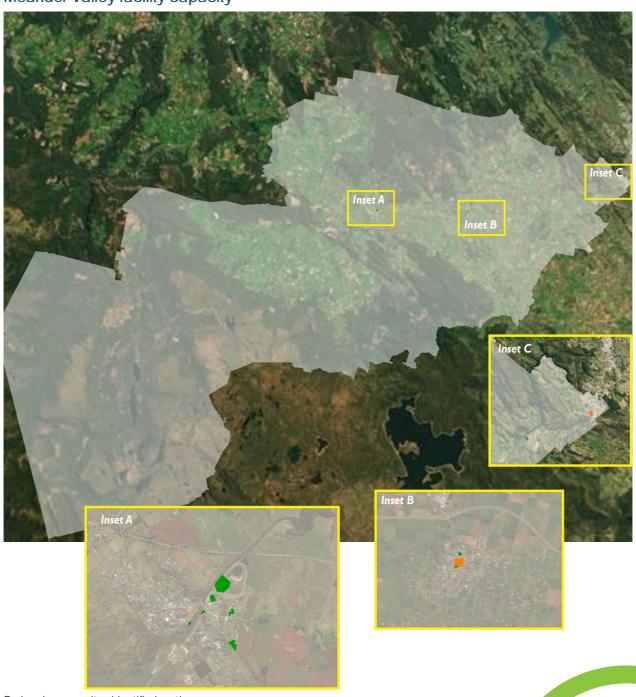
George Town facility capacity



Red and orange sites identified on the map are:

☐ Inset A - George Town Bowls Club

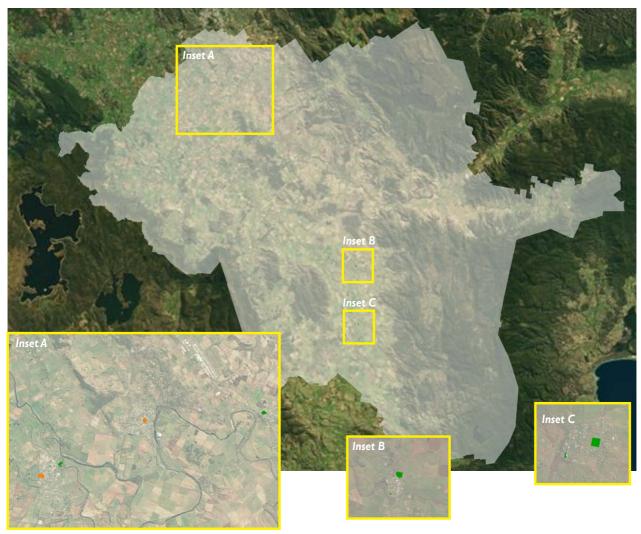
Meander Valley facility capacity



Red and orange sites identified on the map are:

- ☐ Inset B Westbury Recreation Ground

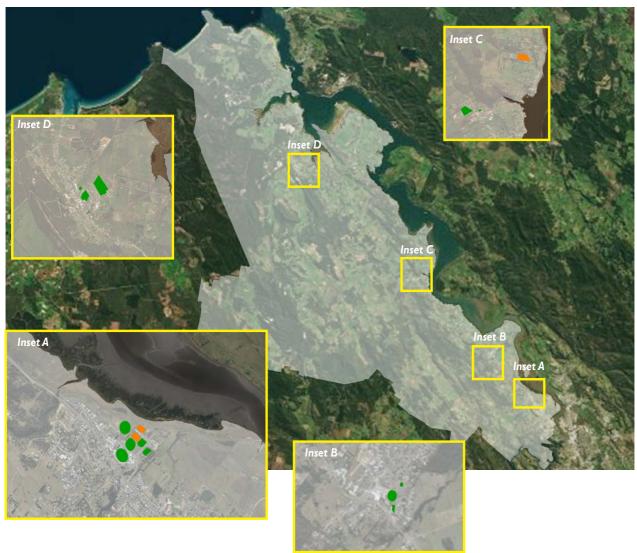
Northern Midlands facility capacity



Red and orange sites identified on the map are:

☐ Insert A - Longford Recreation Ground and Perth Recreation Ground

West Tamar facility capacity



Red and orange sites identified on the map are:

- ☐ Insert A Windsor Park Soccer Grounds
- ☐ Insert C Edinburgh Park





An analysis of a number of sports and active recreation activities has been undertaken in order to inform future provision and facility development.

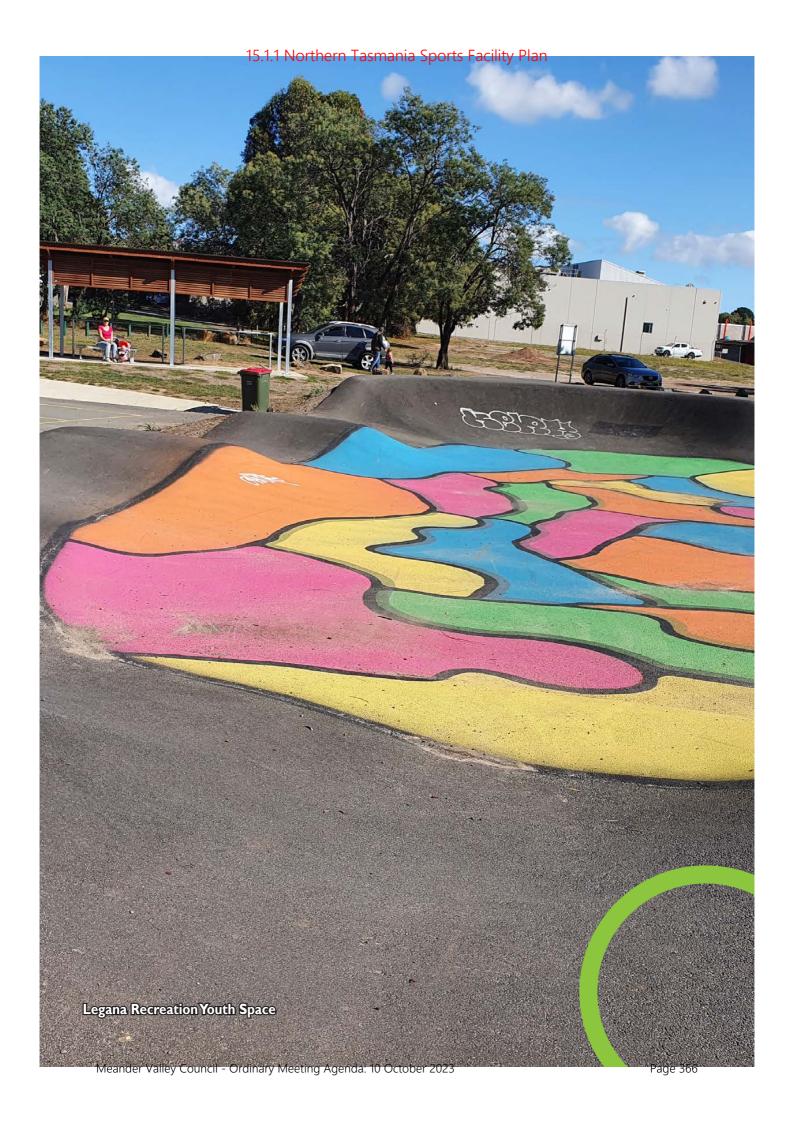
For each sport the following elements have been assessed:

- ☐ existing facilities and the number of courts/fields/ovals
- $\ \square$ clubs and associations
- ☐ registered player numbers (where available)
- □ pattern of growth or decline in participation
- ☐ carrying capacity of the site
- ☐ distribution of facilities across the LGA
- □ future direction of the sport
- ☐ relevant actions from Council planning
- □ relevant inclusion initiatives
- ☐ key issues for clubs and the sport.

The information provided on the following pages has been taken directly from club and organisation surveys. Information listed under membership for each sport including projected participation, is based on the Club's perception of their growth into the future. This information is supported by the consultant's analysis of the sport's local growth in relation to State and National Trends.

The following pages document this assessment and are provided alphabetically by sport:

AFL	BMX	Football	Netball	Squash
Athletics	Cricket	Gymnastics	Roller Skating	Swimming
Badminton	Croquet	Hockey	Rugby Union	Table Tennis
Baseball	Cycling	Lawn Bowls	Sailing	Touch Football
Basketball	Equestrian	Martial Arts	Softball	Tennis





AFL participation

AFL is ranked 10th in the top sports and physical activities participated in by Australian adults in 2022¹ and 5th for children.

Australian football is ranked the 2nd highest sport participated in by Tasmanians for children and the 5th highest for adults in 2022¹. The current provision of fields and facilities in the study area reflects the ongoing popularity and growth of the sport. As the sport with the 3rd highest participation rate in the study area² (equal with Cricket), participation in Australian football is projected to increase, particularly due to the rapid increases in female participation since the launch of the Women's Australian Football League and the resources be allocated across the country to grow the game for junior female players.

Relevant to the growth of AFL in the state and locally, if Tasmania are successful in securing an AFL and AFLW team, the sport will continue to see high participation rates.

At a national level, participation in AFL is steady for children and increasing for adults. At a state level, AFL is fluctuating for children and increasing for adults (reflecting the national trend). Seven local clubs have provided their participation numbers across the five council areas. AFL Tasmania have confirmed these participation numbers and provided additional information where required. The table below presents the combined participation data from these seven clubs.

Table 13: AFL club participation numbers

	2022	2021	2019	Projected participation
Senior	2,192	2,202	2,233	Increase
Junior	2,762*	3,513*	2,539*	

^{*}Includes AFL Auskick

Existing facilities

Australian football is the second most popular code of football in Australia and this is reflected in the current provision of fields and facilities in the study area.

AFL have access to at least 23 ovals across the Northern Tasmania study area. These facilities include:

- ☐ a national-level stadium, UTAS stadium in Launceston
- ☐ regional-level facilities such as Windsor Park Football Oval, Prospect Vale Park, Rocherlea Recreation Ground, Youngtown Memorial Park, Invermay Park and Morven Park Recreation Ground
- ☐ district-level facilities including George Town Football Oval, Bracknell Recreation Ground, Westbury Recreation Ground and Bridgenorth Recreation Ground
- □ local-level facilities including Lilydale Recreation Ground, Deloraine Recreation Ground, Hillwood Oval, Beauty Point Recreation Ground and Ross Recreation Ground.

A full list of facilities and their hierarchy by Local Government Area can be found within Appendix 2.

¹ Ausplay 2022

Northern Tasmania Sports Facility Plan Community Survey 2022

Existing facility carrying capacity

There are very few multi-field facilities within the study area. Windsor Park offers 2 ovals (including the Launceston Christian School oval), and the York Park/UTAS Stadium precinct has 2 ovals.

In addition to the lack of multi-field facilities, there are very few opportunities for training near to the main field at each facility.

Playing surfaces are generally in good condition at the commencement of the season across the study area. Due to the availability of only single-field facilities for both training and competition, by the end of the season the fields are in poor condition due to over-use and (in many instances) a lack of formal drainage.

A number of facilities currently have too many 'home' clubs creating scheduling and access concerns, and issues with field condition and capacity, including Invermay Park.

The study area does not currently meet the preferred provision ratio of 1 oval per 5,000 residents - with a current deficiency of 4 ovals across the study area. With the projected population, there is expected to be a deficiency of up to 9 ovals in 2036 (if no additional facilities are developed).

Local club input

- ☐ Lilydale Recreation Ground requires an upgrade to the entrance road and installation of spectator shade
- ☐ Hillwood Football Club has identified the need for an upgrade to field lighting at Hillwood Oval
- ☐ Tamar Valley Junior Football Club has identified the need for female-friendly change facilities at the Grubb Street Recreation Ground
- ☐ East Launceston Junior Football Club at the NTCA has a desire for their own club rooms, enhanced field access for training (including pre-season) and improved field lighting. The NTCA cannot currently meet the training needs of all teams within the club
- ☐ Meander Valley Suns Football Club at Westbury Recreation Ground has identified the need for a field lighting upgrade, as the current lighting limits use of the ground. They also have a desire for removal of the asphalt track that encases the oval to improve player safety; and the provision of spectator seating
- ☐ Hagley Recreation Ground is used for training by the Meander Valley Suns and is in need of gender-neutral change facilities.
- ☐ George Town Football Club has a desire to upgrade the toilets in their administration building
- □ Longford Senior Football Club has identified the need to improve and formalise the second grassed area for training. Additionally, drainage and surface improvements are required to the main oval.



State Sporting Association input

Due to increasing participation in AFL (particularly by children and women) it is expected that additional facilities will be required in Northern Tasmania's population growth areas. The City of Launceston has experienced the highest growth in AFL participation within the State from 2016 to 2019 - increasing by 72%.

AFL Tasmania has prepared a number of strategic infrastructure objectives in regards to building facility capacity that are relevant to the Sports Facility Plan:

	improve the carrying capacity of existing playing fields through improved ground design, drainage and irrigation
	increase the quality and provision of sports lighting and deliver a minimum training standard LED lighting at all home grounds
	explore synthetic / hybrid playing surfaces
	shared use of facilities and co-location with compatible sports
	secure greater access to non- traditional venues and schools.
aco	ecific to the study area, AFL Tasmania recommends developing a new regional facility or expanding an existing venue, to commodate a greater number of players due to the growth in the sport. Additional key issues identified by AFL Tasmania for bs in the study area are:

 $\hfill \square$ \hfill increasing the number of facilities with gender-neutral change facilities

☐ improving the carrying capacity of facilities.

At an individual facility level, AFL Tasmania has identified key future upgrade requirements:

 $\hfill \Box$ field re-surfacing and upgraded change rooms at Windsor Park

☐ development of gender-neutral change rooms at NTCA

☐ drainage upgrade and gender-neutral change rooms at Hillwood Oval.



Northern Tasmania Sports Facility Plan

Over-arching considerations

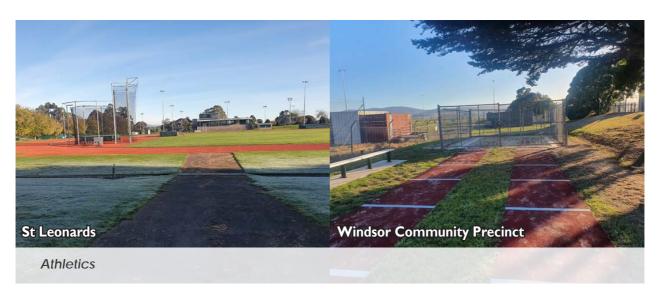
A number of issues exist for AFL within the study area.

- □ capacity issues are common with insufficient fields to cater for pre-season and in-season training preferences. Increasing participation and shared-use arrangements exacerbate this issue.
- ☐ ageing infrastructure at some facilities mean there are a lack of female-friendly or gender-neutral change facilities.
- ☐ there are a lack of multi-field facilities that impacts upon field quality and maintenance and limits opportunities for training.

Recommendations

- □ continue to pursue strategic investment opportunities including acquisitions, that deliver on the recommendations of the Plan, particularly those that build on and expand existing AFL facilities
- ☐ develop training areas to support existing one-oval facilities where possible
 - Bridgenorth Recreation Ground is a good example where space exists adjacent to the existing field
 - Rocherlea Recreation Ground investigate availability of land to the north-east of the existing oval (directly adjoining the site entry road) to provide for a second oval or at least an area for training. It appears to be the same land parcel
 - Longford Recreation Ground develop a second field area for training or investigate opportunities for a new oval close-by to accommodate all user groups. It is currently used beyond capacity and struggles to cope with load (and wet weather impacts)
- □ Deloraine Recreation Ground redevelopment at the showground/race track could provide opportunity for a multi-oval facility
- □ Exeter Showgrounds (private) currently has 2 ovals catering for cricket and Mini League/Auskick. This facility could be formalised to provide AFL
- ☐ Lilydale Recreation Ground requires an upgrade to the entrance road and installation of spectator shade
- ☐ the development of at least two new multi-oval facilities in key locations close to population centres
 - potential for the Legana Structure Plan Growth Area as well as the growth area in the vicinity of St Leonards
- ☐ City of Launceston to complete the master planning process for the NTCA precinct with the NTCA Facilities Management Group.





Athletics participation

Running/Athletics is ranked 3rd in the top sports and physical activities participated in by Australian adults in 2022¹ and 9th for children.

Athletics is ranked the 4th highest sport participated in by Tasmanians for children, and the 2nd highest for Adults in 2022¹. It needs to be noted, however, that this ranking is inflated due to the inclusion of running activities (such as ParkRun) within 'athletics'.

At a national level, participation in athletics is steady for children, and increasing for adults. At a state level, athletics is fluctuating for children, and increasing for adults. The increases in adult participation can largely be attributed to the popularity of ParkRun. Two local clubs have provided their participation numbers. (Whilst four clubs responded to the survey, two did not provide participation data).

Table 14: Athletics club participation numbers

	2022	2021	2020	Projected participation
Juniors	113	132	Not stated	Steady, increase and decrease
Seniors	-	-	-	

Existing facilities

There are 5 facilities catering for athletics within the study area. St Leonards Sports Centre - Northern Athletics Centre within the City of Launceston is the home of Athletics in the study area and is a state-level facility. Rocherlea Recreation Ground provides a regional-level facility, Windsor Community Precinct and Longford Recreation Ground are district-level facilities, and George Town Sports Complex provides local-level facilities. Meander Valley currently has no athletics provision.

A full list of facilities and their hierarchy by Local Government Area can be found within Appendix 2.

Existing facility carrying capacity

The existing facilities (with the exception of George Town Sports Complex) are in good condition. The George Town club utilise a local primary school for their training and compete at Rocherlea. Their training venue is in poor condition and is not suitable for their needs, albeit they have low membership.

The Northern Athletics Centre building and toilets are ageing and require an upgrade including gender-neutral facilities. The club has also identified a lack of seating and shade and a desire to upgrade the in-field area at Northern Athletics Centre. The club also highlights that the study area requires a grass oval to train - as the synthetic track is the sole place where the local clubs come to train.

The study area is well provided for with regards to the provision of athletics facilities, exceeding the preferred provision ratio of 1 facility per 75;000 residents. There is no evidence to suggest that the current provision is not meeting the requirements of the study area.

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¹ Ausplay 2022

Overarching considerations

School facilities play an important role in providing facilities for athletics.

The centre of the St Leonards track provides an opportunity for winter sports to train given the availability of the field and the lights.

Recommendations

- □ investigate inclusion of Little Athletics training facilities at the George Town Sports Complex re-development
- undertake a master plan the Northern Athletics Centre and Northern Hockey Centre precinct to determine the future needs of both facilities, including potential upgrade of the building, toilets and in-field area
- $\ \square$ promote the availability of the centre of St Leonards track for winter sport to train
- ☐ monitor the demand for additional facilities based on the growth of the sport (and population growth).





Badminton participation

Badminton is ranked the 15th highest sport participated in by Tasmanians for adults in 2022¹ and is not ranked for children due to the very limited participation numbers.

At a national level, participation in badminton is steady for children and increasing for adults. At a state level, participation in badminton is very limited for children and decreasing for adults. One local club has provided their participation numbers.

Table 15: Badminton club participation numbers

	2022	2021	2020	Projected participation
Junior	31	27	Not stated	Steady
Senior	97	58	Not stated	

Existing facilities

Badminton is played at a number of indoor venues across the study area, including Graham Fairless Centre in George Town, Deloraine Community Complex, Beaconsfield Community Centre, Elphin Sports Centre, Westbury Indoor Sports Centre and the YMCA Launceston (albeit the uses at this facility are shifting).

A full list of facilities and their hierarchy by Local Government Area can be found within Appendix 2.

Existing facility carrying capacity

The capacity of the existing venues across the study area is sufficient for the current and potential future participation in badminton. Participation in the sport is relatively low at a national, state and local level. There are ample indoor facilities available to meet both existing and projected future demand.

The Deloraine Association has identified that their facility is too cold during winter, as a result of no heating being available as well as the building being too draughty. They also have a desire for upgraded seating and additional storage within the venue.

State Sporting Association input

Badminton Tasmania has a strategic objective to capitalise all opportunities to develop and maintain facilities for the sport. It seeks to maximise use of existing facilities to develop badminton, including to explore opportunities for shared space with like minded sports.

Over-arching considerations

Supply of facilities currently out-weighs demand for facilities based on participation in Badminton. There is significant capacity within the study area to cater for future (un-planned) growth in the sport.

Recommendation

 assess the suitability of the Deloraine Community Complex for badminton is recommended given the Association's comments.

52 Ausplay 2022



Baseball participation

Baseball is ranked the 16th highest sport participated in by Tasmanians for children in 2022¹, and is not ranked for adults due to the negligible participation numbers.

At a national level, participation in baseball is steady for both children and adults. At a state level, baseball is decreasing for children, and negligible for adults. There is one local club, who have provided their participation numbers.

Table 16: Baseball club participation numbers

	2022	2021	2020	Projected participation
Senior	25	22	20	Increase

Existing facilities

Churchill Park in Invermay is the sole baseball facility within the study area. The facility is shared with softball, over two diamonds. Baseball primarily use Diamond 2.

Existing facility carrying capacity

The study area is well provided for in regards to the provision of baseball (and softball) facilities. While the preferred provision ratio of 1 diamond per 50;000 residents is not being met, given the very low club membership there is no evidence to suggest that the current provision is not meeting the requirements of the study area. Participation in the sport is relatively low at a national, state and local level..

The club has a desire for their own facility, separate to softball. The club's priorities include permanent seating, shade, lighting and toilet facilities. It is noted that the club have shared use of the Churchill Park facility and provision of additional toilets is not required. Additionally, lighting at the facility is currently suitable for the level of use at the facility.

State Sporting Association input

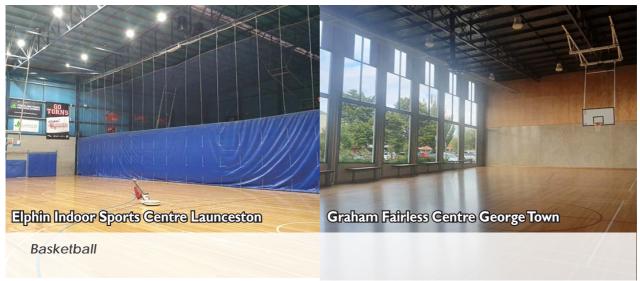
Baseball Tasmania's Strategic Plan (2021) has a goal for improved facilities and infrastructure, however, focusses specifically on the Glenorchy City Council area.

Over-arching considerations

The club has a desire for their own facility. However, given their low membership numbers, this is not supported. Shared use facilities for complementary sports such as these will continue to be supported.

Recommendations

- ☐ work with baseball and softball to improve shared use of the facility
- ☐ install shaded seating for spectators.



Basketball participation

Basketball is ranked 7th in the top sports and physical activities participated in by Australian adults in 2022¹ and 6th for children.

Basketball is ranked the 3rd highest sport participated in by Tasmanians for children and the 6th highest for adults in 2022¹. As the sport with the 2nd highest participation rate in the study area², participation in basketball is projected to increase, particularly due to the success of the Tasmanian Jack Jumpers - an NBL team.

Participation in basketball at a national level for children is steady and increasing for adults. At a state level, basketball is increasing for both children and adults. Community survey results show basketball as the second highest participated sport, with 13% of respondents participating in the sport.

Basketball is emerging as a popular sport in Tasmania and participation in the study area reflects the ongoing popularity and growth of the sport. Basketball is projected to increase in the study area, particularly due to the success of the Tasmanian Jack Jumpers in recent years. Basketball Tasmania has provided their participation numbers for the North Region.

Table 17: Basketball club participation numbers

	2022	2021	2020	Projected participation
Total membership	2,878	2,610	2,317	Increase

These figures are playing members only and exclude coaches, referees and school competition registrations.

Existing facilities

Basketball within Northern Tasmania is focussed around Launceston, with Elphin Indoor Sports Centre providing 4 compliant courts with required run-offs. In addition to Elphin Sports Centre, the Longford Community Sports Centre provides one compliant court. The Silverdome provides 3 compliant courts, however are not consistently available for use by clubs.

A number of non-compliant indoor courts exist across the study area, including Graham Fairless Centre, Beaconsfield Community Centre, Legana Memorial Hall, Windsor Community Hall, Launceston PCYC, YMCA, Westbury Indoor Sports Centre, Meander Valley Performing Arts Centre and Deloraine Community Complex.

There are a number of school courts that provide community use across the study area (namely in the City of Launceston) including Launceston College, Newstead College, St Patrick's College, Launceston Christian School, Scotch Oakburn College and Launceston Church Grammar School. These facilities are regularly used by clubs for training. Many of these facilities do not meet FIBA regulations, and (as private facilities) do not form part of this assessment.

A full list of facilities and their hierarchy by Local Government Area can be found within Appendix 2.

Existing facility carrying capacity

The demand for indoor courts far outweighs provision within the study area. Many of the existing courts do not meet minimum court size and run offs. Some competitions have fabricated byes as they are unable to run all teams due to lack of available court space.

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Regular fixtures are often displaced from large venues such as Elphin and the Silverdome, in favour of large events and trade shows.

The Longford Community Sports Centre has experienced high demand since its development. Its strong patronage coupled with the population growth in Longford, Perth and Evandale indicates the need to double the court at this facility to ensure the needs of the community are met.

There is a clear need for a dedicated multi-court venue that can provide a home to basketball within the study area. This facility would be supported by the existing venues.

The study area does not meet the preferred provision ratio of 1 court per 8,000 residents. There are currently 5 compliant courts compared to the required 17 in 2022 (based on population). This does not include the Silverdome due to its lack of regular availability. There is a predicted shortfall of 15 courts in line with population growth by 2036 (without additional development).

State Sporting Association input

Basketball Tasmania's strategic plan identifies a number of pillars and goal areas including the 'Places to Play Strategy'. An action of the goal area is to develop a long-term facility strategy for basketball in Tasmania. This planning has yet to commence.

Over-arching considerations

There is anecdotal evidence that climatic considerations such as extreme heat and cold, as well as unpredictable weather patterns are leading to an increased participation in indoor sports. Indoor facilities provide a consistent environment away from rain and allow for programming of training and fixtures without needing to avoid the peak heat of a day, or cold temperatures.

There is a lack of compliant, multi-court facilities within the study area for basketball.

The YMCA facility in Launceston is transitioning from its former management as a YMCA. Whilst not a compliant basketball facility, its two courts could enhance basketball capacity within the study area by re-directing other sports from the Elphin Indoor Sports Centre and freeing up valuable court space.

Initial concept plans for the Northern Suburbs Community Recreation Hub have been developed by the Tasmania Government which includes up to three indoor courts.

Recommendations

- □ support the progression of the Northern Suburbs Community Recreation Hub concept plans in providing up to three purpose-built indoor courts
- □ continue to pursue strategic investment opportunities including acquisitions, that deliver on the recommendations of the Plan, particularly those that build on and expand existing indoor facilities
- □ identify a suitable location for the development of a future multi-court indoor facility to meet the growing needs of basketball
- $\ \square$ plan for the duplication of the Longford Community Sports Centre
- investigate the re-location of table tennis and badminton from Elphin Indoor Sports Centre to free-up capacity for basketball.





BMX participation

BMX is ranked the 17th highest sport participated in by Tasmanians for children in 2022¹ and is not ranked for adults due to very limited participation numbers.

Participation in BMX at a national level for children is steady and increasing for adults. At a state level, BMX is largely uncaptured for both children and adults. One local club responded to the Club survey, and have confirmed they have 190 active members, ranging from 3 to 60 years old.

Bike riding, scooter riding and skateboarding are more popular activities for both young people and adults than a number of the more traditional formal sports. However, infrastructure (and resourcing) for these activities remains largely outweighed by formal sport.

Existing facilities

The study area has one formal (club-based) BMX facility, located at the St Leonards Sports Centre. The facility provides for a high level of competition - hosting the Australian BMX Championships in 2022. This facility is supported by a number of local-level active recreation facilities (for bikes, scooters and skateboards) including the newly-constructed Deloraine pump track, Westbury BMX track, Carrick BMX track, Hadspen BMX track, Legana BMX track and George Town pump track. There are gaps in the provision of pump tracks within the Northern Midlands and City of Launceston LGA's. It is acknowledged that a BMX track and a pump track are two distinct infrastructure types and provide different riding opportunities.

Existing facility carrying capacity

Facility provision for BMX across the study area meets the current participation levels and demand for the sport. The supporting facilities are ageing and require upgrades to improve year-round spectator viewing, as well as improved lighting. There is a need for additional active recreation facilities such as pump tracks within the City of Launceston and Northern Midlands to provide further opportunities for informal active recreation.

Over-arching considerations

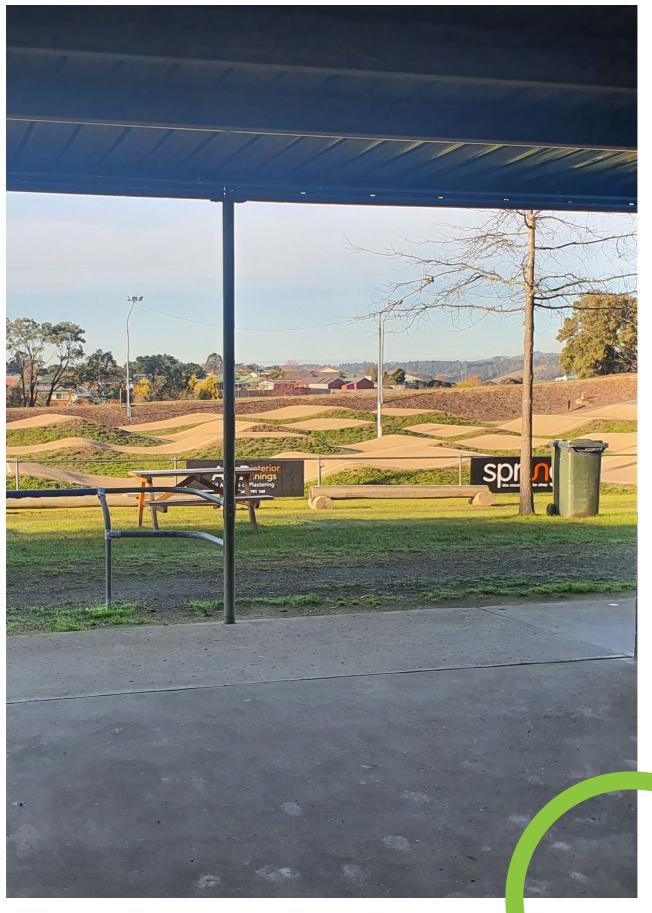
Bike riding and scootering for recreation (rather than BMX as a formal sport) are some of the more popular activities for young people across Tasmania.

Recommendations

- undertake a master plan the St Leonard Sports precinct including BMX, hockey, athletics and croquet to determine the future needs of the facilities, including potential upgrade of the building, toilets and in-field area
- ☐ consider ancillary facility upgrades including provision of spectator viewing and improved lighting
- ☐ monitor the demand for additional formal BMX facilities across the study area in line with population growth
- □ consider the development of pump tracks within the Northern Midlands and City of Launceston to enhance the provision of active recreation across the study area.

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Cricket participation

Cricket is ranked 10th in the top sports and physical activities participated in by Australian children in 2022¹, however, is outside of the top 10 for adults.

Cricket is ranked the 7th highest sport participated in by Tasmanians for children and the 10th highest for adults in 2022¹. Cricket has the 3rd highest participation rate (equal with AFL) in the study area².

Participation in cricket at a national level for children is decreasing and is steady for adults. Reflecting the national trends, at a state level, cricket is decreasing for children and is steady for adults. Nine local clubs provided membership data, with summed totals included below.

Table 18: Cricket club participation numbers

	2022	2021	2020	Projected participation
Juniors	456	288	151	Increase
Seniors	632	482	340	Increase

Existing facilities

Cricket has access to more than 34 ovals across the Northern Tasmania study area. A number of these ovals are shared facilities with AFL. These facilities include:

- ☐ a national-level stadium. UTAS stadium in Launceston
- ☐ regional-level facilities such as the NTCA sportsgrounds in Launceston, Windsor Community Precinct, Longford Recreation Ground and Morven Park Recreation Ground. Windsor Park and the NTCA are the only two facilities with indoor training nets for cricket within the study area
- ☐ district-level facilities including George Town Cricket Oval, Youngtown Oval, Churchill Park and Bridgenorth Recreation Ground
- □ a large number of local-level facilities including Ross Recreation Ground, Perth Recreation Ground, West Arm Recreation Ground, Legana Recreation Ground, Fysh Street Recreation Ground, Weymouth Sports Ground, Bellingham Sports Oval, Pipers River Recreation Ground, Lebrina Recreation Ground, Karoola Recreation Ground, Trevallyn Park, Deloraine Recreation Ground, Hagley Recreation Ground, Whitemore Recreation Ground, Carrick Memorial Recreation Ground and Hadspen Recreation Ground
- in addition, there are a handful of informal facilities within the City of Launceston that could provide training venues including Dover Reserve, Newstead Reserve and Charlton Street Reserve.

In addition to these ovals, there are two indoor cricket training venues across the study area, including Windsor Community Precinct and the NTCA.

A full list of facilities and their hierarchy by Local Government Area can be found within Appendix 2.

¹ Ausplay 2022

Northern Tasmania Sports Facility Plan Community Survey 2022

Existing facility carrying capacity

There are very few multi-field facilities within the study area. George Town Sports Complex, Churchill Park and Windsor Community Precinct are the only facilities offering multiple ovals; George Town has 2 and an additional junior oval, and Windsor Park has 3 ovals for cricket. Irrigation and drainage improvement works are currently being undertaken at George Town.

In addition to the lack of multi-field facilities, there are very few opportunities for training besides the main field at each facility.

Playing surfaces are generally in good condition at the commencement of the season across the study area. Due to the availability of only single-field facilities for both training and competition, by the end of the season the fields are in poor condition due to over-use and a lack of formal drainage. Run-ups become worn toward the end of each playing season.

The study area currently meets the preferred provision ratio of 1 oval per 4,000 residents. With the projected population, an additional oval will be required from 2026, and an additional 6 to meet expected demand by 2036.

There is a need to confirm the need for a number of identified facilities, which appear to have no formal cricket use, including Lebrina Recreation Ground and Karoola Recreation Ground. Beechford Recreation Area is an isolated facility with no surveillance. The oval is in poor condition and would be unsafe for players in its current condition.

Bellingham Sports Oval is in poor condition and appears to be used as a golf course. The field is uneven and would be unsafe for cricket in its current condition. There is no evidence of use for cricket.

The Ross Recreation Ground has recently been adopted as the state head quarters for Veterans Cricket Tasmania which is seeing the facility attract increased use. The existing clubhouse is in need of upgrade to cater for the use, as well as provide gender-neutral facilities.

The Perth Recreation Ground has been earmarked for re-location due to the likely need for this land for the expansion of the adjoining school.

Local club input

Diggers Cricket Club has identified that the Hagley Recreation Ground is in need of an additional shaded area for players and spectators, upgraded visitor change rooms as well as provision of cricket practice nets. The lack of nets means the club are training at a local school rather than their home facility
Launceston Cricket Club has identified that the training facilities at NTCA are inadequate to cater for the numbers from each club based at the complex. The facility is at-capacity, however the club continues to grow across all cohorts. The club has a desire for improved access to a club room for storing memorabilia and hosting functions. There is a need for female-friendly or at least gender-neutral facilities
Legana Cricket Club report being too large for the facility at the Legana Recreation Ground. The club rooms and change facilities are too small and in need of female-friendly or gender-neutral change facilities. The club has a desire for an upgraded kitchen to allow a functioning kiosk, as well as provision of additional storage. The club would like an additional practice net to improve capacity at training
Riverside Cricket Club at Windsor Community Precinct require separate female change rooms and have a desire for seating in front of the change rooms
South Launceston Cricket Club at NTCA have no dedicated female change rooms or showers. There are insufficient practice nets available for training given the size of the club
Veterans Cricket Tasmania at Ross Recreation Ground have identified the need for gender-neutral or female-friendly facilities. Shade for both players and spectators is also needed. The oval requires irrigation and re-surfacing to improve the quality of the playing surface. There is a desire to expand the turf wicket from a 3- to a 5-wicket square to enable the facility to cope with additional matches
Westbury Shamrocks Cricket Club located at Westbury Recreation Ground has identified the need for separate female change facilities as well as an indoor training area. They have a desire for improved shaded seating for players outside the change rooms and a larger storage area.

Over-arching considerations

- □ there are a number of outdated toilet and change facilities across the study area, that do not cater for gender diversity in the sport
- □ a number of venues are either currently at or over-capacity, with too many home teams and large club numbers. Access to practice nets for training is also an issue
- ☐ a number of clubs have identified spectator seating and shade as not suitable
- □ there is a lack of indoor training facilities across the study area, allowing for all weather use, and improved programming for users
- □ a need exists for multiple-oval facilities to enhance capacity and reduce pressure on playing surfaces.

Recommendations

- □ continue to pursue strategic investment opportunities including acquisitions, that deliver on the recommendations of the Plan, particularly those that build on and expand existing cricket facilities
- develop multiple oval facilities to enhance capacity and reduce pressure on playing surfaces potential for Deloraine Recreation Ground (Racecourse)
- ☐ City of Launceston to complete the master planning process of the NTCA precinct with the NTCA Facilities Management Group
- ☐ formalise the use of Dover Reserve, Newstead Reserve and Charlton Reserve for training to take the pressure off other venues
- □ confirm the use of Lebrina Recreation Ground, Karoola Recreation Ground and Bellingham Sports Oval for cricket
- undertake a Master Plan and Facility Management Review of Trevallyn Park (cricket, tennis and lawn bowls) including car parking and circulation
- upgrade the clubroom and change facilities at Ross Recreation Ground to cater for its increased use. There is a need to install an irrigation system and resurface the oval.





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Croquet participation

Participation in croquet at a national level is very limited for children and increasing for adults. At a state level, croquet participation is very limited for children and steady for adults. Four local clubs provided membership data that is totalled below.

Table 19: Croquet club participation numbers

	2022	2021	2020	Projected participation
Seniors	102	94	90	Steady, increase, decrease

Existing facilities

The City of Launceston is the home of croquet within the study area with 3 facilities. The East Launceston Croquet Club, Northern Tasmania Croquet Centre at St Leonards and Royal Park in Launceston. George Town Community Bowls Club also provides croquet facilities. The other 3 local government areas have no Council-owned or managed- provision of croquet facilities.

Facilities range from a local-level facility (East Launceston Croquet Club with one lawn), to district-level facilities at George Town and Royal Park, to a regional-level facility at the Northern Tasmania Croquet Centre with eight full size croquet lawns.

A full list of facilities and their hierarchy by Local Government Area can be found within Appendix 2.

Existing facility carrying capacity

Croquet is a relatively low participation sport at a National and state level. Local participation is consistent with national and state trends. The facility provision for croquet across the study area appears to meet the current participation levels and expected demand for the sport.

Local club input

- ☐ East Launceston Croquet Club has a desire for an additional lawn to be developed on the adjacent disused tennis courts. The club's membership is capped because they have only one lawn. This proposal is at odds with the East Launceston Bowling Club whom also have a desire to utilise the derelict tennis courts to develop an under-cover synthetic green. The croquet club also have a desire for an expanded clubhouse including the development of an all-access toilet facility.
- □ the clubs at the Northern Tasmania Croquet Centre have noted insufficient toilets, and have a desire for an expansion to their clubhouse to provide additional space whilst hosting large tournaments and pennants.
- ☐ George Town Bowling Club currently has shared use between croquet and lawn bowls. The club has a desire to develop a separate croquet lawn to cater for croquet. The site appears too small to accommodate this additional lawn within its current footprint. The club also have a desire to expand their clubhouse to provide additional toilets and change facilities as well as an upgrade to their kitchen and hall.



Recommendations

Due to the low participation in the sport and the high concentration of facilities within Launceston, it is recommended that no new facilities be developed. Councils should continue to support existing clubs with appropriate improvements in line with the level of facility, including:

- □ the East Launceston Croquet Club and City of Launceston to work together in undertaking an accessibility audit and developing a preferred site layout for the future of the facility, which includes the needs of the East Launceston Bowling Club
- □ investigate the feasibility of converting the disused tennis courts at East Launceston Croquet Club to a shared facility between croquet and bowls
- □ as part of the master planning process of the St Leonards Sports Complex (athletics, hockey, BMX and croquet), include the Northern Tasmania Croquet Centre and work with clubs to implement facility sharing.



Cycling participation

Cycling is ranked 5th in the top sports and physical activities participated in by Australian adults in 2022¹, however is ranked outside of the top 10 activities for children.

Cycling is ranked the 17th highest sport participated in by Tasmanians for children and the 3rd highest for adults in 2022¹.

Participation in cycling at a national level is increasing for both children and adults. At a state level, cycling participation is largely uncaptured for children and steady for adults. No participation data has been provided by local clubs.

Existing facilities

There are two outdoor formal cycling tracks and one indoor facility within the study area. The newly developed Longford Velodrome is a regional facility and the George Town Sports Complex is a district facility. The Silverdome provides an indoor cycling track.

A full list of facilities and their hierarchy by Local Government Area can be found within Appendix 2.

Existing facility carrying capacity

The facility provision for track cycling across the study area appears to meet the current participation levels and potential future demand for the sport.

The George Town criterium track is in reasonable condition however the fencing and adjoining spectator shelters are ageing and in need of replacement.

Over-arching considerations

The newly developed velodrome at Longford is likely to increase participation in the sport, through provision of a safe, modern cycling facility, and through increased visibility of the sport in the study area. Additionally, with the improvement of the George Town track, cycling within the study area is likely to see a further increase in participation, due to an anticipated latent demand.

Recommendations

- □ continue to monitor demand for off-road cycling and additional facilities across the study area in line with population growth and demand for the sport
- □ program the replacement of the George Town fence and spectator shelters, as well as improvements to the track surface.

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¹ Ausplay 2022





Equestrian participation

Equestrian is ranked the 14th highest sport participated in by Tasmanians for children and the 10th highest for adults in 2022¹.

Participation in equestrian at a national level is increasing for both children and adults. At a state level, participation in equestrian sports is largely uncaptured for children, and decreasing for adults. Membership data has been provided by Equestrian Tasmania for the Northern region.

Table 20: Equestrian club participation numbers

	2022	2021	2020	Projected participation	
Total membership	337	354	337	Steady	

Existing facilities

There is a good distribution of equestrian facilities across the study area, with 6 known facilities that are council-owned or controlled. These include local-level facilities such as Lebrina Recreation Ground, Karoola Recreation Ground and Beaconsfield Grubb Street Recreation Ground; district-level facilities such as Ross Recreation Ground and Longford Showground; and a regional-level facility-Edinburgh Park at Gravelly Beach. Additionally, there are a number of private facilities across the study area including Faulkner Park (Launceston Church Grammar School.

A full list of known facilities and their hierarchy by Local Government Area can be found within Appendix 2 (this excludes private facilities).

Existing facility carrying capacity

The current provision of facilities in the study area appears to be in line with membership numbers and subsequent demand for facilities.

The Western Performance Club of Tasmania located at Edinburgh Park has a desire for expansion of their facilities including larger arenas, covered yards and shade areas for spectators. They require larger arenas as existing arenas are currently too small for western events.

The Lebrina Equestrian Club shares the Lebrina Recreation Ground with cricket. There appears to be very little formal use of the site by cricket.

The Lilydale District Pony Club shares the Karoola Recreation Ground with cricket. There appears to be very little formal use of the site by cricket.

______ 1 Ausplay 2022

Over-arching considerations

A submission was received from Pony Club Tasmania seeking support for the development of a Northern Tasmania Equestrian Centre on to be developed on a 50ha site. The proposed facility would include an indoor arena, multiple outdoor arenas, fields and a cross country course. There is a need to confirm membership data for equestrian clubs within the study area to assist in the assessment of the proposal.

Southern Tasmania is currently home to the Tasmanian State Equestrian Centre. There is no equivalent facility in the north of the state. However, this southern facility is only a 2.5 hour drive from Launceston - largely accessible by the majority of Tasmanians.

Tasracing and the Northern Midlands Council have recently undertaken a master plan of the Longford Racecourse to expand the site to cater for alternate equestrian activities. The vision of the master plan is to become the home of equestrian events in Northern Tasmania. The plan includes an international size polo field, four large pavilions for equine use, an undercover equestrian centre with 50 x 70m sand ring, up to 84 stables and day yards and an equine pool, bullring, treadmill and sand walking arena.

Acknowledging the various equestrian disciplines, there is a need for the clubs in the north to come together with Equestrian Tasmania to create a visioning statement about what the future of equestrian looks like in the north of the state.

Recommendations

- □ investigate the demand for cricket at Lebrina Recreation Ground. If there is no demand for cricket, there is the potential for equestrian uses to expand
- ☐ investigate the potential for Edinburgh Park to be expanded to include an expanded outdoor arenas and covered yards
- ☐ Equestrian Tasmania in conjunction with the clubs located within Northern Tasmania, undertake a strategic review of their facilities in the north
- □ the Northern Tasmania area, should focus its efforts on one key higher order facility capable of developing an undercover equestrian centre/indoor arena. The current and projected participation in equestrian sports is not capable of supporting a number of duplicate facilities.





Football participation

 $Football\ is\ ranked\ 8th\ in\ the\ top\ sports\ and\ physical\ activities\ participated\ in\ by\ Australian\ adults\ in\ 2022^1\ and\ 2nd\ for\ children.$

Football is ranked the 5th highest sport participated in by Tasmanians for children and the 4th highest for adults in 2022¹. Football has the 4th highest participation rate in the study area².

With 2022 a World Cup year (and Australia qualifying for the final 32 teams), the sport is expected to see an increase in participation. With Australia co-hosting the 2023 Women's World Cup (and Australia ranked to compete strongly), a further jump in female participation is likely. Female participation is already increasing locally which will only strengthen in moving forward.

Participation in football at a national level for children is steady and increasing for adults. At a state level, football is steady for children and increasing for adults. Three local clubs provided their membership data (four clubs responded to the survey).

Table 21: Football club participation numbers

	2022	2021	2020	Projected participation
Total membership	2,449	2, 568	2,196	Increase

Existing facilities

There are over 20 football fields within the study area (with the City of Launceston hosting half of these). The City of Launceston also has a number of informal (active recreation) facilities including Coronation Park and West Launceston Community Park that attract football use.

- □ district-level facilities across the study area include Birch Avenue Soccer Grounds, Carrick Memorial Ground, Windsor Community Precinct and NTCA Sportsgrounds (each with at least 2 fields).
- ☐ Churchill Park Sports Complex and Prospect Vale Community Park are the two regional-level facilities within the study area.
- ☐ local facilities include the George Town Sports Complex.
- additionally, there are a couple of informal fields within the City of Launceston that could be formalised for training to take the pressure off other facilities, including Coronation Park and West Launceston Community Park.
- \square a number of school fields are also utilised by sports clubs within the Study Area.

A full list of facilities and their hierarchy by Local Government Area can be found within Appendix 2.

Existing facility carrying capacity

Playing surfaces are generally in good condition especially at the two regional-level facilities. The study area lacks multiple-field facilities, as well as dedicated football facilities that allow extended use during the pre-season, as well as access to training facilities. Pre-season use of fields that are shared with other codes is generally limited or non-existent. Carrick Recreation Ground is under-utilised and provides an opportunity as a training facility for soccer and other sports.

The study area does not currently meet the preferred provision ratio of 1 field per 5,000 residents. There are currently 20 fields compared to the required 27 in 2022. There is a predicted shortfall of 13 fields in line with population growth by 2036 (assuming no additional fields are developed).

1 Ausplay 2022

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Northern Tasmania Sports Facility Plan Community Survey 2022

State Sporting Association input

Due to increasing participation in football, particularly by children and women, it is expected that additional facilities will be required in the coming years.

Football Federation Tasmania (FFT) has identified a key priority project in Launceston - the development of a synthetic pitch. This facility would be a dedicated playing facility that can be the home of football in Northern Tasmania. Churchill Park has been identified as the preferred location for this potential project.

FFT has also identified that the Launceston City Football Club (Prospect Vale) requires upgraded change rooms, and the Northern Rangers located at NTCA require improved spectator facilities.

FFT recently undertook a state-wide infrastructure audit that identified many teams do not have regular, consistent or sufficient access to grounds.

These directives are consistent with the feedback received from local clubs.

Over-arching considerations

Launceston City Football Club require an upgrade to their amenities, including additional change rooms (and female-friendly options) to cater for the volume of participants. These facilities are not council-managed, rather they are leased from the Australian Italian Club.

School facilities are regularly used for training. However, issues include alack of suitable access to toilets and change rooms, no lighting, poor (or no) linemarking and inconsistent access to goal nets.

Clubs need access to pitches year round (approx 40 weeks of the year) as football is no longer purely a winter sport. In fact, Football Federation Australia has worked hard to encourage year-round options for football - such that field sharing is near-to impossible.

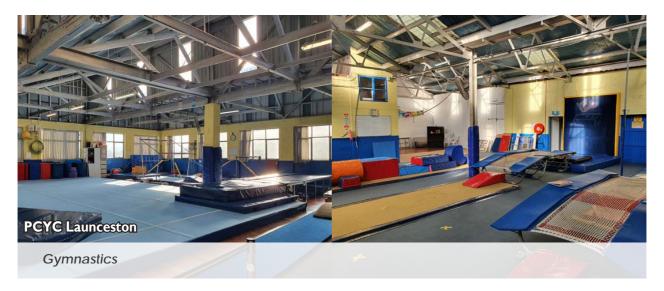
The NTCA limit use of the fields for soccer from April to August. However, the fields are required for much longer than this to meet demand for pre-season and representative training.

The Riverside Olympic Football Club at Windsor Community Precinct have highlighted the need to improve the quality and drainage of the fields outside of the main pitch. An upgrade of the training lights to LED would be advantageous.

West Launceston Community Park is currently an informal facility, which with some improvements could provide a suitable training facility for Football. The field is in poor condition, as are the public toilets. The facility currently has no lighting.

Recommendations

Ш	Plan, particularly those that build on and expand existing football facilities
	investigate suitable land for the development of a new multi-field facility for football within the study area. There is potential for this facility to be located within the growth area near to St Leonards or Legana. The development of a synthetic pitch should be considered at this location
	City of Launceston to complete the master planning process of the NTCA precinct with the NTCA Facilities Management Group
	master plan the greater NTCA/Elphin Indoor Sports/Tennis World precinct to improve car parking, access, circulation, rationalise some uses and provide opportunities to expand uses where practical
	upgrade the West Launceston Community Park to provide an additional training facility for Football. Lighting and field upgrade would be required in the first instance, with future upgrades to the existing public toilets
	encourage the use of Carrick Recreation Ground for training for soccer and other sports
	investigate the need for a football field within the north of the Northern Midlands Local Government Area.



Gymnastics participation

Gymnastics is ranked 3rd in the top sports and physical activities participated in by Australian children in 2022^1 , however, is ranked outside of the top 10 for adults.

Gymnastics is ranked the 5th highest sport participated in by Tasmanians for children and the 20th highest for adults in 20221.

Participation in gymnastics at a national level is increasing for children and is steady for adults. At a state level, gymnastics is steady for both children and adults. Gymnastics Tasmania has provided participation numbers for the two clubs within the study area:

	2022	2021	2020	Projected participation
Total membership	581	Not stated	Not stated	Steady

Existing facilities

The Northern Tasmania study area has two gymnastics clubs, PCYC Launceston and West Tamar Gymnastics in Exeter. Both clubs operate out of private facilities.

The capacity of the two clubs at their existing venues are unknown. However, PCYC Launceston has identified that they may relocate in the future - to a larger facility that may increase capacity for its current and future users.

State Sporting Association input

Gymnastics Tasmania's North Region (West Tamar, Break O'Day, Dorset, George Town, Meander Valley, Launceston and Northern Midlands) is serviced by two clubs and has the lowest participation rate in the state.

Gymnastics Tasmania's Facilities Strategy outlines in its strategic objectives to work with LGA's in the region to ensure there is provision for gymnastics in future sport and recreation facilities. It also has a directive to develop a business case to establish a second gymnastics facility in Launceston.

Over-arching considerations

Due to the (generally) exclusive nature of a gymnastics facility (e.g. permanent equipment set-up), venues are often privately owned and operated.

Recommendations

- □ support the progression of the Northern Suburbs Community Recreation Hub concept plans in potentially providing shared use of an indoor facility
- ☐ monitor demand for gymnastics within the study area and support clubs in seeking access to existing indoor venues where appropriate.

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¹ Ausplay 2022



Hockey participation

Hockey is ranked the 8th highest sport participated in by Tasmanians for children and the 13th highest for adults in 2022¹.

Participation in hockey at a national level for children is decreasing and is steady for adults. At a state level, hockey participation is fluctuating for children and increasing for adults. Hockey Tasmania has provided membership data for the local clubs within the North Region:

	2022	2021	2020	Projected participation
Total membership	720	659	556	Increasing

Existing facilities

The Northern Hockey Centre at St Leonards is the home of hockey within the study area and with two synthetic fields, is the hub for high-level competition and events. There are four hockey clubs based in Launceston, as well as three school teams within the junior competition. In addition to the Northern Hockey facility, grass facilities exist within a number of local schools.

The Northern Hockey Centre is home to the Greater Northern League played among clubs from across the North-West Coast and Northern Tasmania regions. Approximately 1,500 players and spectators attend the Centre each week during the hockey season.

The study area currently meets the preferred provision ratio of 1 field per 90,000 residents. With the projected population, the existing supply of fields is sufficient to 2036.

A full list of facilities and their hierarchy by Local Government Area can be found within Appendix 2.

State Sporting Association input

Hockey Tasmania have a priority action to increase junior numbers in Launceston. They also have a desire to complete a future development plan for facilities, and develop a promotional plan to ensure maximum utilisation of all facilities.

Hockey Tasmania have a plan to re-develop the Northern Hockey Centre at a cost of approximately \$2 million. They are seeking government support in the form of funding to see the upgrade achieved.

Over-arching considerations

The current supply of facilities is suitable for the current level of participation in hockey, and will likely cater for future population growth.

Recommendations

- undertake a master plan of the St Leonards Sports Complex including hockey, athletics, BMX and croquet to determine the future needs of all facilities
- in line with the outcomes of the master planning process, prioritise the building facility upgrades at the Northern Hockey Centre to enable major events to continue to occur
- ☐ monitor demand in line with future participation patterns and population growth.

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Lawn Bowls participation

Lawn bowls is ranked the 10th highest sport participated in by Tasmanians for adults and is not ranked for children in 20221 due to the very limited participation numbers.

Formal (or registered) playing membership of bowls clubs in Australia has been decreasing for more than 30 years at the rate of 3.4% per annum on average. Social bowls has become the major area of participation in recent years. It is now established as, by far, the largest participation segment in bowls².

Participation in lawn bowls at a national level is increasing for adults, whilst participation by children is very limited. At a state level, lawn bowls participation is very limited for children and decreasing for adults. Three local bowls clubs provided membership data, with data summed in the table below.

	2022	2021	2020	Projected participation
Juniors	1	2	8	Decrease
Seniors	248	248	275	

Existing facilities

There are 33 outdoor lawn bowling greens across the study area and one indoor green. More than half of these greens are located within the City of Launceston alone.

The study area has a number of synthetic greens, including; Longford Bowls Club, Westbury Bowls Club, George Town Community Bowls Club, Royal Park Bowls Club and East Launceston Bowls Club. Trevallyn Bowls and Community Club is the only facility with more than 2 outdoor greens. Kings Meadows Bowls Club has 2 outdoor greens and has the only indoor bowls facility (synthetic) within the study area. The West Launceston Bowls and Community Club have the only lit green.

A full list of facilities and their hierarchy by Local Government Area can be found within Appendix 2.

Existing facility carrying capacity

The supply of facilities currently outweighs demand for facilities based on participation in lawn bowls. There is significant capacity within the study area to cater for future growth in the sport. However, growth this is unlikely given the local, state and national trends for the sport.

The study area currently has an over-supply of facilities based on the preferred provision ratio of 1 green per 15,000 residents. There are currently 33 greens (not including indoor greens) compared to the required 9 in 2022. Even considering the predicted population growth within the study area, there will still be an over-supply of 23 greens in 2036.

Ausplay 2022 National Bowls Census Report 2019, Bowls Australia

Local club input

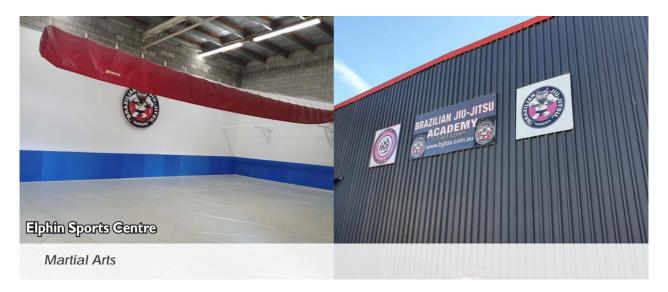
The continued decline in playing memberships coupled with a lack of volunteers is leading to a number of clubs who are struggling to maintain their facility. Yet, a number of clubs have a desire for 'bigger and better 'facilities such as lights, synthetic surfaces, indoor greens and additional greens to host high level competitions, some without the membership base to support the improvements.

- ☐ West Launceston Lawn Bowls Club has a desire to develop one of their existing greens to synthetic surface to allow for year-round use. The club is also seeking an upgrade to their lighting and installation of shade structures for spectators
- ☐ East Launceston Bowling Club has a desire to develop an undercover synthetic green over the two derelict tennis courts that adjoin their site. This proposal is at odds with the East Launceston Croquet Club that also has a desire to utilise the derelict tennis courts to develop a second lawn. (Additional lawn bowls development is also not recommended due to the existing significant over-supply of lawn bowls facilities within the study area)
- ☐ George Town Community Bowls Club currently has greens that are shared between croquet and lawn bowls. The club has a desire to develop a separate croquet lawn to cater for the sport to reduce the disruption on bowls. However, the site is too small to accommodate this additional lawn within its current footprint. The club also has a desire to expand their clubhouse to provide additional toilets and change facilities as well as an upgrade to their kitchen and hall. An upgrade to their existing facilities is supported however an expansion is thought to be beyond the capacity of their membership.

Recommendations

- undertake a Lawn Bowls rationalisation strategy across the study area (particularly focussing on the City of Launceston) to determine the viability of the existing clubs and determine a future program of upgrades, consolidation and potential divestment
- ☐ master plan the greater Trevallyn Park site to improve car parking, access and circulation.





Martial Arts participation

Martial arts is ranked the 10th highest sport participated in by Tasmanians for both children and adults in 2022¹.

Participation in martial arts at a national level is steady for both adults and children. At a state level, martial arts is increasing for children and is steady for adults. No local clubs provided membership data (one club responded to the club survey).

Existing facilities

While a number of clubs operate out of private facilities or informally within community venues, there is only one club that has a dedicated venue within a council-owned or -controlled facility. The Brazilian Jiu-Jitsu Academy operates out of Elphin Indoor Sports Centre.

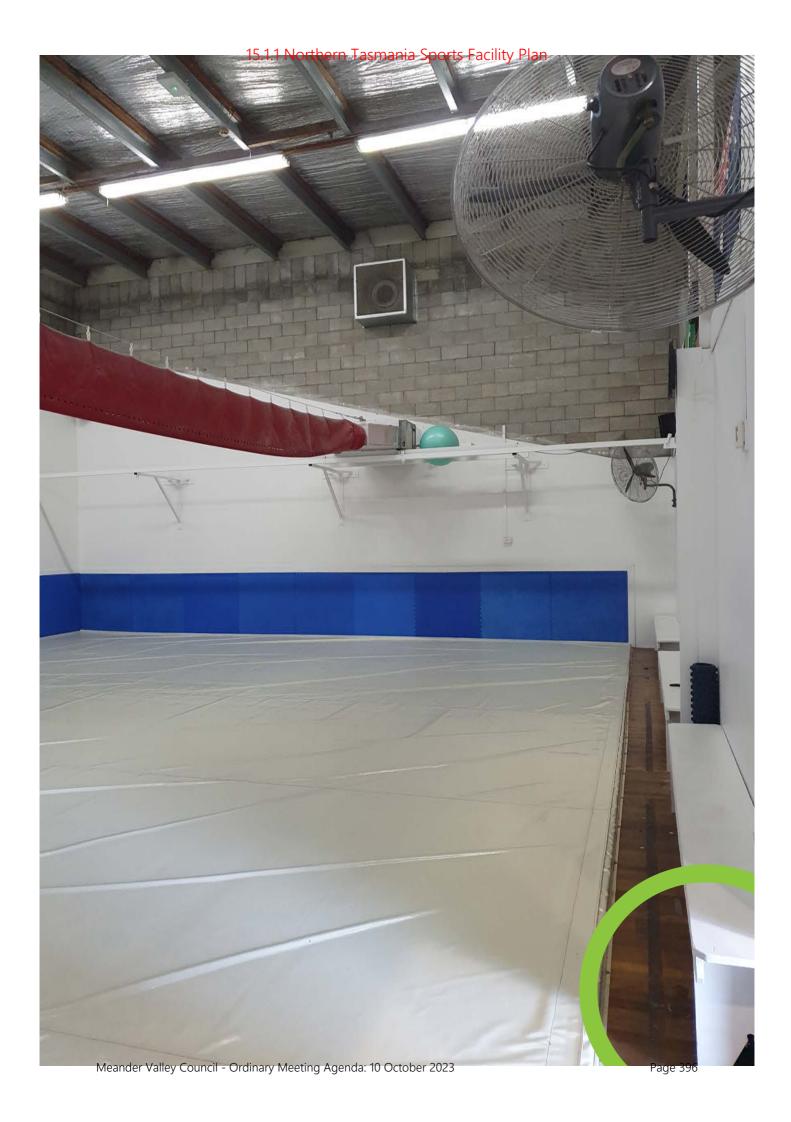
Existing facility carrying capacity

Supply of suitable indoor facilities currently out-weighs demand for facilities based on participation in martial arts. There is significant capacity within the study area to cater for future growth in the sport.

Recommendation

 $\hfill \square$ support existing and emerging clubs in finding suitable venues within the study area.

¹ Ausplay 2022





Netball participation

Netball is the highest female participation sport for both Tasmanians and Australians. Netball is ranked 8th in the top sports and physical activities participated in by Australian adults in 2022¹ and 7th for children.

Netball is ranked the 9th highest sport participated in by Tasmanians for children, and the 7th highest for adults in 2022¹. Netball reported the highest participation rate of any sport within the study area².

Participation in netball at a national level is steady for adults, whilst participation by children is decreasing. At a state level, netball is decreasing for children and fluctuating for adults. Eight local clubs provided membership data across the study area including one association, with participation data summed in the table below. This data includes state league participation. It is acknowledged that 2020 was a covid-19 affected year.

	2022	2021	2020	2019	Projected participation
Total membership	Yet to be advised	2,268	1,732	1,792	Steady or increasing

Existing facilities

There are 19 outdoor netball hard courts across the study area. There are 3 local-level facilities including Beauty Point, Hadspen Recreation Ground and Campbell Town War Memorial Precinct. Two of these are multi-purpose courts.

There are two district-level netball facilities providing two courts each; the Deloraine Netball courts and George Town Sports Complex. The Northern Tasmanian Netball Centre at Hobblers Bridge Sports Centre is the regional centre for netball and provides 13 outdoor hard courts across two adjoining sites.

There are a small number of indoor venues catering for netball within the study area including the Longford Community Sports Centre (one court), Graham Fairless Centre in George Town (one court), the former YMCA in Launceston (two under-size courts), and the Silverdome (providing an additional three courts at times). A number of private schools are used by Tasmanian Netball League for training. A full list of facilities and their hierarchy by Local Government Area can be found within Appendix 2.

Existing facility carrying capacity

- ☐ the Deloraine courts are relatively new and are in good condition. The courts are lit and the club has exclusive use of a small storage facility
- ☐ the George Town courts are in poor condition, additionally the court surrounds including clubhouse require an upgrade for both functionality and amenity. Accessibility to the clubhouse is also an issue. The George Town club train indoors at the Graham Fairless Centre
- □ North Esk Netball Club utilise the indoor facilities of two primary schools for training which are currently suitable. However, the club is growing and will struggle in future to provide sufficient venues based on suitable times for training. The club find it difficult to find indoor venues for training
- ☐ the Northern Tasmania Netball Centre courts at Hobblers Bridge are in poor condition. They are unsafe and require resurfacing and expansion due to their lack of run-off. Netball courts on the Hart Street side have issues with the surrounding tree roots causing damage to the court surfaces. The courts are dangerous when wet due to the weeds and grass growing through the cracks in the courts

Northern Tasmania Sports Facility Plan

Ausplay 2022 Northern Tasmania Sports Facility Plan Community Survey 2022

- clubs do not have access to the Northern Tasmania Netball Association building for club meetings or functions and have a desire for storage
- gender appropriate change facilities are required at the Centre given the growth in male participation in the sport
- clubs have identified the need to install additional lighting over courts to facilitate the weekly training requirements of the
 15 affiliated clubs (only 6 courts are currently lit)
- the courts are at capacity with too many clubs located there.
- □ the Silverdome is used for senior competition. However, teams are displaced regularly in favour of other events and it is costly to book
- □ Longford Netball Club train at the Longford Community Sports Centre indoor court and have identified a need for additional courts for training to accommodate their growing club.

The majority of clubs have identified the need for a designated indoor facility for games given the climate. Additionally, junior games are played in cold and wet conditions which impacts participation in the sport.

The study area does not meet the preferred provision ratio of 1 outdoor court per 5,000 residents. There are currently 19 courts compared to the required 27 in 2022. There is a predicted shortfall of 14 courts in line with population growth by 2036 (without additional court development). Albeit the shortfall of outdoor courts, given the shift of the sport from outdoor courts to indoor, the future provision of courts should be focussed on the provision of and access to suitable indoor facilities.

State Sporting Association input

Netball Tasmania recognises the need for the development of an indoor, multi-court facility to cater for the current and future needs of the sport. The need for an indoor facility is for both the community and elite sectors of the sport. Additionally, state wide competitions and high performance programs are required to be played indoors.

The Northern Tasmania Netball Association (NTNA) have identified that growth in netball is limited due to the inability to fit additional teams/games into the roster. The NTNA are at capacity and are turning participants away. They introduce byes and reduce the length of quarters to fit in their roster.

Over-arching considerations

Netball is predominately becoming an indoor sport, with over 70% of games played indoors. Additionally, with climate considerations, both cold and wet weather limits the use of outdoor courts, with no all-weather venue available to play regular games or host make-up fixtures.

gai	mes or host make-up fixtures.
	there are 1,550 members who use the Northern Tasmanian Netball Centre on a weekly basis, this facility is over-capacity and in need of an upgrade
	the cost of hiring the Silverdome is prohibitive, and games are displaced regularly for events (despite fixtures being booked 12 months in advance)
	there is a lack of club rooms available for meetings at the Northern Tasmania Netball Centre
	the Northern Suburbs Community Hub currently being planned for Mowbray will include four indoor courts dedicated to netball.
Re	ecommendations
	continue to pursue strategic investment opportunities including acquisitions, that deliver on the recommendations of the Plan, particularly those that build on and expand existing netball facilities
	continue to advocate for the provision of four dedicated indoor netball courts as part of the Northern Suburbs Community Hub development
	following the completion of the Northern Suburbs Community Hub and the provision of four dedicated indoor courts for netball, there is a need to undertake further analysis into the demand for additional indoor courts to cater for future demand
	Netball Tasmania to work with the Silverdome to guarantee continued use of the venue for regular games
	undertake court re-surfacing and expansion to meet run-off requirements at Northern Tasmania Netball Centre
	develop a shared clubhouse facility at the Northern Tasmania Netball Centre to allow club access for meetings and functions
	upgrade the George Town netball clubhouse and court surrounds in line with the George Town Sports Complex master plan 77 of 109

☐ plan for the duplication of the Longford Community Sports Centre.



Roller Skating participation

Participation in roller derby at a national level is steady for both adults and children. At a state level, roller derby is steady for children and increasing for adults. Two local clubs provided membership data.

	2022	2021	2020	Projected participation
Juniors	30	30	Not stated	Steady and increase
Seniors	28	3	Not stated	

Existing facilities

Roller Derby operates out of indoor sports venues, with the Westbury Sports Centre being the key location used for training and home games within the study area. Private venues are also used including Skate and Sport at Mowbray. Elphin Indoor Sports Centre is used occasionally, however, gaining access to this facility is difficult.

The Cradle Coast Junior Rollers train at the Westbury Sports Centre, however travel to East Devonport Recreation Centre for competition.

Existing facility carrying capacity

The Westbury Sports Centre floor is in poor condition and requires an upgrade.

There is a distinct lack of indoor venues within the study area, particularly in close proximity to Launceston (where the Devil State Derby League is based). Clubs are seeking a suitable indoor training venue in close proximity to Launceston.

Considerations

- □ clubs currently travel from Launceston to Westbury for training and have a desire for a Launceston training venue
- ☐ the Westbury Sports Centre flooring needs an upgrade.

Recommendations

- ☐ investigate the use of the former Launceston PCYC for training
- ☐ upgrade the flooring of the Westbury Sports Centre.



Rugby Union participation

Rugby Union is ranked the 15th highest sport participated in by Tasmanians for children and the 17th highest for adults in 2022¹. Participation in rugby union at a national level is steady for adults and increasing for children. At a state level, rugby union participation is very limited for children and steady for adults. No local clubs provided membership data.

Existing facilities

Royal Park is the home of Rugby Union providing the sole rugby Union field within the study area. The Launceston Rugby Union facility has one lit field and a clubhouse.

Existing facility carrying capacity

The study area does not meet the preferred provision ratio of 1 field per 62,500 residents. There is currently 1 field compared to the required 2 in 2022. There is a predicted shortfall of 2 fields in line with population growth by 2036 (if no additional fields are developed).

It is thought that while the sport does not meet the accepted provision ratios, the current provision of facilities in the study area appears to reflect membership numbers and subsequent demand for facilities.

Considerations

Australia is hosting the Rugby World Cup in 2027 and 2029 which may result in additional interest in the sport at a national level.

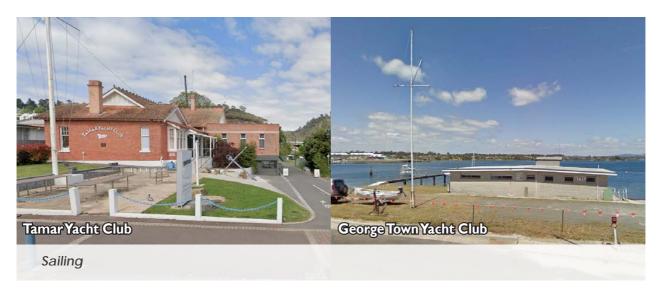
The study area is unlikely to host any training or matches, and subsequently any planned upgrades to the Royal Park facility should be focused on meeting local demand.

The clubhouse is in poor condition and in need of an upgrade to improve its condition and functionality.

Recommendations

- $\hfill \square$ support the plans for the upgrade of the Launceston Rugby Union change rooms
- □ consider the need for a warm-up area at Royal Park adjoining the existing field, should the tennis courts be rationalised.

Ausplay 2022



Sailing participation

Sailing is ranked the 17th highest sport participated in by Tasmanians for children and the 9th highest for adults in 2022¹.

At a state level, sailing is negligible for children, and steady for adults. Australian Sailing (Tasmania) has provided participation numbers for the five council areas:

	2022	2020	2018	Projected participation
Total membership	709	Unknown	844	Mixed - Steady, increase and decline across the clubs

Existing facilities

There are four sailing clubs within the study area; Port Dalrymple Yacht Club, Deviot Sailing Club, Tamar Yacht Club and George Town Yacht Club.

Existing facility carrying capacity

Club accessibility for all abilities is generally poor across the facilities. Most do not have a wheelchair friendly venue (including access to toilets, change rooms, ramps, pontoons, and/or jetties). These issues are restricting the ability for the clubs and sport to be truly inclusive.

The current provision of facilities in the study area appears to be in line with membership numbers and subsequent demand for facilities.

State Sporting Association input

Australian Sailing (Tasmania) highlighted the ageing population coupled with the lack of volunteers/instructors to deliver training as the main barriers to participation in sailing.

Sailing clubs are generally welcoming of all water sports and activities. Increasing activity at each facility through encouraging complementary water sports such as canoeing and kayaking may assist in increasing club membership. To support this, there is a need for better storage facilities for small water craft.

Considerations

There is a need to be innovative in attracting new members and activity at the clubs within the study area.

Given the ageing population and the desire of clubs to be inclusive, there is a need for fully accessible facilities.

Recommendations

- □ undertake an accessibility audit of the facilities and prioritise the implementation of improvements
- determine the requirements of each club to cater for complementary water sports.

1 Ausplay 2022

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Northern Tasmania Sports Facility Plan



Softball participation

Softball is ranked the 13th highest sport participated in by Tasmanians for children and the 19th highest for adults in 2022¹.

Participation in softball at a national level is steady for both adults and children. At a state level, softball participation is very limited for children and increasing for adults. Tasmania Softball have provided membership data for the Northern Tasmanian Softball Association:

	2022	2021	2020	Projected participation
Total membership	142	99	104	Steady

Existing facilities

Churchill Park in Invermay is the sole softball facility within the study area. The facility is shared with baseball, with two diamonds. Softball primarily use Diamond 1.

Existing facility carrying capacity

The study area is well provided for in regards to the provision of softball (and baseball) facilities. While the preferred provision ratio of 1 diamond per 50,000 residents is not being met, given the very low club membership, there is no evidence to suggest that the current provision is not meeting the requirements of the study area.

Participation in the sport is relatively low at a national, state and local level. If the club can demonstrate consistent growth in membership, a 3rd diamond catering for baseball and softball may be required by 2036.

Considerations

Additional seating and shaded areas would enhance the facility.

Recommendations

- $\ \square$ work with baseball and softball to improve shared use of the facility
- ☐ install shaded seating for spectators.

1 Ausplay 2022



Squash participation

Squash is ranked the 15th highest sport participated in by Tasmanians for adults, and is not ranked for children given its limited participation in 2022¹.

Participation in squash at a national level is steady for adults, however, is negligible for children. At a state level, squash participation is very limited for children and increasing for adults. Two local clubs have provided membership data.

	2022	2021	2020	Projected participation
Junior	100	Not stated	Not stated	Increase
Senior	260	Not stated	Not stated	

Existing facilities

The study area has four known facilities that provide for squash; Meander Valley Performing Arts Centre, Westbury Indoor Sports Centre, Exeter Community Club and the Longford Community Sports Centre.

A dedicated squash facility is currently under construction in Deloraine.

At present, the existing facilities are unable to host State and inter-State tournaments.

A full list of facilities and their hierarchy by Local Government Area can be found within Appendix 2.

Existing facility carrying capacity

Existing facilities in Deloraine and Westbury are dated and do not meet current standards for the sport. These courts cannot be used for State and inter-State tournaments. The new facility being built in Deloraine will provide four new courts that are expected to be suitable to attract junior state development squads, senior state competitions and master competitions.

Considerations

Once the Deloraine facility has been built, the existing facilities in Deloraine and Westbury may become redundant.

Recommendations

- □ consider re-purposing the existing courts at the Meander Valley Performing Arts Centre following the completion of the new facility in Deloraine
- ☐ monitor the demand for the Westbury facility following the development of the new facility in Deloraine.

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¹ Ausplay 2022



Swimming participation

Swimming is the 4th overall sport and physical activity participated in by adults in Australia and the 2nd highest organised sport and physical activity for children in 2022¹.

Participation in swimming at a national level is increasing for both adults and children. At a state level, swimming is increasing for children and steady for adults. Swimming Tasmania have provided membership data for the Northern Clubs:

	2022	2021	2020	Projected participation
Total membership	493	Unknown	Unknown	Steady

Existing facilities

There are a number of swimming pools within the study area. The Cataract Gorge (First Basin) also provides informal swimming opportunities.

Local-level aquatic facilities include the Campbell Town Swimming Pool, Ross Swimming Pool, Cressy Swimming Pool, Deloraine Swimming Pool and Lilydale District Swimming Pool. The Riverside Aquatic Centre is a district-level facility.

There are two regional-level facilities - the George Town Swimming Pool and the Launceston Aquatic Centre. The George Town Swimming Pool has major upgrades planned to meet the needs of the George Town community. The existing outdoor 25m pool and water slide will be enhanced by the provision of an indoor 3 lane lap pool as well as an indoor therapy pool as well as gym and fitness centre.

Riverside Swim Centre pool is at the end of its useful life and is planned for upgrade in the near future in line with the West Tamar Aquatic Facility Strategy.

A full list of facilities and their hierarchy by Local Government Area can be found within Appendix 2.

Existing facility carrying capacity

The study area currently has an over-supply of facilities based on the preferred provision ratios of one 25m pool per 30,000-50,000 residents. This does not take into consideration the access requirements of residents living in small towns and villages away from population centres. When applying the additional benchmark of one 50m pool per 100,000 residents, minor shortfalls exist to 2036 (however still an over-supply in 25m pools).

Ausplay 2022

State Sporting Association input

Swimming Tasmania have identified that they are a growing sport and feel they have a lack of pool availability for lane hire.

Swimming Tasmania has a desire for a new 10 lane facility with even depth to enable Swimming Tasmania to bring national swim meets to the area.

Considerations

The planned upgrade of the George Town Swimming Pool will enhance the current provision of swimming facilities, and cater for the needs of the George Town community. Similarly, the Riverside Swim Centre upgrade will provide a modern aquatic and leisure facility.

The majority of the regions population has close access to the network of swimming pools and aquatic facilities.

Additionally, the minor deficiency in 50m pool by 2036 is more than catered for by the over-supply of 25m pools across the study area.

Peoples willingness to travel to access such facilities has been confirmed though the community survey, with some examples of respondents travelling up to 67km for swimming.

Whilst there may be some capacity issues for squad swimmers at the Launceston Aquatic Centre as identified by Swimming Tasmania, there needs to be a number of management and scheduling strategies implemented long before the development of a new facility to ensure the current facility's utilisation is maximised.

A number of private and commercial swimming pools exist within close proximity to the Launceston Aquatic Centre including at schools. Use of these facilities should be maximised by clubs in conjunction with Council facilities to ensure no unnecessary facilities are developed.

Aquatic facilities require significant initial capital expenditure and ongoing maintenance costs.

Recommendations

NC	Commendations
	with the exception of the planned upgrade to the George Town Swimming Pool and Riverside Swim Centre, no new aquatic facilities are recommended for the life of the Plan, to 2036
	continue to promote access to a range of aquatic facilities across the study area
	any approach by swimming Tasmania for a national standard facility in the Northern Tasmania region should include detailed discussion with Sport and Recreation Tasmania and relevant Councils to ensure the best location and facility scope is identified across the state
	if demonstrated demand for an additional facility exists in 2036, undertake an investigation into the feasibility of expanding an existing facility, including its possible enclosure.



Table Tennis participation

Table Tennis is ranked the 11th highest sport participated in by Tasmanians for children and the 17th highest for adults in 2022¹.

Participation in table tennis at a national level is increasing for both adults and children. At a state level, table tennis is negligible for children, and increasing for adults. Table Tennis Tasmania has provided membership data for the study area:

	2022	2021	2020	Projected participation
Total membership	134	99	66	Steady

Existing facilities

The study are has two known facilities that provide for table tennis - Elphin Sports Centre and the Meander Valley Performing Arts Centre.

Northern Tasmania Table Tennis has a desire to host a State-level competition once each year. Their current facility at Elphin Sports Centre cannot accommodate this.

Existing facility carrying capacity

Northern Tasmania Table Tennis (based at Elphin Sports Centre) has a desire for a facility with capacity to hold 10 tables in order to host a State competition (annually). However, the current facility cannot cater for this.

The Deloraine Table Tennis League operate out of the Meander Valley Performing Arts Centre. They have a desire to remove benches along the wall to allow them to fit in one more court (making 9 in total). This would allow the club to run two extra social teams each week. It is noted that other hall users need the existing benches to undertake their activities.

Considerations

Table tennis tables permanently set-up at Elphin Sports Centre take up valuable court space that could otherwise be booked for basketball (juniors or training), netball and other community sports with large membership bases.

The former YMCA facility in Launceston has the potential to accommodate table tennis as an alternate venue to Elphin Sports Centre.

Recommendations

- ☐ relocate table tennis from Elphin Sports Centre with a view of having tables that can be packed up when not in use, to allow more equitable use of the space
- □ initiate discussions with all users of the Meander Valley Performing Arts Centre to determine the need for fixed benches (and the possibility of the Table Tennis League fitting in an additional court).

¹ Ausplay 2022



Touch Football participation

Touch football is ranked 16th within the top 20 organised sport and physical activities participated in by adults and children in Australia in 2022¹.

Participation in touch football at a national level is steady for both adults and children. At a state level, touch football is steady for children, and decreasing for adults. One local club provided membership data for the study area:

	2022	2021	2020	Projected participation
Junior	0	0	0	Steady
Senior	Not stated	40	20	

Existing facilities

The study are has two known facilities that provide for touch football - Prospect Vale Park and the George Town Sports Complex.

Existing facility carrying capacity

The George Town Giants use the George Town Sports Complex for training and Prospect Vale Park for games. The club find the distance required to travel to Prospect Vale Park to play is a barrier.

Across the study area, the provision of facilities for touch football appears to reflect demand for the sport.

Considerations

George Town is geographically isolated from much if the study area and has a small population catchment. It would be difficult to run a successful touch football competition in this locality.

Recommendation

☐ monitor demand for touch football facilities based on participation in the sport and population growth.

Ausplay 2022



Tennis participation

Tennis is ranked 10th in the top sports and physical activities participated in by Australian adults in 2022¹ and 8th for children.

Participation in tennis at a national level is increasing for adults and decreasing for children. At a state level, tennis is increasing for children and steady for adults. Six local clubs provided membership data for the study area, with combined membership totals displayed in the table below.

	2022	2021	2020	Projected participation
Junior	598	440	284	Increase, steady
Senior	459	551	344	

Existing facilities

The study area is well provided for in tennis, with 63 tennis courts. Provision includes a wide range of facilities from unlocked, free-to-play shared courts to regional-level facilities with multiple courts.

- ☐ the Hadspen Recreation Ground provides a multi-purpose court classified as active recreation.
- □ local-level facilities include Campbell Town War Memorial Oval Precinct, Perth Tennis Club, Evandale Tennis Club, Westbury Tennis Club, Whitemore Recreation Ground, Carrick Memorial Recreation Ground, Royal Park, Hillwood Oval, Weymouth Tennis Courts, Bellingham Sports Oval, Beechford Recreation Area, Beaconsfield Tennis Centre, Pipers Rivers Recreation Ground, Pipers Brook Tennis Courts (not in use), Karoola Recreation Ground and Myrtle Park Recreation Ground.
- □ district-level facilities include Deloraine Tennis Courts, George Town Sports Complex (not in use) and Riverside Centre.
- □ the study area has one regional-level facility the Regional Tennis Centre (Tennis World) that provides 11 courts (2 clay courts and 9 hard courts).

A full list of facilities and their hierarchy by Local Government Area can be found within Appendix 2.



Existing facility carrying capacity

The study area currently has an over-supply of courts based on the preferred provision ratio of 1 court per 2,500 residents. There are currently 63 courts compared to the required 55 in 2022. Even considering the predicted population growth within the study area, there will still be an over-supply of 2 courts in 2036.

The Karoola Tennis court is in poor condition and has no evidence of current usage.

The Royal Park courts require re-surfacing and repairs to the fence. Use of the courts are unclear. Given the proximity to Tennis World and the good condition of these courts, consideration needs to be given to removal of these courts. This would allow the Rugby Union Club to expand their facilities, or provide a small warm up area.

Trevallyn Park has some tennis courts that are in dis-repair. The club is currently renewing two courts and improving lighting and fencing.

Bluegum Park in Launceston is an informal tennis facility in poor condition and poses a significant safety risk considering its location and complete lack of surveillance.

The George Town tennis courts are in poor condition and require resurfacing. The George Town Sports Complex Master Plan recommends the combination of netball and tennis courts in an upgraded facility. The netball courts are in good condition. The tennis courts are currently not in use and it is recommended that the facilities remain separate for the benefit of both sports.

Local club input

- ☐ Beaconsfield Tennis Club has identified the need to undertake a surface clean of their hard court to improve safety and lighting to increase hours of use. Their fence is also in need of replacement. Additionally, improved all abilities access to courts and the clubroom via a wider gate and a ramp is required
- ☐ Longford Tennis Club has noted the need for repairing surface cracks and court resurfacing to ensure the safety of the courts. The club has a desire for improved lighting, with the existing lights ageing and providing varying levels across the courts. Additionally, the club have requested a hitting wall to enhance training facilities
- □ Perth Tennis Club has identified the need for the development of a club room, toilet facilities and shaded area for players. The court surfaces are in poor condition and in need of re-surfacing
- □ Riverside Tennis Club has identified that 2 of their 4 courts need replacing. The club has a desire for an additional two courts but expanding is difficult as the facility is land locked. The club feel their growth is restricted by the size of their facility. The Club reports being near to capacity and unable to grow without additional courts



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- ☐ Tennis Australia (Tennis World Launceston) has identified the need to upgrade their clubhouse including bathrooms and storage. The lighting is at the end of its useful life and courts require resurfacing
- ☐ Whitemore Tennis Club has highlighted a number of concerns with their facility, including cracks in the courts and a lack of shade and seating.

Considerations

There is an over-supply of courts within the study area.

A number of courts are ageing and in poor condition, with little evidence of use.

A number of clubs have identified the need for major court improvements, clubhouse development or upgrade and lighting. There needs to be a holistic planning process to understand the demand for these items as well as prioritisation.

Recommendations

- undertake a tennis network plan to identify the needs of each club in line with participation, and prioritise actions across the study area to ensure a fair and equitable approach
- ☐ master plan the greater Trevallyn Park site and review management structure
- ☐ rationalise the Karoola Tennis court due to its poor condition and lack of use
- ☐ rationalise the Royal Park tennis courts given their poor condition and close proximity to Tennis World
- □ Divest Bluegum Park court (City of Launceston) and discourage future use for community safety. This venue is a passive recreation/bushland area and should continue to provide this function only
- □ undertake an accessibility audit of the Beaconsfield Tennis clubhouse and make recommendations for improvement.





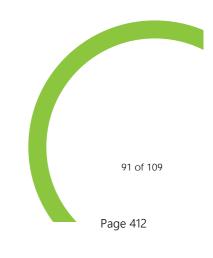
Sport and recreation prioritisation tool

To assist the working group and subsequently each council to prioritise the recommendations for their annual capital works budgets, a set of criteria have been developed. This criteria will allow the project working group to standardised the process for prioritising its open space capital works, while being transparent and equitable in its decision making.

Each project is scored out of 100, with some factors having higher weight than others.

Table 22: Sport and recreation prioritisation tool

	Factor	Description	Score
Planning	Planning tool	Priority should be given to projects that have been identified through the Northern Tasmania Sports Facility Plan 2023 and demonstrate strategic importance at either a local, district or regional level	/10
	Growth areas	Priority focus should be on supporting facilities within growth areas. This helps to ensure that there are facilities in growth areas that support the community at a local level	/5
	Club management	For sportsgrounds and courts, priority should go to facilities that are managed in an efficient and effective way. As most facilities are leased/licenced, a condition of the lease/licence agreement should be that clubs have a management plan that incorporates asset management, financial management, club development and capital works planning	/5
	Sub total		/20
Asset Management	Asset condition	Priority should go towards projects that are improving an asset. Capital works should not be used to repair facilities, which should be undertaken through a maintenance program associated with the facility (either lessee or Council) or be indicated in an asset renewal schedule	/5
	Safety	While capital works should not be primarily used for funding safety aspects, safety and risk remain critical issues for Council	/5
	Sub total		/10
Function	Capacity	Priority should be given to projects that will cater for increased participation in recreation, physical activity or sport	/10
	Access	Priority should be given to facilities that cater for more than one sport or activity. Any leases/licenced facilities that have only one user group or club should be encouraged to share facilities if possible. Priority should also be given to community access as well as the clubs	/10
	Function	Priority should be given to projects where there is a demonstrated need within the community. Funding should also target projects that are appropriate for the type of open space. There is a strong need for a variety of facilities to serve all areas of the community. A project at one site should not impact on the ongoing use of another facility and preference away from projects where needs are already being met elsewhere within its catchment	/10
	Social impact	Priority should go to those projects that are targeting growth or emerging recreation activities and/or sports. Clubs or activities with limited or declining participation will need to look at the reasons why and address these issues to achieve a higher priority	/10
	Sub total		/40





Key recommendations and action plan

Key plan recommendations

Implementation of the recommendations outlined in this Plan will require strong leadership, appropriate resources from NTDC, councils and other funding partners, as well as a commitment to making some difficult decisions.

While this Plan presents a key guiding vision for the NTDC and councils (and the community), the overlaying issue will be the capacity to fund it. Exact individual project timing will be dependent on the availability of necessary funding (be it from local clubs, council, State or Federal Governments).

Priorities are assigned for each action. A high recommendation should be undertaken as soon as resources allow while medium (in the next 5-10 years) and low priorities (in the next 10-15 years) are not as urgent. Indicative costs are provided for the total project cost (not necessarily an individual council's financial burden). More detailed costing should be undertaken for each project as its nears commencement.

Table 23: Strategic priorities

Ref	Recommendation	Priority	LGA	Responsibility
Strategi	c priorities			
1.1	The current working group has proven successful and should be maintained in order to oversee the management and monitoring of the Sports Facility Plan and its implementation	High	All	Project team and NTDC
1.2	Continue to pursue strategic investment opportunities including acquisitions that deliver on the recommendations of the Plan, particularly those that build on and expand existing sport and active recreation facilities	High	All	Councils, project team and NTDC
1.3	Pursue partnerships with schools and education providers for joint use of sports facilities	High	All	Councils, project team and NTDC
1.4	Considering the high participation rates, undertake a demand study for informal active sport to better understand the communities need	High	All	Councils, project team and NTDC
1.5	Seek to promote the use of existing sport and active recreation facilities across the region through marketing and awareness and programming with a focus on social, unstructured and emerging activities	High	All	Councils, project team and NTDC

Table 24: Sport-specific recommendations

Ref	Recommendation	Priority	LGA	Responsibility	Indicative cost
AFL					
2.1	Continue to pursue strategic investment opportunities including acquisitions, that deliver on the recommendations of the Plan, particularly those that build on and expand existing AFL facilities	High	All	Councils and project team	Nil
2.2	Develop training areas to support existing one-oval facilities where possible, including Bridgenorth Recreation Ground, Rocherlea Recreation Ground and Longford Recreation Ground	High	All	WT, CoL and NM	Not costed
2.3	Deloraine Recreation Ground - redevelopment at the showground/race track could provide opportunity for a multi-oval facility	Med	MV	MV	\$30,000 Concept plan
2.4	Exeter Showgrounds (private) - currently has 2 ovals catering for cricket and Mini League/Auskick. This facility could be formalised in partnership with council to provide for AFL	Low	WT	WT and Exeter Showgrounds	Not costed
2.5	Investigate the development of at least two new multi-oval facilities in key locations close to population centres i.e. the Legana Structure Plan Growth Area and the growth area in the vicinity of St Leonards	Med	All	WT and CoL	Land not costed \$3million each
2.6	Lilydale Recreation Ground requires an upgrade to the entrance road and installation of spectator shade	Low	CoL	CoL	\$50,000
2.7	City of Launceston to complete the master planning process for the NTCA precinct with the NTCA Facilities Management Group	High	CoL	CoL and NTCA	Underway

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Ref	Recommendation	Priority	LGA	Responsibility	Indicative cost
2.8	Implement the Perth Recreation Precinct Master Plan	Med	NMC	NMC	As costed
Athletics		'			
3.1	Investigate inclusion of Little Athletics training facilities at the George Town Sports Complex re-development	Low	GT	GT	Nil
3.2	Undertake a master plan of the St Leonards Sports Complex to determine the future needs of all users (athletics, hockey, BMX and croquet), including potential upgrade of the building, toilets and in-field area	High	CoL	CoL, Hockey, Athletics, Croquet, BMX	\$80,000
3.3	In line with the outcomes of the master planning process, prioritise the facility upgrades at the Northern Athletics Centre	High	CoL	CoL and Northern Athletics Centre	To be costed by the master plan
3.4	Promote the availability of the centre of St Leonards track for use by winter sport to train	Med	CoL	CoL and Northern Athletics Centre	Nil
3.5	Monitor the demand for additional athletics facilities based on the growth of the sport (and population growth)	Low	All	Councils and working group	Nil
Badminto	n				
4.1	Assess the suitability of the Deloraine Community Complex to continue to provide for badminton	Med	MV	MV	Nil
Baseball		'			
5.1	Work with Baseball and Softball to improve shared use of the facility	High	CoL	CoL	Nil
5.2	Install shaded seating for spectators	High	CoL	CoL and Launceston Baseball League	\$70,000
Basketba	II	<u>'</u>			
6.1	Support the progression of the Northern Suburbs Community Recreation Hub concept plans in providing indoor courts	High	CoL	CoL and working group	Nil
6.2	Continue to pursue strategic investment opportunities including acquisitions, that deliver on the recommendations of the Plan, particularly those that build on and expand existing indoor facilities	High	All	Councils, working group and NTDC	Nil
6.3	Identify a suitable location for the development of a future multi-court indoor facility to meet the growing needs of basketball	High	All	Councils and working group	Nil
6.4	Plan for the duplication of the Longford Community Sports Centre	Med	NM	NM	\$1,500,000
BMX					
7.1	Undertake a master plan the St Leonard Sports precinct including BMX, hockey, athletics and croquet to determine the future needs of the facilities, including potential upgrade of the building, toilets and in-field area	High	CoL	CoL, Hockey, Athletics, Croquet, BMX	Costed in 3.2
7.2	Consider ancillary facility upgrades for the Launceston BMX Club including the provision of spectator viewing and improved lighting	Med	CoL	CoL and Launceston BMX Club	\$110,000
7.3	Monitor the demand for additional BMX facilities in line with population growth	Low	All	Councils and working group	Nil
7.4	Consider the development of pump tracks within the Northern Midlands and City of Launceston to enhance the provision of active recreation across the study area	Med	CoL NM	CoL NM	Nil
Cricket					
8.1	Continue to pursue strategic investment opportunities including acquisitions, that deliver on the recommendations of the Plan, particularly those that build on and expand existing cricket facilities	High	All	Councils, working group and NTDC	Nil
8.2	Develop multiple-oval facilities to enhance capacity and reduce pressure on playing surfaces - potential for Deloraine Recreation Ground (Racecourse)	Med	MV	MV	Not costed
8.3	City of Launceston to complete the master planning of the NTCA precinct with the NTCA Facilities Management Group	High	CoL	COL and NTCA	Underway
8.4	Formalise the use of Dover Reserve, Newstead Reserve and Charlton Reserve for training to take the pressure off other venues	Med	CoL	CoL	\$60,000 irrigation
8.5	Confirm the use of Lebrina Recreation Ground, Karoola Recreation Ground and Bellingham Sports Oval for cricket	Med	CoL	CoL	Nil
8.6	Upgrade the clubroom and change facilities at Ross Recreation Ground to cater for its increased use	Med	NM	NM and Veterans Cricket Tasmania	\$100,000
8.7	Undertake a Master Plan and Facility Management Review of Trevallyn Park (cricket, tennis and lawn bowls) including car parking and circulation	Low	CoL	CoL	\$45,000

Ref	Recommendation	Priority	LGA	Responsibility	Indicative cost
Croquet					
9.1	The East Launceston Croquet Club and City of Launceston to work together in undertaking an accessibility audit and developing a preferred site layout for the future of the facility, which includes the needs of the East Launceston Bowling Club	Med	CoL	CoL, East Launceston Bowling Club and East Launceston Croquet Club	\$15,000
9.2	Investigate the feasibility of converting the disused tennis courts at East Launceston Croquet Club to a shared facility between croquet and bowls	Low	CoL	CoL and East Launceston Croquet Club	Not costed
9.3	As part of the master planning process of the St Leonards Sports Complex (athletics, hockey, BMX and croquet), include the Northern Tasmania Croquet Centre and work with clubs to implement facility sharing	Med	CoL	CoL and Northern Tasmania Croquet Centre	Costed in 3.2
Cycling					
10.1	Continue to monitor demand for off-road cycling and additional facilities across the study area in line with population growth and demand for the sport	High	All	Councils and working group	Nil
10.2	Program the replacement of the George Town fence and spectator shelters, as well as improvements to the track surface	High	GT	GT and Northern Vets Cycling Club	\$170,000
Equestria	in				
11.1	Investigate the demand for cricket at the Lebrina and Karoola Recreation Grounds. If there is no demand for cricket, there is the potential for equestrian uses to expand	Med	CoL	CoL	Nil
11.2	Investigate the potential for Edinburgh Park to be expanded to include an expanded outdoor arena and covered yards	Med	WT	WT and Edinburgh Park	Nil
11.3	Equestrian Tasmania in conjunction with the clubs located within Northern Tasmania, undertake a strategic review of their facilities in the north	High	All	Equestrian Tasmania and clubs	Nil
11.4	Support the Longford Racecourse Master Plan's proposed equestrian precinct development	High	NM	NM and Tasracing	Nil
Football (soccer)				
12.1	Continue to pursue strategic investment opportunities including acquisitions, that deliver on the recommendations of the Plan, particularly those that build on and expand existing football facilities	High	All	Councils, working group and NTDC	Nil
12.2	Investigate suitable land for the development of a new multi-field facility for football within the study area. There is potential for this facility to be located within the growth area near to St Leonards or Legana. The development of a synthetic pitch should be considered at this location	High	CoL WT	CoL, WT, working group and Football Tasmania	Not costed
12.3	City of Launceston to complete the master planning process of the NTCA precinct with the NTCA Facilities Management Group	High	CoL	CoL and NTCA	Underway
12.4	Master plan the greater NTCA/Elphin Indoor Sports/Tennis World precinct to improve car parking, access, circulation, rationalise some uses and provide opportunities to expand uses where practical	High	CoL	CoL and Elphin	Underway
12.5	Upgrade the West Launceston Community Park to provide an additional training facility for Football. Lighting and field upgrade would be required in the first instance, with future upgrades to the existing public toilets	Low	CoL	CoL	\$130,000 for lights and irrigation
12.6	Encourage the use of Carrick Recreation Ground as a training venue for soccer and other sports	High	All	MV	Nil
12.7	Investigate the need for a football field within the north of the Northern Midlands LGA	Med	NM	NM	Nil
Gymnasti	ics				
13.1	Support the progression of the Northern Suburbs Community Recreation Hub concept plans in potentially providing shared use of an indoor facility	High	CoL	Councils and working group	Nil
13.2	Monitor demand for gymnastics within the study area and support clubs in seeking access to existing indoor venues where appropriate	Low	All	Councils and working group	Nil
Hockey					
14.1	Undertake a master plan of the St Leonards Sports Complex including hockey, athletics, BMX and croquet to determine the future needs of all facilities	High	CoL	CoL, Hockey, Athletics, Croquet, BMX	Costed in 3.2
14.2	In line with the outcomes of the master planning process, prioritise the facility upgrades at the northern Hockey Centre	Med	CoL	CoL and Hockey Tasmania	To be costed by the master plan
14.3	Monitor demand in line with future participation patterns and population growth	Low	All	Councils and working group	Nil

tocassing on the Dity of Laurociston) to determine the viaility of the existing clubs and determine a future opport or digrafters, consolidation and potential divestment. 15.2 Master Plan the greater Trevallyn Park site 16.1 Support existing and emerging clubs in finding suitable venues within the study area. Low All Councils and working group Netball 17.1 Continue to pursue strategic investment apportunities including acquisitions, that deliver on the recommendations of the Plan, particularly those that bould on and expland existing of probabilishment of the Northern Suburbs Community Hub and the provision of the Plan, particularly those that bould on and of the Northern Suburbs Community Hub and the provision of four declarated indoor netball courts as part of the Northern Suburbs Community Hub and the provision of four declarated indoor courts for netball courts as part of the Northern Suburbs Community Hub and the provision of four declarated indoor courts for netball, there is a need to undertake furthern available in the defended for deditional indoor courts for netball courts are part of four declarated indoor courts for netball, there is a need to undertake furthern available in the defended for deditional indoor courts for netball, there is a need to undertake furthern available in the defended for deditional indoor courts for netball, there is a need to undertake furthern available in the defended for deditional indoor courts for netball courts are supported to the regular games in the defended for deditional indoor courts for netball courts are supported to regular games in the defended for deditional indoor courts for netball courts are supported to regular games in the defended for deditional indoor courts for netball games in the Northern Tansmania Netball Centre to allow oncess for meetings and functions. 17.5 Develop a shared clubhouse facility at the Northern Tansmania Netball Centre to allow oncess for meetings and functions. 17.8 Pan for the duplication of the Longford Community Sports	Ref	Recommendation	Priority	LGA	Responsibility	Indicative cost
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Netball	15.2	Master Plan the greater Trevallyn Park site	Med	CoL	Park Improvement	As costed in 8.8
Note	Martial Art	ts				
17.1 Continue to pursue strategic investment opportunities including acquisitions, that deliver on the recommendations of the Plan, particularly those that build on and expande desting nebtal ficilities		Support existing and emerging clubs in finding suitable venues within the study area	Low	All	1	Nil
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Tasmania Netball Centre Tasmania Netball Centre Develop a shared clubhouse facility at the Northern Tasmania Netball Centre to allow club access for meetings and functions Tasmania Netball Council Saurounds Saurou	17.4	· · · · · · · · · · · · · · · · · · ·	High	CoL	Netball Tasmania	Nil
club access for meetings and functions club access for meetings and functions line li	17.5		High	CoL	CoL and NTNA	\$300,000
Surrounds Surrounds Town Saints Nethall Club	17.6		Med	CoL	CoL and NTNA	\$1,500,000
Roller Derby 18.1 Investigate the use of the former Launceston PCYC for training Med CoL CoL and Roller Derby 18.2 Upgrade the flooring of the Westbury Sports Centre Med All MV \$30.0 Rugby Union 19.1 Support the plans for the upgrade of the Launceston Rugby Union change rooms Med CoL CoL and Launceston Rugby Union Club Club and CoL CoL and Launceston Rugby Union Club Club and CoL CoL and Launceston Rugby Union Club CoL and Councils, working group and sailing clubs 20.2 Determine the requirements of each club to cater for complementary water sports Med All Councils, working group and sailing clubs Softball 21.1 Work with baseball and softball to improve shared use of the facility Low CoL CoL and clubs 21.2 Install shaded seating for spectators High CoL CoL and Cothern Tasmania Softball Assoc Squash 22.1 Consider re-purposing the existing squash courts at the Meander Valley Performing Arts Centre following the completion of the new facility in Deloraine Low MV MV MV Not cost affective the completion of the new facility in Deloraine Low MV MV MV	17.7	, , , , , , , , , , , , , , , , , , , ,	Med	GT	Town Saints	\$300,000
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Derby Derby	Roller Der	by				
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20.1 Undertake an accessibility audit of the facilities and prioritise the implementation of improvements 20.2 Determine the requirements of each club to cater for complementary water sports Softball 21.1 Work with baseball and softball to improve shared use of the facility 21.2 Install shaded seating for spectators High CoL CoL and Northern Tasmania Softball Assoc Squash 22.1 Consider re-purposing the existing squash courts at the Meander Valley Performing Arts Centre following the completion of the new facility in Deloraine Low MV MV Not cos Med All Councils, working group and sailing clubs Councils, workin	19.2		Med	CoL	Launceston Rugby	Nil
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21.2 Install shaded seating for spectators High CoL CoL and Northern Tasmania Softball Assoc Squash 22.1 Consider re-purposing the existing squash courts at the Meander Valley Performing Arts Centre following the completion of the new facility in Deloraine Low MV MV Not cos MV	Softball					
Squash 22.1 Consider re-purposing the existing squash courts at the Meander Valley Performing Arts Centre following the completion of the new facility in Deloraine 22.2 Monitor the demand for the Westbury facility following the development of the new facility in Deloraine Tasmania Softball Assoc MV MV MV Not cost	21.1	Work with baseball and softball to improve shared use of the facility	Low	CoL	CoL and clubs	Nil
22.1 Consider re-purposing the existing squash courts at the Meander Valley Performing Arts Centre following the completion of the new facility in Deloraine 22.2 Monitor the demand for the Westbury facility following the development of the new facility in Deloraine Low MV MV MV MV	21.2	Install shaded seating for spectators	High	CoL	Tasmania Softball	Costed in 5.2
Arts Centre following the completion of the new facility in Deloraine 22.2 Monitor the demand for the Westbury facility following the development of the new facility in Deloraine Low MV MV	Squash					
facility in Deloraine	22.1		Low	MV	MV	Not costed
Swimming	22.2	, , , , , , , , , , , , , , , , , , , ,	Low	MV	MV	Nil
	Swimming					
23.1 Continue to promote access to a range of aquatic facilities across the study area High All Councils and working group	23.1	Continue to promote access to a range of aquatic facilities across the study area	High	All		Nil

Ref	Recommendation	Priority	LGA	Responsibility	Indicative cost
23.2	Any approach by swimming Tasmania for a national standard facility in the Northern Tasmania region should include detailed discussion with Sport and Recreation Tasmania and relevant Councils to ensure the best location and facility scope is identified across the state	Low	All	Councils and working group	Nil
23.3	If demonstrated demand for an additional facility exists in 2036, undertake an investigation into the feasibility of expanding an existing facility, including its possible enclosure	Low	All	Councils and working group	\$80,000
Table Te	nnis				
24.1	Initiate discussions with all users of the Meander Valley Performing Arts Centre to determine the need for fixed benches and the possibility of the Table Tennis League to fin in their additional court	High	MV	MV, MVPAC users	Nil
Touch Fo	otball				
25.1	Monitor the demand for touch football facilities based on the demand for the sport and population growth	Low	All	Councils and working group	Nil
Tennis					
26.1	Undertake a tennis network plan to identify the needs of each club in line with participation, and prioritise actions across the study area to ensure a fair and equitable approach	Med	All	Councils and working group	\$50,000
26.2	Master Plan the greater Trevallyn Park site and review management structure	Med	CoL	CoL and Trevallyn Park Improvement Assoc	As costed in 8.8
26.3	Rationalise the Karoola Tennis court due to its poor condition and lack of use	High	CoL	CoL	\$5,000
26.4	Rationalise the Royal Park tennis courts given their poor condition and close proximity to Tennis World	Med	CoL	CoL	\$5,000
26.5	Divest Bluegum Park court (CoL) and discourage future use for community safety	High	CoL	CoL	\$5,000
26.6	Undertake an accessibility audit of the Beaconsfield Tennis clubhouse and make recommendations for improvement	High	WT	WT and Beaconsfield Tennis Club	\$3,000





Background

The following pages present desired facility provision standards for the key sports at two levels - district and regional. Councils will continue to be a key driver in the development of district-level facilities (largely through developer contributions and grants) and will strive to develop facilities according to the district-level provision standards. However, the development of regional-level facilities will require a collaborative approach where facilities may need to be staged in order to ultimately meet the regional-level provision standards. User groups and state (and national) sporting organisations will be expected to contribute to the development of these high-level facilities.

AFL¹ and cricket²

Playing surface considerations

Facility component	District	Regional
Playing field (includes 5m run- off)	AFL - Preferred 175m x 145m, Minimum 145m x 120m Cricket - Preferred 60m radius, Minimum 50m radius	AFL - Minimum 175m x 140m Cricket - Preferred 70m radius, minimum 65m radius
Orientation	North-south	North-south
Drainage (outside fencing)	Basic	Comprehensive system
Irrigation	Automated system	Automated system
Sight screens	n/a	One at each end of the main field
Number of ovals	Minimum 2	Minimum 1, 2 recommended and 3 desirable

Associated infrastructure considerations

Facility component	District	Regional			
Pavilion	see Appendix 2				
Ball protection fencing	Required if goals are within 10m of car parking, roads, buildings or footpaths				
Car parking	Off-street minimum 57 cars per oval	Off-street minimum 57 cars per oval			
Cricket practice nets	2 synthetic practice nets per oval	Minimum 2 synthetic practice nets per oval (consideration of turf practice nets as an alternative or additional option)			
Cricket wicket - turf	22.56m x 3.05m (5-6 pitches). Turf wickets require club contribution and require junior use	22.56m x 3.05m (8-10 pitches). Turf wickets require club contribution			
Cricket wicket - synthetic	28m x 2.8m				
Drinking fountains	2 per oval				
Fencing	Vehicle and pedestrian fencing around the facility	Vehicle and pedestrian fencing around the facility			
Goal posts	☐ Goals posts - 10m out of ground	☐ Goals posts - 12m out of ground			
	☐ Point posts - 6.5m out of ground	☐ Point posts - 8m out of ground			
Oval fencing	Post and rail fencing around each oval	Cyclone wire mesh infill			
Park furniture	6 bench seats per oval				
Player shelter	2 fixed shelters on western side of oval (8 seat capac	ity)			
Playspace	Local-level play node	Local-level play node			
Public toilets	Externally accessible at the pavilion	Externally accessible at the pavilion			
Rubbish bins	Minimum 1200 litres per oval	2400 litres for main oval, 960 litres for secondary ovals			
Scoreboard	Scoreboard stand provided. Minimum 2m high and 2.6m wide	Elevated manual scoreboard with scorer's room. Storage below			
Shade	Consider spectator shade in key gathering areas				
Sportsfield lighting	Ovals lit to training standard with capacity to expand the main oval to competition standard	Competition standard lighting on at least one oval, other ovals lit to training standard with capacity to expand to competition standard			

¹ Desired standards are based on AFL Preferred Facility Guidelines, August 2012. Council's 'district' facility is 'local' in the AFL Guidelines. Council's 'regional' in the AFL guidelines 'regional' in the AFL guidelines Desired standards are based on Cricket Australia's (CA) Community Cricket Facility Guidelines, September 2015. Council's 'district' is 'club (home)' in the CA Guidelines. Council's 'regional' is 'Premier/Regional' in the CA guidelines.

Athletics

Playing area considerations

Facility component	District	Regional
Orientation	North-south	
Track surface	Permanent synthetic track of 400m circumference with minimum 8 lanes, and 10 front straight lanes for 110m hurdles events. (Construction in accordance with guidelines as outlined in IAAF Track and Field Facilities Manual)	Permanent synthetic track of 400m circumference with minimum 8 lanes, and 10 lanes in front and back straights for 110m hurdles events. (Construction in accordance with guidelines as outlined in IAAF Track and Field Facilities Manual)
Steeplechase	Permanent water jump (inside or outside the track)	Permanent water jump (inside or outside the track)
Combined discus/ hammer cage	Minimum of 1 permanent combined throwing cage	2 permanent combined throwing cages
Shot put circle	Minimum of 2 permanent throwing circles	Up to 3 permanent throwing circles
Javelin	Minimum of 1 synthetic approach	2 synthetic approaches
High jump	Minimum of 1 synthetic 'D'	2 synthetic 'Ds'
Long/triple jump	2 double-ended synthetic approaches with pits	Up to 4 double-ended synthetic approaches with pits
Pole vault	Minimum of 1 synthetic approach (across 'D' with vaulting box)	2 synthetic approaches with vaulting box (across 'D' and in one of the straights)
Irrigation	Automated system	Automated system

Facility component	District	Regional
Pavilion	see Appendix 2	
Car parking	Assessment require for the site	Assessment required for the site
Drinking fountain	Minimum of 2	Minimum of 4
Fencing	Vehicle and pedestrian fencing around the facility	Vehicle and pedestrian fencing around the facility
Park furniture	6 bench seats	Minimum of 8 bench seats
Playspace	Local-level play node	Local- to district-level play node
Public toilets	Externally accessible at the pavilion	At the pavilion (and potential for additional standalone)
Rubbish bins	Minimum 1200 litres	Minimum 2400 litres
Shade	Consider spectator shade in key gathering areas	
Sportsfield lighting	Lighting to recreation and training standard	Lighting to club competition
Storage shed	75m ² (minimum)	100m² (minimum)

¹ Based on IAAF Track and Field Facilities Manual 2008 guidelines

Baseball¹ and softball

Playing surface considerations

Facility component	District	Regional					
Size	Baseball - 98m along foul lines and 114m to centre of	Baseball - 98m along foul lines and 114m to centre outfield from home plate					
	Softball - 83.82m radius from home plate						
Backnet	Permanent backnet for 2 diamonds (minimum)	Permanent backnet for 2 diamonds (minimum) with at least one having fencing extensions between home plate and first base and home plate and third base					
Outfield fencing	Full outfield fencing (portable)	Full outfield fencing (portable or permanent)					
Number of fields	Minimum of two full-size diamonds with no outfield overlaps						
Infield	Grass with skinned running tracks	Grass (or skinned) with skinned running tracks					
Outfield	Grass surface with automated irrigation and quality drainage						

Associated infrastructure considerations

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Facility component	District	Regional				
Pavilion	see Appendix 2					
Car parking	Off street minimum 36 cars per diamond					
Drinking fountain	1 per diamond					
Fencing	Vehicle and pedestrian fencing around the facility	Vehicle and pedestrian fencing around the facility				
Park furniture	4 bench seats per diamond					
Player dugouts	Permanent dug outs for 2 fields minimum (located along run to first base and run to home plate)					
Playspace	Local-level play node					
Public toilets	Externally accessible at the pavilion					
Rubbish bins	720 litres per oval					
Scoreboard	Scoreboard stand provided. Minimum 2m high and 2.6m wide					
Shade	Consider spectator shade in key gathering areas between diamonds					
Sportsfield lighting	Diamonds lit to training standard with capacity to expand the main diamond to competition standard	Competition standard lighting on at least one diamond, other diamonds lit to training standard with capacity to expand to competition standard				

Desired standards are based on Baseball Victoria Regulations for New Baseball Fields (October 2014)

Basketball

Playing surface considerations

Facility component	District	Regional
Size	Playing surface 28m x 15m with at least a 2m run-off from the court to any obstructions	
Surface	Hard, flat surface, usually timber	

Football (soccer)¹

Playing surface considerations

Facility component	District	Regional
Size (playing area and run- off)	Minimum 106m x 66m. Preferred 111m x 74m	
Orientation	North-south	
Drainage	Basic	Comprehensive system
Irrigation	Automated system	
Number of fields	Minimum 3 fields	Minimum 4 fields
Surface	Majority turf, consider demand for synthetic	

Associated infrastructure considerations

Facility component	District	Regional
Pavilion	see Appendix 2	
Ball protection fencing	Required if goals are within 10m of car parking, roads	, buildings or footpaths
Car parking	Off street minimum 40 cars per field	Preference for 200 car parks within 400m of the ground (minimum 40 cars per field)
Drinking fountain	1 per field	
Fencing	Vehicle and pedestrian fencing around the facility (spectator fencing around each field)	
Goals	Permanent and semi permanent goals must conform to Australian Standard AS 4866.1-2007 - Playing field equipment- Soccer goals Part 1: Safety aspects and be properly installed and secured. Moveable goals must be complaint with the Australian Competition and Consumer Commissions Consumer Protection notice no28. of 2010	
Park furniture	4 bench seats per field	
Pitch fencing	Post and rail preferred	Post and rail with chain mesh infill
Player shelters	2 shelters on western side of field (5-seat capacity)	2 shelters on western side of field (8-seat capacity)
Playspace	Local-level play node	
Public toilets	Externally accessible at the pavilion	
Rubbish bins	720 litres per field	1440 litres for main field and 720 litres for additional fields
Scoreboard	Scoreboard stand provided. Minimum 2m high and 2.6m wide	Elevated manual scoreboard on main field
Shade	Consider spectator shade in key gathering areas	
Sportsfield lighting	At least two fields lit to training standard with capacity to expand the main field to competition standard	Competition standard lighting on at least one field, other fields lit to training standard with capacity to expand to competition standard

Desired standards are based on Football Federation Victoria (FFV) 2014 Rules of Competi<mark>tion.</mark> Council's 'District' is 'Class D' in the FFV Guidelines. Council's 'Regional' is 'Class B' in the FFV guidelines.

Hockey¹ and Lacrosse

Playing surface considerations

Facility component	District	Regional
Size	Hockey - 101.44m x 63m (inclusive of run-offs)	
	Lacrosse - 108.58m x 62.86m (inclusive of run-offs)	
Orientation	North-south	
Field surface	Synthetic turf	
Number of fields	Minimum one pitch with capacity to expand to two	Minimum two pitches

Facility component	District	Regional
Pavilion	see Appendix 2	
Ball protection fencing	Required if goals are within 10m of car parking, roads, buildings or footpaths	
Car parking	Off street minimum 30 cars per pitch	
Drinking fountain	1 per pitch	
Fencing	Vehicle and pedestrian fencing around the facility	
Park furniture	4 bench seats per pitch	
Player shelters	2 shelters per pitch (6-seat capacity)	
Playspace	Local-level play node	
Public toilets	Externally accessible at the pavilion	
Rubbish bins	720 litres per oval	
Scoreboard	Scoreboard stand provided. Minimum 2m high and 2.6m wide	
Shade	Consider spectator shade in key gathering areas	
Sportsfield lighting	At least one pitch lit to training standard with capacity to expand the main pitch to competition standard	Competition standard lighting on at least one pitch, other pitches lit to training standard with capacity to expand to competition standard

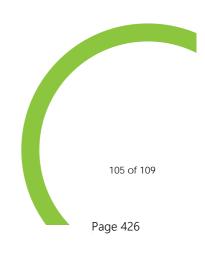
Desired standards are based on Hockey South Australia Statewide Facilities Strategy. Council's 'District' is 'Level E' in the HSA Guidelines. Council's 'Regional' is 'Level C' in the HSA guidelines

Lawn bowls

Playing surface considerations

Facility component	District	Regional
Size	Playing surface 37-40m x 37-40m	
Surface	Grass and/or synthetic turf	
No. of greens	Minimum 2 with capacity for a third	Three or more
Drainage	Comprehensive system	

Facility component	District	Regional	
Pavilion	see Appendix 2		
Car parking	Off street minimum 34 cars per green		
Drinking fountain	1 per green		
Fencing	Vehicle and pedestrian fencing around the facility		
Park furniture	12 bench seats per green		
Player shelters	Permanent shade structures (minimum 1 per 3 rinks)		
Public toilets	Externally accessible at the pavilion		
Rubbish bins	480 litres per green	480 litres per green	
Scoring stands	1 for each rink on each green		
Shade	Consider spectator shade in key gathering areas		
Sportsfield lighting	Training standard on at least one green	Competition standard on at least one green, consider demand for training standard on others	



Netball (outdoor)¹

Playing surface considerations

Facility component	District	Regional
Size	30.5m x 15.25m (run-off 3.05m outside sidelines and/or 3.65m between courts)	
Orientation	North-south	
Court surface	Hardcourt (asphalt, concrete or plexipave)	Hardcourt (plexipave preferred)
Number of courts	Minimum 1 court with capacity to expand to at least 2	Minimum 6 courts

Facility component	District	Regional
Pavilion	see Appendix 2	
Car parking	Off street minimum 30 cars per court	Off street minimum 30 cars per court (with overflow areas)
Drinking fountain	1 per court	
Fencing	Vehicle and pedestrian fencing around the facility (no fencing near court area)	
Park furniture	2 bench seats per court (not in run-off areas)	
Player shelters	2 shelters per court (not in run-off areas)	Opportunities for shelters dependent on court design
Playspace	Local-level play node	
Public toilets	Externally accessible at the pavilion	
Rubbish bins	240 litres per court	
Scoreboard	Scoreboard stand provided. Minimum 2m high and 2.6m wide	
Shade	Consider spectator shade in key gathering areas	
Sportsfield lighting	At least one court lit to training standard with capacity to expand the main court to competition standard	Competition standard lighting on at least one court, other courts lit to training standard with capacity to expand to competition standard

Desired standards are based on SRV Netball Court Planning Guide

Rugby league¹, rugby union² and gridiron

Playing surface considerations

Facility component	District	Regional
Size (playing	Rugby league - Minimum 122m x 78m. Maximum 132m x 78m	
area and run- off)	Rugby union - Minimum 120m x 78m. Maximum 144m x 80m	
	Gridiron - 120m x 58.8m	
Orientation	North-south	
Drainage	Basic	Comprehensive system
Irrigation	Automated system	
Number of fields	2 fields	Minimum 2 fields

Associated infrastructure considerations

Facility component	District	Regional
Pavilion	see Appendix 2	
Ball protection fencing	Required if goals are within 10m of car parking, roads, buildings or footpaths	
Car parking	Off street minimum 50 cars per field	Off street minimum 50 cars per field (with overflow areas)
Drinking fountain	1 per field	
Fencing	Vehicle and pedestrian fencing around the facility (spectator fencing around each field)	
Park furniture	4 bench seats per field	
Player shelters	2 shelters on western side of field (4-seat capacity)	2 shelters on western side of field (6-seat capacity)
Playspace	Local-level play node	
Public toilets	Externally accessible at the pavilion	
Rubbish bins	720 litres per field	
Scoreboard	Scoreboard stand provided. Minimum 2m high and 2.6m wide	
Shade	Consider spectator shade in key gathering areas	
Sportsfield lighting	Fields lit to training standard with capacity to expand the main field to competition standard	Competition standard lighting on at least one field, other fields lit to training standard with capacity to expand to competition standard

¹ Desired standards are based on NRL Preferred Facility Guideline (2014). Council's 'District' is 'Local' in the NRL Guidelines. Council's 'Regional' is 'Regional' in the NRL Guidelines Desired standards are based on Australian Rugby Union National Community Rugby Facilities Strategy (2012). Council's 'District' is 'Local' in the ARU Guidelines.

Council's 'Regional' is 'State/Regional' in the ARU Guidelines. World Rugby Laws of the Game were referenced for ground dimensions

Tennis¹

Playing surface considerations

Facility component	District	Regional
Size (including run-off)	Minimum 34.77m x 17.07m. Preferred 36.6m x 18.3m	
Orientation	North-south	
Court surface	Synthetic grass or hardcourt (plexipave)	Synthetic grass or hardcourt
Number of	Minimum 4 courts	Minimum 16 courts
courts		

Facility component	District	Regional
Pavilion	see Appendix 2	
Car parking	Off street minimum 4 cars per court	
Drinking fountain	1 per 4 courts	
Fencing	All courts fenced	
Park furniture	1 bench seats per 2 courts (outside fenced area)	
Playspace	Local-level play node	
Public toilets	Externally accessible at the pavilion	
Rubbish bins	240 litres per 2 courts	
Shade	Consider spectator shade in key gathering areas	
Sportsfield lighting	Competition standard on at least 4 courts	Competition standard on all courts

¹ Desired standards are based on SRV Tennis Facility Planning Guide



Governance

Annual Plan September Quarter Report

Report Author Wezley Frankcombe

Manager Governance & Performance

Authorised by Jonathan Harmey

General Manager

Decision Sought Receive the update on the 2023-24 Annual Plan

Vote Simple Majority

Recommendation to Council

Council to receive and note the report of performance against the Annual Plan 2023-24 for the period from July to September (Quarter 1) in Attachment 1.

Report

Council's 2023-24 Annual Plan contains 81 operational activities which are executed across each of our business areas, in line with the organisation's strategic objectives.

Working to the targets set by the Annual Plan ensures Council continually progresses, improves, and achieves its stated strategic objectives.

Each activity listed in the Annual Plan is carefully planned out over the course of the financial year, forming the basis of a transparent and accountable performance assessment and reporting mechanism.

The September 2023 report, identifying Council's performance for the first quarter of this financial year against its Annual Plan targets, is provided in Attachment 1:

Achieved

16 activities were achieved.

Activities achieved are those with an inherent and identifiable quarterly goal, which has been attained to the high quality standards that are expected.

Progressing

27 activities are progressing, three of which were partially achieved.

Activities that are progressing are those with substantial work underway, where it can be demonstrated that Council is on track to achieve its projected Annual Plan target within the financial year. Details of Council's specific progress against each individual activity is noted within the attachment.

Pending

9 activities are pending.

Deferred activities are those that cannot be commenced in the current quarter due to an intervening delay that cannot be resolved by Council (this mostly refers to external factors beyond Council's span of control).

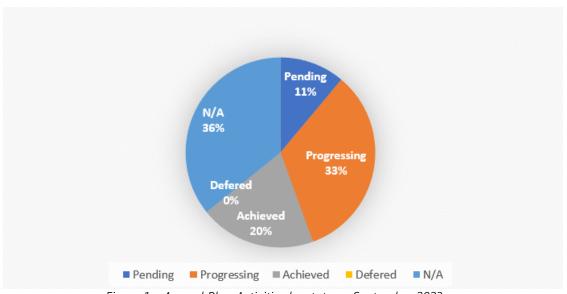


Figure 1 – Annual Plan Activities by status – September 2023

Attachments

1. 2023-24 Annual Plan September Quarter review [**15.2.1** - 13 pages]

Strategy Supports the objectives of Council's strategic future direction 5: innovative leadership and community governance.

See Meander Valley Community Strategic Plan 2014-24. **Click here** or visit **www.meander.tas.gov.au/plans-and-strategies** to view.

Policy Not applicable.

Legislation Local Government Act 1993: including s71

Consultation Not applicable

Budget & Finance The Meander Valley Council Annual Plan 2023-24 will align with the

2023-24 Budget Estimates and include a summary of the estimates

adopted under section 82 of the Act.

Risk Management Not applicable

Alternative Council can receive the report with amendments.

Motions



Supporting Our Customers

ANNUA	L PROJECTS					
Link	Activity	Measure	Lead	Status	Timing	Comments
4.1, 6.4	Review and update Council's website information and user guides for the use of indoor facilities	Website updated	Infra	Progressing	1,2	Template for updated guide prepared.
4.1, 6.4	Implement a new on-line booking system for Council facilities	Online system operational	Infra	Achieved	1,2	System implementation completed.
5.1, 5.3, 5.6	Undertake a customer satisfaction survey (of at least 400 residents) through an independent market research firm	Survey results reported to Council	CS	N/A	2,3	
5.1, 5.3, 5.6	Implement system and process improvements to increase reporting against the Customer Service Charter and Standards	Management reporting to Council	CS	N/A	3,4	
5.1, 5.3, 5.6	Renew the Customer Service Charter and Customer Service Standards to set expectations that continue to meet the changing needs of our community	Service Charter approved by Council	CS	N/A	2,3	
2.3, 2.4	Expand the services offered through the Great Western Tiers Visitor Centre to enhance face to face service	New services offered	CW	N/A	3,4	
2.3	Complete development and roll out of the new Resident's Welcome Pack	New Resident Pack in use	CW	N/A	2	
2.3	Reduce reliance on paper-based processes by implementing a program to enable more online webforms, automation and workflow specific forms	Increased number of online forms	CS	N/A	3,4	





Managing our asset portfolio

ANNUA	ANNUAL PROJECTS									
Link	Activity	Measure	Lead	Status	Timing	Comments				
5.2, 6.1, 6.3	Complete divestment of surplus property assets as determined by Council (Minute Reference 268/2022)	Properties Sold	Works	Progressing	1,2,3,4	Non-public land sales progressing – 3 sold and 2 remain for sale.				
6.1, 6.3	Establish formal project management and complete the detailed design and tender documentation for a new centralized works depot at Westbury	Tender Complete	Works	Progressing	1,2	Detailed design and tender documentation to be finalized by late October.				
6.1, 6.3	Complete tendering and construction contract awarded for the new centralised Works Depot at Westbury	Contract Awarded	Works	N/A	3,4	No activity in Sept. quarter.				
6.2, 6.3	Progress the Hadspen Meander Valley Road intersection upgrades design and procurement documentation	Complete	Infra	Achieved	1,2,3,4	Awaiting review comments from DoSG for Bartley Street roundabout.				
6.2, 6.3	Update the Sport and Recreation Venue Action Plan to inform the provision, replacement and upgrading of sport and recreation amenities	Complete	Infra	N/A	2,3					
6.2	Renew the Eastern Play Spaces Strategy 2020	Complete	Infra	N/A	2,3	Information to be presented to Council at upcoming Workshop.				



Investing in community facilities and infrastructure

ANNUA	AL PROJECTS					
Link	Activity	Measure	Lead	Status	Timing	Comments
4.1, 6.4	Complete level of service review for Council's pools at Deloraine and Caveside and natural swimming sites	Review complete	Infra	Progressing	1,2	Consultant presentation to Council Workshop completed.
4.1, 6.4	Review and update asbestos register priorities based on building hierarchy	Progress to schedule	Infra	Pending	1,2,3,4	No activity in Sept. quarter.
4.6	Complete an audit of lease currency for Council owned facilities and implement a program of lease renewal	Progress to schedule	Infra	Pending	1,2,3,4	No activity in Sept. quarter.
4.1, 6.4	Develop a contemporary lease document and renew leases when due	Progress to schedule	Infra	Progressing	1,2,3,4	Governance reviewing lease and license requirements.
4.1, 6.4	Develop a community hall renewal policy, considering asset condition, utilisation rates, renewal and maintenance costs and service options	Review complete	Infra	Pending	1,2,3,4	No activity in Sept. quarter.
4.1, 6.4	Progress construction of the Deloraine Squash Court project	Progress to schedule	Infra	Achieved	1,2,3,4	Construction in progress.
6.1, 6.3	Plan and deliver Capital Works Program projects	Progress to schedule	Works	Achieved	1,2,3,4	Plant procurement and minor works in progress.
6.2, 6.3	Progress consultation, master planning and design of the Deloraine Recreation Precinct	Progress to schedule	Infra	Achieved	1,2,3,4	Consultant information to be presented to Council Workshop in Q2.
6.1, 6.3	Deliver the bridge inspection and maintenance program	Progress to schedule	Infra	Achieved	1,2,3,4	Updated bridge maintenance system documentation delivered in September.



6.1, 6.3	Deliver civil construction and infrastructure works for transport and recreation assets	Progress to schedule	Infra	Progressing	1,2,3,4	
6.2, 6.3	Plan, manage, construct, and maintain bridges, culverts, and other infrastructure	Progress to schedule	Infra	Achieved	1,2,3,4	
6.2	Undertake targeted community engagement on flood resilience and learnings from the October 2022 flood	Completed	CW / Infra	Progressing	2,3	Community engagement session scheduled for October.

Making a positive contribution to community wellbeing

ANNUA	NNUAL PROJECTS									
Link	Activity	Measure	Lead	Status	Timing	Comments				
3.1, 3.4, 4.1	Support and deliver Council contributions to the Westbury Bicentenary celebrations	Completed	CW	Progressing	1,2,3					
3.1, 3.4, 4.1	Deliver youth programs under the Premiers Fund for Child and Youth Wellbeing grant	Completed	CW	Progressing	1,2					
3.1, 3.4, 4.1	Develop and deliver an enhanced program of community events	Community Events Delivered	CW	Achieved	1,2,3,4	LIFT Local program commenced in the September quarter.				
4.1	Facilitate and enable staff volunteering in the community	Volunteering hours	CW	Pending	1,2,3,4	Guidelines for volunteering program in development.				
3.1, 3.4, 4.1	Manage recurrent sponsorship funding to Deloraine Cup, Deloraine, Chudleigh, and Westbury Show Societies	Payments made	CW	Progressing	1, 4	Discussions held with show societies.				
3.1-3.5, 4.1	Deliver programmed activity and support for Volunteer Week	Number of initiatives delivered	CW	N/A	3					



2	N/A	CW	Number of initiatives delivered	Deliver programmed activity and support for Seniors Week	3.1, 3.4, 4.1	
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Supporting economic growth, prosperity, and the environment

ANNU	ANNUAL PROJECTS									
Link	Activity	Measure	Lead	Status	Timing	Comments				
1.4,1.5	Provide Westbury Town Common Management Plan report to Natural, Resources and Environment (NRE) Tasmania and renewal application lodged for the Management Plan	Works complete	Works	Achieved	3	Report and application for renewal of Management Plan submitted.				
1.4,1.5	Application and approval from Natural, Resources and Environment (NRE) Tasmania to undertake flood remediation works, including reclamation and revegetation, at Rotary Park, Deloraine	Approval received	Works	Progressing	1,2	Application submitted.				
1.4,1.5	Complete agreed remediation works including reclamation and revegetation, at Rotary Park, Deloraine	Works complete	Works	N/A	2,3	No activity in Sept. quarter.				
1.4,1.5	Complete identified path and trees works at Wildwood, Deloraine to improve public safety	Works complete	Works	Achieved	2,3	Tree work completed.				



Supporting community health outcomes, resilience, and emergency management responses

ANNL	ANNUAL PROJECTS									
Link	Activity	Measure	Lead	Status	Timing	Comments				
4.4	Review Municipal Emergency Management Plan in line with new SES regional template	Complete	Infra	N/A	2,3					
4.4	Complete logical test of Emergency Management Plan	Complete	Infra	N/A	3					
4.4	Procure Emergency Response Trailer and equipment	Delivered	Infra	Progressing	3	Planning work and procurement of resources for trailer underway.				

Managing planning, development, and regulation.

ANNU	ANNUAL PROJECTS									
Link	Activity	Measure	Lead	Status	Timing	Comments				
1.1, 1.2, 1.3	Contribute to regional planning initiatives: Northern Tasmanian Regional Land Use Strategy Review	Participation	D&RS	Progressing	1,2,3,4	REMPLAN Demand & Supply data cleansing completed. Final report due Q2.				
1.1, 1.2, 1.3	Contribute to the Greater Launceston Plan Review	Participation	D&RS	Achieved	2,3	Workshop conducted with elected members.				
1.2	Progress development of a Structure Plan for Carrick	Plan development progressed	D&RS	N/A	2,3					
1.1, 1.2, 1.3	Review the Prospect Vale - Blackstone Heights Structure Plan	Completed	D&RS	N/A	2,3,4					



1.1, 1.2, 1.3	Participate in Planning Reforms and Statutory reviews	Participant	D&RS	Acheived	1,2,3,4	SPP Review of Action Group 1 items - workshops commenced
1.1, 1.2, 1.3	Review and implement Public Open Space Policy	Completed	D&RS	N/A	3,4	

Provide contemporary waste collection, disposal and recycling services and infrastructure.

ANNU	ANNUAL PROJECTS									
Link	Activity	Measure	Lead	Status	Timing	Comments				
1.1, 1.5	Deliver a new Waste Management Strategy	Endorsed strategy	Infra	Progressing	1,2	Draft strategy document prepared by Council's consultant. Under review.				
6.1, 6.6	Undertake feasibility assessment for new landfill within Meander Valley	Complete	Infra	Progressing	1,2,3,4	Consultant fee proposal to be submitted October.				
1.1, 1.5	Complete purchase of existing landfill area at Cluan	Complete	Infra	Progressing	1,2,3	Landowner property valuation completed.				
1.5, 6.6	Complete design and commence construction for new transfer station at Deloraine	Progress to schedule	Infra	Progressing	1,2,3,4					
1.1, 1.5	Deliver the annual Hard Waste Collection	Collection provided	Infra	Progressing	2	Planning for collection in early 2024 underway.				
1.5, 6.1, 6.6	Complete design for expanded landfill cell at Cluan	Complete	Infra	Pending	1,2,3	Awaiting consultant inputs.				
1.1, 1.5	Maintain planning and environmental approvals and compliance for existing landfill operations	Nil environmental	Infra	Acheived	1,2,3,4	Annual reports submitted to EPA for Cluan and Deloraine landfills.				



		improvement notices				
1.3, 1.4, 1.5	Achieve EPA approvals for increased height and manage landfill cell at Deloraine in accordance with approvals to provide for continuing operation	Approval obtained	Infra	Progressing	1,2	Approval anticipated to be received in Q2.

Provide a robust, reliable, secure, and available ICT environment.

ANNU	ANNUAL PROJECTS								
Link	Activity	Measure	Lead	Status	Timing	Comments			
5.1	Deliver digital transformation and service modernization roadmap to inform the sequencing of ICT investment and roll out	Roadmap delivered	Gov	Achieved	1	Roadmap delivered in June 2023.			
5.1	Procure third-party support agreement to sustain unsupported TechnologyOne legacy systems from Sept 2023	Support in place	CS	Achieved	1,2	Support agreement in place.			
5.1, 5.2, 5.3, 5.4, 5.6.	Procure agreed ERP software products, prepare and resource implementation project and governance, sourcing of technical support roles	ERP program endorsed by Council	CS	Progressing	1, 2, 3, 4	Discussion held with suppliers.			
5.1	Review and recommend ICT costs to deliver ERP software and modernization roadmap, vendor and software related costs, governance, and change management	Plan approved by Council	CS	N/A	2.3				
5.3, 5.4.	Determine and procure a cloud-based records management system replacement, prepare implementation roadmap	Roadmap approved	CS	Progressing	1, 2, 3, 4	Discussions held with supplier and reference.			





5	.1, 5.2, .3, .4,	Review and recommend any changes to Council's internal resources to support a maturing capability in the management of information	Review complete	CS	Pending	1,2	
5	.1, 5.3, .4, .6.	Progressively develop a contemporary suite of information policy and standards to ensure the protection and appropriate use of information	Policies in place	CS	Pending	1,2,3,4	
5	.1, 5.2	Review software requirements to support future GIS and asset management systems	Review completed	Infra	Progressing	1,2,3	Review commenced.

Deliver good governance and resilience through sound corporate and financial management.

ANNUA	ANNUAL PROJECTS								
Link	Activity	Measure	Lead	Status	Timing	Comments			
5.1, 5.2	Complete a review and update of financial, planning, and other legislation-based delegations	Delegations approved	Gov	Progressing	1,2	Review commenced.			
5.1, 5.2	Deliver employee training on right to information legislation and record keeping	Training delivered	Gov	N/A	2,3				
5.1, 5.2	Establish agreed reporting for management briefing reports to council	Reporting in place	Gov	Progressing	1,2,3,4	Review commenced.			

Managing our supply chain to procure goods and services.

ANNU	ANNUAL PROJECTS								
Link	Activity	Measure	Lead	Status	Timing	Comments			
5.6	Deliver procurement and contract management training to employees	Training delivered	Infra	N/A	3,4				
5.6	Deliver project management training to employees involved in major project delivery	Training delivered	Infra	N/A	3,4				

Informing and engaging our community

ANNU	ANNUAL PROJECTS							
Link	Activity	Measure	Lead	Status	Timing	Comments		
3.1, 3.4,4.1	Undertake engagement and renew the Community Strategic Plan	Completed	CW	Pending	1,2,3,4			
4.1	Develop and implement a Communication and Engagement Strategy	Completed	CW	N/A	2,3			
4.1	Deliver enhanced community engagement and consultation functionality on Council's website	Website operational	CW	Pending	1,2			
2.1, 2.2	Assess the feasibility of electronic notice boards located at community hubs throughout the region to support Council and community messaging	Business case to Council	CW	N/A	2			



Demonstrating a commitment to our people

ANNUA	ANNUAL PROJECTS							
Link	Activity	Measure	Lead	Status	Timing	Comment		
5.3, 5.4, 5.6	Undertake priority actions identified by employees in the Cultural Development Action Plan	Number progressed	CS	Progressing	1, 2, 3, 4			
5.3, 5.4, 5.6	Develop a strategic workforce management plan to optimize skills, staffing levels, attraction, and retention	Strategy delivered	Gov	N/A	2,3,4			
5.1, 5.2, 5.4, 5.6	Review the strategic and operational risk registers and implement mitigation actions considering Risk Appetite Statement	Mitigation measures actioned	CS	Progressing	2,4	Strategic risk register review meeting conducted.		
5.3, 5.4, 5.6	Review and update human resource management policies and deliver employee training to align with contemporary practices and industrial law	Policy suite reviewed & training complete	CS	N/A	3, 4			
5.3, 5.4, 5.6	Review and update employee Code of Conduct and dispute resolution framework and ensure all staff undertake refresher training	CofC in place and training complete	CS	N/A	3, 4			
5.3, 5.4, 5.6	Employee culture survey undertaken and cultural action plan revised	Survey complete	CS	N/A	3, 4			



Ensuring a safe and healthy workplace

ANNU	ANNUAL PROJECTS								
Link	Activity	Measure	Lead	Status	Timing	Comments			
5.4	Complete annual employee skin checks	Completed	CS	Achieved	1	Skin checks completed			
5.4	Hold departmental level initiatives for R U OK day, Mental Health Month	Delivered events	CS	Progressing	2, 3	RUOK day event conducted.			
5.4	Implement an organisation wide engagement on WHS including sharing incident stories and promoting the reporting of hazards, incidents, and near misses	Implemented	CS	N/A	2,3				
5.4	Review workers compensation and rehabilitation management procedures to ensure active case management	Review complete	CS	N/A	3,4				

Motion to Close Meeting

Motion Close the meeting to the public for discussion of matters in the list of agenda items below.

Refer to Local Government (Meeting Procedures) Regulations 2015: s15(1).

Vote Absolute majority

Closed Session Agenda

Confirmation of Closed Minutes

Refer to Local Government (Meeting Procedures) Regulations 2015: s34(2).

Leave of Absence Applications

Refer to Local Government (Meeting Procedures) Regulations 2015: s15(2)(h).

Contract No. 254-2023/24 Gulf Road, Liffey - Construction of Road Embankment

Refer to *Local Government (Meeting Procedures) Regulations 2015*: s15(2)(d) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

Budget Adjustment and Delegation to Purchase Land

Refer to Local Government (Meeting Procedures) Regulations 2015: s15(2)(f) regarding proposals for the council to acquire land or an interest in land.

Release of Public Information

Refer to Local Government (Meeting Procedures) Regulations 2015: s15(8).

Meeting End