



Meander Valley Council  
Working Together

# **ORDINARY AGENDA**

**COUNCIL MEETING**

**Tuesday 13 October 2020**



# MEETING CONDUCT

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



# SECURITY PROCEDURES

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

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





PO Box 102, Westbury,  
Tasmania, 7303

Notice is hereby given that an Ordinary Meeting of the Meander Valley Council will be held at the Westbury Council Chambers, 26 Lyall Street, Westbury, on **Tuesday 13 October 2020, commencing at 4.00pm.**

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

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

John Jordan  
**GENERAL MANAGER**



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Agenda for an Ordinary Meeting of the Meander Valley Council to be held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 13 October 2020 at 4.00pm.

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

## PRESENT

## APOLOGIES

## IN ATTENDANCE

## CONFIRMATION OF MINUTES

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

## COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING

Date	Items discussed:
15 September 2020	<ul style="list-style-type: none"><li>• Presentation by Dr Katrena Stephenson, CEO of the Local Government Association of Tasmania</li><li>• Presentation – Community Plan</li><li>• Independent Audit Panel Chair Position</li><li>• Launceston City Football Club Request – New change rooms at Prospect Vale Park</li><li>• Training for Councillors</li><li>• Restructure Update</li></ul>
6 October 2020	<ul style="list-style-type: none"><li>• Aspire Presentation</li><li>• Lot 1 Panorama Road, Blackstone Heights</li><li>• Blackstone Heights &amp; Prospect Vale Traffic</li><li>• Sub-minimum subdivisions at Reedy Marsh</li><li>• 150-152 Dexter Street, Westbury – 20 units</li></ul>



	<ul style="list-style-type: none"> <li>• Teen Challenge Tasmania – Lease</li> <li>• Community Events Program</li> <li>• Prison Update</li> <li>• Development Potential – Valley Central</li> <li>• Councillor/General Manager Discussion</li> <li>• Items for Noting – Capital Works Program</li> </ul>
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## **ANNOUNCEMENTS BY THE MAYOR**

### **8 September 2020**

Dinner meeting with Tasmanian Tractor Pullers Association

### **9 September 2020**

NTDC Board Meeting

### **10 September 2020**

Mayors Workshop

### **11 September 2020**

LGAT General Meeting

### **13 September 2020**

Open Day - Westbury Bowls Club

### **15 September 2020**

Council Workshop

### **16 September 2020**

Guest Speaker – Rotary Club of Westbury

### **18 September 2020**

Investiture Ceremony – Government House

### **24 September 2020**

TasWater Owners Representation Group Meeting

### **26 September 2020**

NTFA Grand Final – Deloraine

### **5 October 2020**

October pre-season Fire Brief



## **6 October 2020**

Council Workshop

## **7 October 2020**

TEMT Meeting - Launceston

## **ANNOUNCEMENTS BY COUNCILLORS**

### *Councillor Susie Bower*

6 September – Site visit Mole Creek – John How

8 September – Council Meeting

22 September – Audit Panel Meeting

22 September – Council Workshop

27 September – Deloraine Football Club – Opening of demountable change rooms

30 September 2020 – Great Western Tiers Tourism Association AGM

6 October 2020 – Council Workshop

### *Councillor Stephanie Cameron*

8 September – Council Meeting

22 September – Council Workshop

27 September – Deloraine Football Club – Opening of demountable change rooms

6 October – Council Workshop

### *Councillor Frank Nott*

8 September Council Meeting

22 September – Audit Panel Meeting

22 September – Council Workshop

27 September – Deloraine Football Club – Opening of demountable change rooms

30 September – Great Western Tiers Tourism Association AGM

## **DECLARATIONS OF INTEREST**

## **TABLING AND ACTION ON PETITIONS**

Nil



# **PUBLIC QUESTION TIME**

***(conducted under the COVID-19 emergency procedures)***

## **General Rules for Question Time:**

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

At the beginning of public question time, the Chairperson will firstly refer to the questions on notice. The Chairperson will note any questions on notice asked and answered in the Council Meeting Agenda.

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

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

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

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

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

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

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

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

## **Notes**

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



## **PUBLIC QUESTION TIME**

### **1. PUBLIC QUESTIONS TAKEN ON NOTICE – SEPTEMBER 2020**

#### **1.1 Emma Hamilton, Westbury**

1. a) I see on page 260 of the September 2020 Ordinary Meeting agenda ( page 4 of Amendment 1- September 2020 Meander Valley Interim Planning Scheme 2013) and page 268 of the September 2020 Ordinary Meeting agenda (page 12 of Amendment 1- September 2020 Meander Valley Interim Planning Scheme 2013) there is talk about how quickly the land at the William Street subdivision sold as justification for the proposed amendment yet there doesn't seem to be any academic referencing to quantify how quickly the lots sold. Will Council detail what research it undertook to be able to make these claims ie did it have correspondence with the landowner/ realtors or land title searches? If so surely this evidence should be included as part of the decision making process. I would hope that if this is something councillors are being asked to vote on that the research was rigorous and more than just anecdotal evidence like a sold sticker on a development billboard or hearsay?

#### ***Response by Jo Oliver, Senior Strategic Planner:***

***Page four of the Draft Amendment report (p260 of the September agenda) explains that subdivision and housing development data in the General Residential and Urban Mixed use zones at Westbury was analysed. This information is held at Council and is based on the permits issued for both subdivision and development for houses and multiple dwellings on lots that pre-dated 2006 and lots that were created after 2006 by subdivision. Title transfer information is also available at Council. The table included at Page four outlines the results of that analysis, a prior version of which was also included in Council's report under the Land Use Planning & Approvals Act 1993 into the representations to the Draft Meander Valley Local Provisions Schedule when it was considered at Council's April 2019 Ordinary Meeting.***

- b) Also how many building/planning applications have been lodged with council for any of those blocks on the William Street Subdivision since they have sold? What is the projected timelines between the lots being sold and being built on?

#### ***Response by Jo Oliver, Senior Strategic Planner:***

***To date, four applications have been approved. There are no projected timelines between sales and building commencement as these circumstances often vary.***



2. Will Council explain how much rate payer money was spent to produce this Amendment report that includes things like a Traffic Impact Assessment since some of the land involved in this report was already being considered for rezone under the statutory process to transition from the Meander Valley Interim Planning Scheme 2013 to the Local Provisions Schedule. This report seems like a waste of ratepayers money in an attempt to fast track a process that was already in place and likely to take affect soon anyway when the Local Provision Schedule was approved. Why is this amendment so urgent to implement? And what has it cost rate payers?

***Response by Jo Oliver, Senior Strategic Planner:***

***The land that is the subject of the proposed rezoning was not included in the General Residential Zone as part of any transition process to the Tasmanian Planning Scheme. The landowner submitted a representation to the public exhibition of the Draft Local Provisions Schedule (LPS) requesting consideration of rezoning of the land to General Residential Zone. Consideration of that representation required analysis of land supply and demand information which Council considered in a report that was endorsed at the April 2019 Ordinary Meeting and then forwarded to the Tasmanian Planning Commission. Council supported the representation, however noted that appropriate background work needed to be undertaken to justify a rezoning and that this would be followed up through a separate amendment process for the rezoning of the land, and not be included in the Draft LPS process.***

***It is normal practice for a Council to undertake amendments to planning schemes for strategic purposes and Meander Valley Council has undertaken several amendments of its own accord. Council has provisioned an amount of \$13,000 in total across 2019-20 and 2020-21 financial years for this amendment, this amount is yet to be fully expended as the process is ongoing.***

1.2 Martin Hamilton, Westbury

1. a) With regards to the questions Councillor Synfield asked in the August meeting about when Council facilities would be reopened for casual hire, I'd like to know what the General Manager anticipates the cost to Council would be to clean the facility after it has been hired, and who cleans council owned facilities after they are used by regular hirers?



***Response by Dino De Paoli, Director Infrastructure Services:***

***A number of Council owned facilities are managed through a lease arrangement or by a special committee of Council. The facility managers in these instances will have a COVID-19 plan in place for the facility and bear the costs for cleaning, which is undertaken in accordance with the COVID-19 plans.***

***Council manages the cleaning of other facilities after use by regular hirers. Council has contracts in place with two cleaning companies and the cost for cleaning after use varies between facilities, the time involved and the day of the clean, and could be from \$40 per hour during normal business hours.***

- b) Can Council tell us how much money Council is losing from not renting out their facilities for casual hire?

***Response by Dino De Paoli, Director Infrastructure Services:***

***Council has approved a small reduction in the budgeted 2020-21 fees and charges revenue as a result of restrictions to facility usage due to COVID-19.***

- 2. a) Given I myself have contacted Launceston City Council and Northern Midlands Council to hire facilities through them, and their staff were happy to rent out facilities for casual bookings with a written agreement about who would be responsible for cleaning the facility after it's used as well as keeping a COVID register, it would seem that COVID Safety plans can be written by other Councils in such a way that would allow casual users to hire facilities. Why can't MVC make further enquiries with other municipalities as to how they are able to do this?

***Response by Dino De Paoli, Director Infrastructure Services:***

***Council has been in contact with other councils in the northern region to discuss the use of public facilities and we are cognisant of the varying approach taken by other councils. While COVID-19 restrictions remain in place, Council is mindful of the need to ensure community safety and has determined to take a conservative approach to the management of facilities. The management arrangements are subject to review based on any changing circumstance relating to the COVID-19 Disease Emergency.***



- 2 b) It seems if a plan can be in place that the Hirer was to appropriately clean the facility to COVID safety standards after its use, then it would not be a financial burden to Council, and Council would not be losing the money they normally receive from hiring facilities when Council is already expecting a deficit. Which elected Council representative/s (not Council employees) meet to discuss the COVID Safety Plan for the municipality, and if elected Councillors are not being invited to take part in these meetings, why not?

***Response by Dino De Paoli, Director Infrastructure Services:***

***The development and implementation of Council's COVID-19 safety plan is an operational responsibility for the General Manager. Councillors are regularly briefed on the changing circumstances of the COVID-19 Disease Emergency and how the organisation is managing the diverse range of issues that are presented.***

## **2. PUBLIC QUESTIONS WITH NOTICE – OCTOBER 2020**

### **2.1 Martin Hamilton, Westbury**

1. In the August 2020 minutes, 3.1 Councillor Question time, it is noted that Council "had written to both the Attorney-General and the Department of Justice seeking advice in terms of their time frames for the prison process and consultation with planning." In the September minutes it is noted that Minister Archer was coming to speak with Council. Will Council advise when this meeting is to take place, or if it has already happened, when it was, who was in attendance and what the results of this meeting were?

***Response by John Jordan, General Manager:***

***Council is still awaiting a response from the Department of Justice and Minister.***

2. On Saturday the 26th September, Mayor Johnston was photographed at the football with Premier Gutwein, Minister Shelton, Minister Barnett and Greg Hall (the past Legislative Councillor for this area who has been a strong voice of support in the media for the Northern Prison to be built here at Westbury). Did Mayor Johnston take this opportunity to discuss the Northern Regional Prison issue with these members of Parliament? If so, what outcomes have been achieved as a result of these discussions?

***Response by John Jordan, General Manager:***

***No.***



## 2.2 Emma Hamilton, Westbury

- 1 a) Further to my question with notice in the September 2020 meeting 2.2, where it was answered that there are no heritage precincts or local heritage places in the Meander Valley Interim planning scheme, I'd like to point out that Westbury has 29 properties listed on the Tasmanian Heritage Register Permanent and Provisional Registrations as at 15 July 2020. Hagley has 10. Deloraine has 47. This is comparable to other municipalities with historic towns, like Evandale in the Northern Midlands Council which has 39 properties registered in the Tasmanian Heritage Register of the same date.

Can you explain why council did not consult the community about a heritage overlay or heritage protections as part of transitioning from the 2013 Interim planning scheme to the local provisions schedule, especially since you were able to consult the community on the issue of subdivision?

### **Response by Jo Oliver, Senior Strategic Planner:**

***Places listed on the Tasmanian Heritage Register are not regulated by planning schemes. Instead, applications for works on State listed places are referred to the Tasmanian Heritage Council (THC) through a statutory process under the Historic Cultural Heritage Act 1995 and the requirements of the THC must be included in any planning permit issued, or a permit must be refused if the works are refused by the THC.***

***Local heritage was a matter that was considered by Council as part of the consultation for the Draft Local Provisions Schedule (Draft LPS) and was the subject of seven representations. The representations were addressed in Council's report under Section 35F of the Land Use Planning & Approvals Act 1993 (LUPAA) which was endorsed at the Ordinary Meeting of Council in April 2019. Following from this, local heritage was a matter that was discussed in detail in a hearing of the Tasmanian Planning Commission (TPC) into the Draft Local Provisions Schedule***

- 1 b) Will council explain why it only consulted a small number of homeowners in Westbury regarding subdivision in Westbury and not all ratepayers in Westbury?

### **Response by Jo Oliver, Senior Strategic Planner:**

***Consultation with land owners occurred in June 2020 in regard to substantial modifications to the Draft LPS that were required to be advertised and publicly exhibited in line with legislation and following the issue of the TPC notice under***



***Section 35K of LUPAA. One of the matters included in the notice was the Specific Area Plan over the Low Density Residential Zone at Westbury, which related to the standards for subdivision. Land owners that were affected by the various modifications that were included in the notice, across a number of areas in the municipality, were notified of the modifications proposed by the TPC.***

2. When Council meet on the 13 October 2020, it will be three months since council chose not to hold a public meeting about the northern prison project, in response to the petition submitted to council. Even though Council felt the petition did not meet the legal requirement to compel a public meeting, "Division 3 - General public meetings 60F. Public meetings" states that "A council, on its own motion, may hold a public meeting to discuss any issue the council determines." This means that council could still have chosen to hold a public meeting, regardless of the minimal deficiency in petition signatories that would have compelled that meeting.  
Will Council advise if it has met with representatives either for or against the prison since the petition was rejected in the July 2020 meeting?

***Response by John Jordan, General Manager:***

***The Council has not met with either pro or anti prison representatives. Individual Councillors have met with people about the prison.***

Will Council advise what the outcome has been of any such consultation, and if no consultation has been undertaken by council will you explain why you have not consulted with the community and when you will consult the community on this issue? Given at the July 2020 meeting several councillors stated that they would be willing to consult with the community "at the appropriate time", and as the Premier is feeling confident enough to start reopening borders sooner than anticipated, COVID-19 is not going to be an excuse to hide behind for much longer with regards to consulting the community.

***Response by John Jordan, General Manager:***

***Council will consult with the broader community when it has further information from the Tasmanian Government including clarification of any consultation it plans to do.***



### 2.3 Anne-Marie Loader, Westbury

I notice that MVC has advertised to recruit a Town Planner (MVC Facebook 02/10/2020). Has a current town planner resigned and as such is there a vacancy? Or does MVC anticipate that there will be extra demand on MVC town planning due to an increase in development applications generated by the rezone amendment and the prison?

#### **Response by John Jordan, General Manager:**

***The temporary planning role has been advertised in response to an increase in planning applications across the Meander Valley local government area. Council is required to meet statutory timeframes and more resources are needed to meet these. The upswing in planning applications across Meander Valley is consistent with that being experienced by other municipalities and it is likely that the current economic incentives for the building industry have contributed to this. It is not in any way due to rezoning amendments or the proposed northern prison.***

### 2.4 Linda Poulton, Westbury

- 1 a) Who on council asked the town planning department of MVC to initiate work on the amendment rezone of the 2013 Interim Planning Scheme, was it our elected Councillors or did council employees initiate the amendment report?

#### **Response by Jo Oliver, Senior Strategic Planner:**

***It is presumed the enquiry relates to Draft Amendment 1/2020 for the rezoning of land for urban residential growth at Westbury.***

***At its Ordinary Meeting of 9 April 2019, Council endorsed a report on the representations to the Draft Meander Valley Local Provisions Schedule. In response to representations relating to zoning of land at Westbury, Council endorsed a commitment to investigate the rezoning of land to the General Residential Zone with a view to preparing a stand-alone draft amendment in the future, as the review of land supply and demand data indicated that there was a forthcoming shortage of urban residential land at Westbury. This data was included in Council's report under section 35F of the Land Use Planning & Approvals Act 1993 that considered the representations to the Draft Meander Valley Local Provisions Schedule.***



1 b) Which previous meetings was this discussed and decided in?

***Response by Jo Oliver, Senior Strategic Planner:***

***Despite a minor delay due to COVID-19 working arrangements earlier in 2020, at the conclusion of that work, the Draft Amendment was initiated and certified by Council at its Ordinary Meeting of 8 September 2020 in accordance with its commitment and is now on public exhibition.***

2.5 Gina Poulton, Westbury

1 a) Did the elected Councillors give approval for rate payers money to be spent on things like the traffic impact assessment included in the rezone amendment report? If so in which meetings was this approved?

***Response by Jo Oliver, Senior Strategic Planner:***

***It is presumed the enquiry relates to Draft Amendment 1/2020 for the rezoning of land for urban residential growth at Westbury.***

***A budget allocation for the preparation of the draft amendment was approved at Council's Ordinary meeting of 11 June 2019.***

2 b) If elected Councillors didn't approve the expenditure for the supplementary reports included in the rezone amendment report is there any legislation around how much rate payers money council employees can spend without notifying the elected members?

***Response by Jo Oliver, Senior Strategic Planner:***

***Council approved the budget allocation.***

2.6 Peter Wileman, Westbury

Given that the council has made no further effort to allow public attendance at council meetings, is it not possible for the meetings to be transmitted into the councils newly built, small meeting room so that individuals or representatives of interested groups might be able to observe the interactions that take place at the meetings. Currently we are offered written minutes and a very poor standard of voice recordings. The written minutes do not reflect the interactions or even the spoken words of the participants and the sound recording is of extremely poor standard. In both cases the record of the



meeting is made available often a week later than the meeting. Alternatively, the council could look at catching up with technology by streaming the meetings as a webcast, even if it is only to the 'Supper Room' or Town Hall. Cost cannot be an issue as the council has a record of improving the council building to meet its needs. The need to demonstrate democracy at work is paramount especially under the current difficulties.

***Response by John Jordan, General Manager:***

***The current arrangements for recording and minuting of Council meetings is sufficient to satisfy legislative requirements under the COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020. Council reviews arrangements regularly considering current advice from the Tasmanian and Federal Governments and the general COVID-19 circumstance. Securing technology to improve recording is expensive and due to the high demand for such technology during COVID supply delays are a reality. That said, Council has invested in a new microphone and camera to improve recording quality and imaging for online meetings such as those conducted via Zoom.***

**3. PUBLIC QUESTIONS WITHOUT NOTICE – OCTOBER 2020**

**COUNCILLOR QUESTION TIME**

**1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – SEPTEMBER 2020**

Nil

**2. COUNCILLOR QUESTIONS WITH NOTICE – OCTOBER 2020**

Nil

**3. COUNCILLOR QUESTIONS WITHOUT NOTICE – OCTOBER 2020**

**DEPUTATIONS BY MEMBERS OF THE PUBLIC**



## **PLANNING AUTHORITY ITEMS**

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

The following are applicable to all Planning Authority reports:

### **Strategic/Annual Plan Conformance**

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

### **Policy Implications**

Not applicable.

### **Legislation**

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

### **Risk Management**

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

### **Financial Consideration**

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

### **Alternative Recommendations**

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

### **Voting Requirements**

Simple majority



# **PLANNING AUTHORITY 1**

Reference No. 197/2020

## **LOT 1 PANORAMA ROAD, BLACKSTONE HEIGHTS**

**Planning Application:** PA\20\0030

**Proposal:** Subdivision (95 Lots, Balance, Roads and Public Open Space)

**Author:** Justin Simons  
Town Planner

### **1) Proposal**

#### **Application**

Council has received an application for the subdivision of land at Lot 1, Panorama Road, Blackstone Heights.

Applicant:	PDA Surveyors
Owner:	Bass Straight 8 Pty Ltd
Property:	Lot 1 Panorama Road, Blackstone Heights (CT:173550/1)
Zoning:	Low Density Residential Zone
Existing Land Use:	Grazing
Representations:	18
Decision Due:	13 October 2020
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

If approved, the application will result in:

- a) The subdivision of the north-east half of the existing title into 95 lots suitable for residential use and development;
- b) A large balance lot occupying the south-west half of the title;
- c) A new road and footpath network connecting Panorama Road to Kelsey Road; and
- d) A public open space area of 15,989m<sup>2</sup> (1.6ha) off Blackstone Road with pedestrian connectivity to Kelsey Road.

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



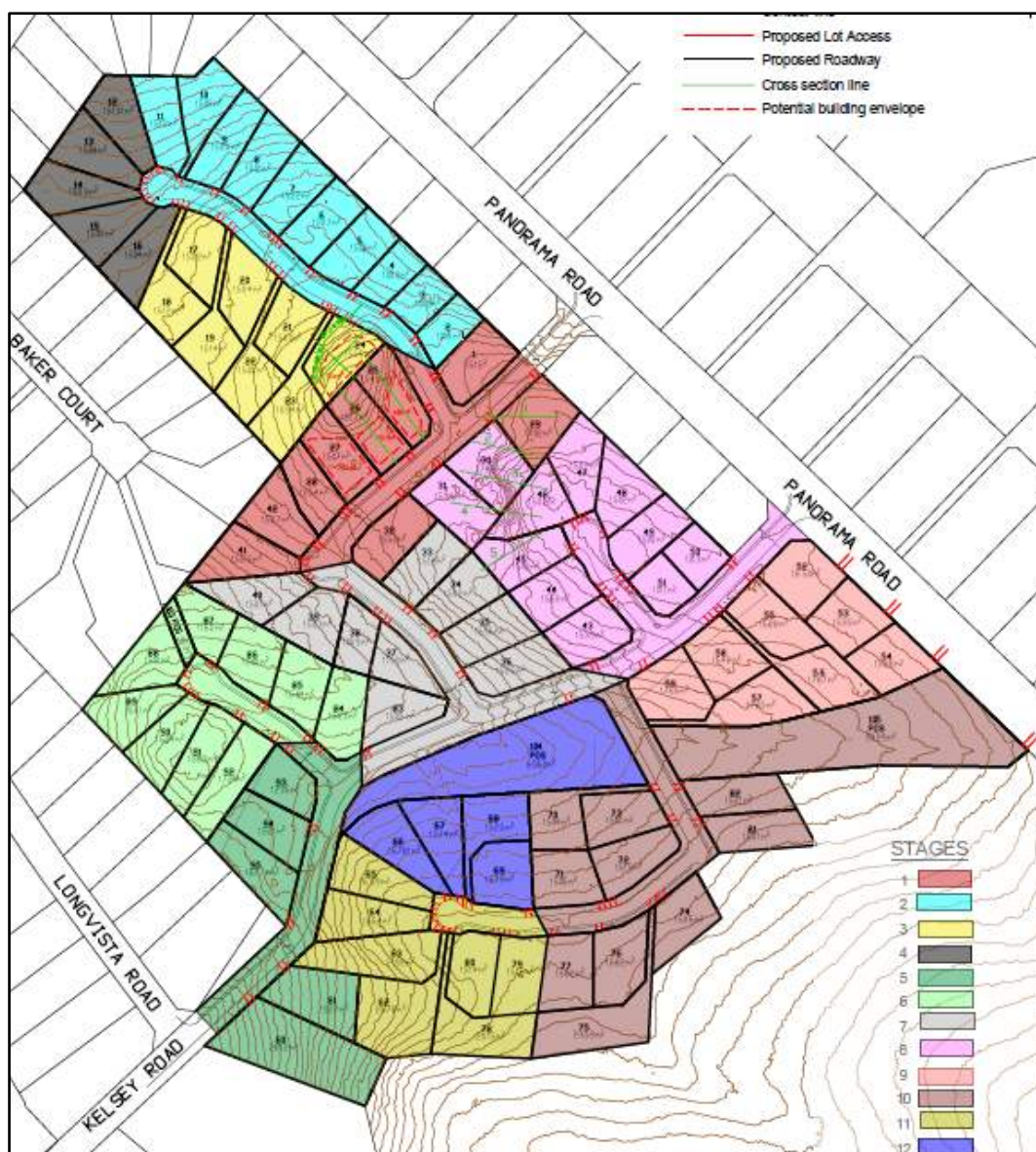


Figure 1: Proposed (enlarged) plan of subdivision.

Feature	
<b>Greater than 1600 (m<sup>2</sup>)</b>	21 Lots + Balance
<b>Less than 1600 (m<sup>2</sup>)</b>	74 Lots
<b>Public Open Space</b>	15,989m <sup>2</sup> (1.6ha)
<b>Internal lots</b>	12 lots

Table 1: features of the proposed subdivision.



## Standards Requiring Discretion

The application relies on the following Performance Criteria:

12.4.3.1	General Suitability	P1
12.4.3.2	Lot Area, Building Envelopes and Frontage	P1
E4.6.1	Use and Road or Rail Infrastructure	P2
E4.7.4	Sight Distance at Accesses, Junctions and Level Crossings	P1
E8.6.1	Habitat and Vegetation Management	P1
E10.6.1	Provision of Public Open Space	P1
E16.6.3	Vegetation Clearance	P1

## 2) Summary of Assessment

The application proposes the use and development of the land at Lot 1 Panorama Road, Blackstone Heights for a residential subdivision.

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

Overview:

- A residential use is a permitted use in the Low Density Residential Zone;
- The development triggers Performance Criteria in relation to the size and layout of the lots;
- The proposal is generally consistent with the Prospect Vale - Blackstone Heights Structure Plan (2015) which supports infill development in Blackstone Heights, including the proposed public open space and road networks;
- 18 representations were received during the advertising period. The development is considered acceptable in regard to these aspects (refer to Section 4 Representations);
- Both Council's Infrastructure Department and TasWater have confirmed that there is adequate capacity and means to service the development with water, sewerage and stormwater. Engineering design details will need to be submitted to the satisfaction of Council prior to the commencement of any works;
- The application includes advice from a qualified Traffic Consultant and Council's Infrastructure Department has sought additional advice relating to the capacity of the road network within Blackstone Heights and through to Westbury Road. The advice demonstrates that with additional treatment for existing intersections at Blackstone Road/Panorama Road and Casino



Rise/Country Club Avenue, the existing road network is adequate for the proposed development. These improvements are required for the current usage of these intersections and are not warranted as a result of this application alone;

- Advice has been sought from the Tasmanian Fire Service (TFS) in relation to the bushfire risk associated with the single access into and out of Blackstone Heights. TFS has confirmed that, while an alternative means of access is desirable, it is not fundamental to the proposal. The risks associated with the existing access road are tolerable and the development is likely to increase the amount of managed land within Blackstone Heights;
- The proposal is likely to displace some native wildlife, however, the subject site does not have high conservation significance. It is located within an urban environment, is isolated by roads and residential development, and has a high degree of disturbance. There are significant areas of better quality habitat available in close proximity to the site, subject to less interaction with people, cars and domestic animals. The development will not reduce important habitat or diminish species representation in the bioregion; and
- While a substantial number of lots are below the Acceptable Solution of 1600m<sup>2</sup>, the majority exceed 1500m<sup>2</sup> and the deviation is not consequential. The proposal will maintain a character consistent with existing residential development in Blackstone Heights. All lots are consistent with the Zone Purpose and provide for large dwellings on larger lots.

The proposed development is consistent with the intent of the Low Density Residential Zone and, with appropriate conditions, will comply with all of the applicable standards of the Meander Valley Interim Planning Scheme 2013, and is recommended for approval.

### 3) Recommendation

***It is recommended that the application for Use and Development for Subdivision (95 Lots, balance, roads and public open space), on land located at Lot 1, Panorama Road, Blackstone Heights (CT: 173550/1), by PDA Surveyors obo Bass Strait 8 Pty Ltd, be APPROVED, generally in accordance with the endorsed plans:***

- PDA Surveyors, Job No. L18017, Sheets: Site Overview, Subdivision and Services Plan, Lot Layout, Subdivision Plan (8 Lots) and Proposed Stormwater Network;**
- EAW Geo Services, Re: Salinity Testing – 1 Panorama Road Blackstone Heights, dated 15 July 2020, and addendum dated 19 August 2020;**
- Livingston Natural Resource Services, Bushfire Hazard Management Report: Subdivision, dated 20 August 2020;**



- d) Cross-Section Analysis (4 pages);**
- e) Traffic and Civil Services, Traffic Impact Assessment dated August 2020 and notes dated 28 January 2020; and**
- f) Livingston Natural Resource Services, Natural Values Report, dated 19 February 2019 and addendum dated 20 August 2020.**

And subject to the following 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 authorised by the terms of this permit; or
  - b) Such covenants or similar controls are expressly authorised by the consent in writing of Council.
  - c) Such covenants or similar controls are submitted for and receive written approval by Council prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.
2. Engineering design drawings prepared by an engineer or other person approved by Council are to be submitted to the satisfaction of Council's Director Infrastructure Services detailing the proposed road network, footpaths, driveway crossovers, reticulated stormwater system and all other associated civil works. The designs are to be in accordance with the Tasmanian Sub-division Guidelines and Standard Drawings, and any departures are to be highlighted by the designer at the time of submission to Council. The designs are to include:
  - a) Kerb and channel (with the exception of Panorama Road);
  - b) A footpath to one side of each road (including Panorama Road fronting Lots 52, 53, 54 and the Public Open Space);
  - c) Pedestrian crossing from the public open space to the footpath on the north side of the connector between Panorama Road and Kelsey, in proximity to the pedestrian link to Baker Court;
  - d) Piped stormwater drainage network (excluding Panorama Road), including long sections;
  - e) Open drain on Panorama Road fronting Lots 52, 53, 54 and the Public Open Space with mortared rock endwalls consistent with the existing endwall treatments on Panorama Road;
  - f) Traffic calming adjacent to Lot 32 (see Note 1);
  - g) A 2.0 metre wide pedestrian pathway crossing between the public open space parcels shown in Stages 10 and 12;
  - h) A 2.0 metre wide concrete footpath within the open space parcels from Panorama Road to the Kelsey Road extension, including shaping, topsoil



- and seeding to a width of 4m on either side of the path to accommodate future maintenance using a ride on mower;
- i) A concrete footpath in Lot 103, extending through to Baker Court;
  - j) Turning heads (see Condition 6); and
  - k) Details of civil works associated with the former quarry face identified in lots 29, 30, 31, 46 and 45 to achieve a grade suitable for residential use and development consistent with the endorsed Cross Section Analysis.
3. A construction soil and water management plan is to be submitted to the satisfaction of Council's Director Infrastructure Services detailing the management of sediment during construction to avoid contamination and siltation of the downstream stormwater network.
  4. The driveway crossover servicing each of the proposed lots (excluding those fronting Panorama Road) is to be constructed in accordance with Tasmanian Standard Drawing TSD-R09-V1 and to the satisfaction of Council's Director Infrastructure Services.
  5. The driveway crossover servicing each of the proposed lots fronting Panorama Road is to be constructed and sealed in accordance with the dimensional requirements of the Tasmanian Standard Drawing TSD-R03 and TSD-R04 with mortared rock end walls and to the satisfaction of Council's Director Infrastructure Services.
  6. At each stage a sealed "Y" turning head is to be provided on the balance land at the terminus of each new road section sufficient to provide an adequate turning area for service vehicles. The road lot is to be extended past the final lot in the stage to accommodate the turning head; or a right of carriage way in favour of Meander Valley Council is to be placed on the title over each turning head and is to be removed via amendment to the sealed plan at each subsequent stage.
  7. The development at all times is to be managed in accordance with the endorsed bushfire hazard management plan.
  8. Prior to the sealing of Stage 1, a Section 71 agreement must be executed, that provides the following:
    - a) The balance land at each stage must be maintained by the landowner to provide for bushfire hazard management areas in accordance with the attached bushfire hazard management plan, Livingston Natural Resource Services, dated 20 August 2020.



Once executed, the agreement must be lodged and registered in accordance with Section 78 of the *Land Use Planning and Approvals Act 1993*.

All costs associated with preparing and registering the Agreement must be borne by the applicant.

9. Prior to the Commencement of Works the following are to be submitted:
  - a) The engineering design drawings in accordance with Condition 2; and
  - b) The construction soil and water management plan in accordance with Condition 3.
10. Prior to the Sealing of the Final Plan of Survey for each stage:
  - a) All works required in the endorsed engineering design drawings (as per Condition 2) are to be completed;
  - b) Written confirmation from a suitably qualified person that the works required by the endorsed bushfire hazard management plan have been undertaken;
  - c) Easements are to be included over all Council Infrastructure and turning heads; and
  - d) A Section 71 agreement must be executed in accordance with Condition 8.
11. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2019/01134-MVC) attached.

Note:

1. Council's preference is to avoid the use of road humps for traffic calming. The engineering consultant should contact Council's Infrastructure Department to discuss appropriate traffic calming controls prior to finalising road design. Refer also letter dated 24 January 2019 to PDA surveyors regarding Council's expectations concerning engineering design documentation submitted to Council for approval.
2. Prior to any construction being undertaken within the existing road reserves, separate consent is required by the Road Authority. An Application for Works in Road Reservation form is enclosed. All enquiries should be directed to Council's Infrastructure Department on (03) 6393 5312.
3. This subdivision creates new roads and public open space that will become Meander Valley Council's asset. Please arrange for the lots to be transferred to Meander Valley Council upon the registration of the titles for each applicable stage.



4. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: [mail@mvc.tas.gov.au](mailto:mail@mvc.tas.gov.au).
5. This permit takes effect after:
  - a) The 14 day appeal period expires; or
  - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
  - c) Any other required approvals under this or any other Act are granted.
6. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website [www.rmpat.tas.gov.au](http://www.rmpat.tas.gov.au).
7. If an applicant is the only person with a right of appeal pursuant to section 61 of the *Land Use Planning and Approvals Act 1993* and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
8. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.
9. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
10. If any Aboriginal relics are uncovered during works;
  - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
  - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: [aboriginal@heritage.tas.gov.au](mailto:aboriginal@heritage.tas.gov.au)); and
  - c) The relevant approval processes will apply with state and federal government agencies.



#### 4) Representations

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

During the advertising period 18 representations were received (attached documents). A summary of the concerns raised in the representations is provided below. While the summary attempts to capture the essence of the concerns, it should be read in conjunction with the full representations included in the attachments.

##### **Concern – Traffic and Road Standard**

- Blackstone has a single access in and out - fire and emergency risk.
- Poor condition of roads.
- Pitcher Parade prone to flooding and black ice.
- Bottleneck at Pitcher Parade onto Country Club Avenue and Country Club Avenue onto Westbury Road.
- Turning lane required at the intersection of Panorama and Blackstone Roads.
- Too much traffic for Pitcher Parade.
- Concerns regarding reduction of speed limits and travel time.
- Inadequate Traffic Impact Assessment submitted with the planning application – insufficient duration on a day that is not representative of general movement.
- Traffic and road impacts during construction.
- Panorama Road doesn't have kerb or footpaths and open ditches – risk to motorists and pedestrians with increased traffic.

##### **Comment:**

Council's Infrastructure Department has provided the following advice in relation to traffic and the road network in the Blackstone Heights/Prospect Vale area:

*The topic of Blackstone Heights only having a single entry/exit road has previously been identified by Council and has been addressed in the Prospect Vale-Blackstone Heights Structure Plan (Structure Plan). The Structure Plan documents provision for an additional road link through to Mount Leslie Road to provide a second entry/exit into Blackstone Heights which will reduce traffic loading on the intersections at Casino Drive and Country Club Avenue, and Country Club Avenue and Westbury Road.*

A traffic impact assessment (TIA) submitted with the application demonstrates that the existing road network has sufficient capacity to accommodate the volumes of traffic being generated by the current proposal and an additional



access route is not fundamental at this time.

The application was also referred to the Tasmanian Fire Service (TFS) to consider the bushfire risk associated with the single access road in and out of Blackstone Heights. The advice is as follows:

*It is understood that representors have raised concern about the existing limited access/egress to Blackstone Heights, the standard of existing roads and the implications for community safety in a bushfire emergency.*

*Firstly, it is observed that the subdivision will facilitate the removal of existing bushfire fuels from within the existing extents of Blackstone Height. Upon completion of the subdivision, a significant portion of the proposed lots (and surrounding existing lots) will be assessed as BAL-LOW under Australian Standard 3959, meaning some exposure to embers and smoke but insufficient risk to warrant a built response. This will reduce the hazard exposure to existing properties surrounding the proposed subdivision, a large portion of which are not built to contemporary standards.*

*With regards to public access, it is always our preference that suburbs in bushfire-prone areas be provided with multiple access/egress options. This supports firefighter intervention, reduces traffic volume and reliance on individual roads during evacuation and limits the likelihood of a situation whereby residents are unable to evacuate due to unsafe or obstructed road conditions.*

*However, there are no commonly accepted metrics for determining when it is necessary to establish an alternative access at present and there is no clear land use planning policy at present to inform assessment of this issue. The issue therefore needs to be considered qualitatively based on local circumstances.*

*It is agreed that access to Blackstone Heights is limited at present with Blackstone Road/Pitcher Parade effectively an existing bottleneck within the road network. The subdivision does not propose to remedy this issue although it is noted that it will have some benefit in terms of improving connectivity within the suburb through new linkages between Panorama Road and Kelsey Road.*

*In a bushfire emergency, TFS will issue public warnings to notify communities when it is appropriate to evacuate. Generally, residents*



*who act on a formal instruction to evacuate should have sufficient time to leave the area. The subdivision has potential to increase traffic volumes during an evacuation, which potentially could influence evacuation times. However, it is also reasonable to expect that the BAL-LOW lots may not need to be evacuated, therefore the growth in dwelling numbers is unlikely to have a strictly linear correlation with peak traffic volume.*

*Any improvement to the road network to improve peak traffic flow or to provide alternative access options if recommended by a traffic engineer would naturally be supported by TFS.*

*Residents utilising Blackstone Road/Pitcher Parade for evacuation will travel to the southeast and away from the likely source of the bushfire risk. The road is primarily bordered by grassland and the southern end is buffered by existing linear residential development. The likelihood of the road being unsafe to use due to fire impingement during evacuation of the area (i.e. when instructed to do so by TFS) is considered minimal.*

*There is some potential for Blackstone Road/Pitcher Parade to be obstructed in an emergency (e.g. due to a vehicle crash in smoky conditions), in which case the evacuating residents may need to resort to seeking refuge within the Blackstone Heights suburban area itself until the access is cleared. Given a large portion of the suburb will be BAL-LOW rated, this shouldn't be too problematic.*

*To conclude, it is our preference that public access networks servicing suburban areas in bushfire-prone areas include alternate access/egress routes. In this case, it is unlikely that the proposed subdivision will have a significant adverse effect on access and will also provide some benefits. Subject to any technical advice Council receives from a qualified traffic engineer, TFS is not opposed to the proposed development proceeding.*

While it is clear that the preference of the TFS to have an alternative access available, in this instance it is not considered to be fundamental to the application and the proposal will not adversely impact access during a fire event.

Council's Infrastructure Department have confirmed that the existing roads that will service the proposal are in good condition and are of an adequate standard for the increased volume of traffic.



The TIA has identified that the existing intersections of Blackstone Road/Panorama Road and Casino Rise/Country club Avenue warrant improvement to meet the standard for the current traffic activity. Recommendations to improve these intersections are included in the assessment. With the recommended improvements the local road network is considered adequate to accommodate any increase resulting from the proposed subdivision. These intersection improvement works are warranted, regardless of approval of this subdivision or otherwise. Council's Infrastructure Department is undertaking a review of intersections outside the immediate development area, with the intent to include priority works in Council's forward works program.

The remainder of the road network, including the width and standard of Blackstone Road, Panorama Road, Pitcher Parade and Casino Rise are of an acceptable design standard for the volume of existing and proposed traffic generated by the subdivision, including during construction.

It is acknowledged that the initial traffic impact assessment was not conducted on a day considered to be representative of traffic volumes. However, Council traffic counts show that Pitcher Parade annual average daily traffic to be around 300 vehicles per day as of August 2020. This volume is consistent with the assessment and recommendations of the TIA and has been further considered in an addendum responding to the representations (dated 2 October 2020; see attached documents).

The Prospect Vale-Blackstone Heights Structure Plan (2015) identifies a significant road connector between Pitcher Parade and Mt Leslie Road. The traffic advice obtained to date demonstrates that the proposed development is not dependent on this connector at this time.

Council has previously considered the construction of a footpath link along Panorama Road as part of recent project work undertaken to construct footpaths along Pitcher Parade, Blackstone Road and Kelsey Road. Open drains along Panorama Road are in keeping with the low density environment and consistent with the relevant standard drawings. Council currently has no plans to form a footpath or construct kerb and channel in Panorama Road.

It is recommended that a condition be placed on the planning permit to ensure that a footpath is installed and the open drain on the south side of the road is piped for the extent of Panorama Road fronting Lots 52, 53, 54 and the public open space. Footpaths within the development and a pedestrian link through the proposed public open space will result in improved pedestrian connectivity, provide alternative safe walking paths and increase demand for further extension of the pedestrian network, including future potential for works on



Panorama Road.

**Recommended Condition:**

A pedestrian footpath is to be installed and the open drain on the south side of the road is piped for the extent of Panorama Road fronting Lots 52, 53, 54 and the Public Open Space.

**Concern – Impact on Wildlife**

- Increased traffic will result in increase in road kill.
- Area home to numerous wildlife species.
- Loss of habitat and introduction of predatory species.

**Comment:**

The parcel of land subject to the current proposal was originally approved for development, along with the rest of Blackstone Heights in the 1980s; however the development was abandoned in the early 1990s. Following this, Council placed a moratorium on subdivision in this area due to servicing constraints. Subdivision has only recommenced in recent years as a result of service upgrades undertaken by TasWater.

This staggered history of development has resulted in a large undeveloped parcel of land, comprising pasture and native regrowth, entirely encircled by roads and residential development. While the open pasture is attractive grazing for wildlife, it does not contain mature forest, dens or hollows and has very little connectivity with the surrounding forest and natural habitats. Residential development, fencing and pets result in roads providing the only means of accessing broader habitats. This land is not considered to be suitable habitat for native fauna, as evidenced through existing regular road kill in a slow speed residential environment.

Conversion of this land to residential use and development will force the relocation of animals and will reduce interactions with local residents. However, it will not have an adverse impact on threatened species and will not reduce the availability of habitat or species representation in the broader area. It is far more appropriate from a conservation perspective to accommodate infill development and increased density within existing residential areas than to expand residential areas into undeveloped land.

**Concern – Density**

- Second and third stages are higher density.
- Smaller than 1500m<sup>2</sup> and not in keeping with the character of the area.



**Comment:**

There are currently approximately 415 residential lots in Blackstone Heights. Of the existing lots 49 of these (11.81%) are 1500m<sup>2</sup> or less in area. This figure excludes a further 38 strata lots under 1000m<sup>2</sup>. Taking these into account, 20.1% of the existing lots are less than 1500m<sup>2</sup>.

The proposal includes ten (10) lots with an area between 1000m<sup>2</sup> and 1500m<sup>2</sup>. Within the context of the proposed 95 lot subdivision, the small number of lots under 1500m<sup>2</sup> is consistent with the current occurrence of such lots throughout the Blackstone Heights area. The prevalence of lots under 1500m<sup>2</sup> is not so frequent that it will alter the character of the area or create a precedence for future subdivision of similar lots on a large scale. While the removal of approximately three (3) lots and the reconfiguration of the proposal could result in a layout compliant with the Acceptable Solutions, the result would maintain a similar character and appearance to the current proposal and the impact would be negligible.

As with the previous version of the application, the applicant has been guided by the Prospect Vale – Blackstone Heights Structure Plan (2015). This plan has been accepted by Council and encourages infill development within the subject property with lot sizes between 600m<sup>2</sup> and 2500m<sup>2</sup>. The plan recognises Prospect Vale and Blackstone Heights as one of the primary urban growth areas of the Greater Launceston area.



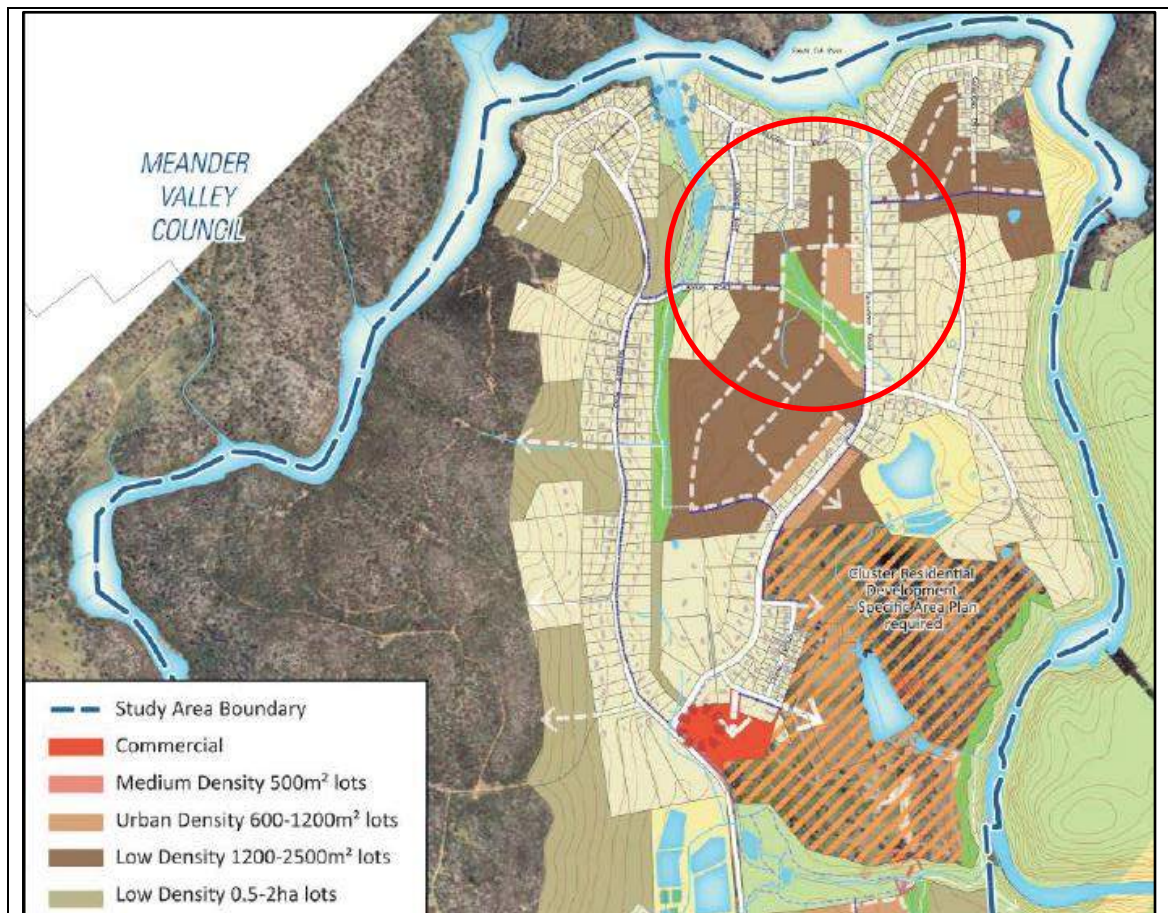


Figure 2: Urban Growth Framework Plan, from Prospect Vale-Blackstone Heights Structure Plan (2015); subject area circled in red.

Due to the constantly changing planning environment, the necessary amendments to the planning scheme to allow the Structure Plan to be fully realised, have not been undertaken. Lots in the realms of 600m<sup>2</sup> are not justifiable under the current planning provisions. The applicant has acknowledged this and has altered the proposal to more closely meet the intent of the planning scheme.

Lot size has been considered in greater detail in the assessment of the Performance Criteria below.

#### **Concern - Stormwater and Sewerage**

- Flooding of land from stormwater drains has occurred previously during heavy downpours.
- Stormwater flooding of Pitcher Parade.
- Questions regarding rights and responsibilities in relation to easements.
- Sewerage and water infrastructure is inadequate.
- Risk that reticulated service connections are not feasible due to rock.

#### **Comment:**

The site currently includes a number of cut-off drains to the rear of properties



on Panorama Road, Bayview Drive and Baker Court. This will include a mix of piped infrastructure and overland flow pathways. Low level, low risk flooding is known to occur along the properties at the end of Baker Court. These properties are in the natural overland flow path. No damage is expected to occur to property due to the development. As part of the detailed design drawings, catchment modelling will be undertaken to determine the appropriate size and design for the proposed stormwater system to minimise the risks associated with flooding.

Flooding of Pitcher Parade is a known issue to Council, however, the proposed development does not contribute any stormwater flows to this catchment to adversely impact this existing issue.

A number of existing stormwater easements will be utilized to drain the proposed development. In some cases these easements pass through private property. These easements contain existing pipes managed as part of Council's stormwater network. The *Urban Drainage Act 2013* provides Council with the right to enter private property to investigate, maintain or construct any existing infrastructure in easements. The exact work required in the easements will be determined by the detailed infrastructure design drawings, submitted prior to construction and prepared to Council's specifications. Council will serve notice prior to undertaking work within an easement and all work must be undertaken by Council approved contractors. While general repair works are often undertaken, such as the repair of fencing, the purpose of an easement is to provide specifically for infrastructure development as proposed.

The application has been referred to TasWater and a Submission to Planning Authority Notice has been issued to Council, approving the management of sewerage and water with conditions. It is noted that there was for a number of years a moratorium on subdivision in Blackstone Heights due to sewerage infrastructure capacity concerns. However, under the management of TasWater additional capacity has been built into the system.

The application proposes to connect all lots to reticulated sewerage, stormwater and water. Any stage of the subdivision that does not achieve this would not be in accordance with the planning permit and could not be sealed by Council. A new planning permit would be required in order to create any lots that are not serviced by water sewerage or stormwater.



**Concerns - Lifestyle**

- Noise, dust, vibration and damage caused by blasting.
- Someone should be responsible for damage, movement or cracking of dwellings associated with drilling and blasting.
- Impact on rural outlook of existing dwellings.
- Noise of traffic and general noise associated with increased residents.
- Inadequate dog control already.
- Nearby facilities, including medical centres, and retail too crowded with existing population.
- Bus service is poor.
- Property values will decrease.
- Additional erosion caused by water sport users on Lake Trevallyn.
- Lack of consultation and transparency.
- Inadequate communications – lack of mobile and internet coverage.

**Comment:**

Given the rocky nature of the Blackstone area and subject site, there is conceivably some requirement for blasting to occur to develop the proposed infrastructure. Blasting must be undertaken by licenced and insured professionals in strict adherence with the *Explosive Regulations 2012* and to Work Health and Safety requirements. The developer is responsible for damages caused by blasting or any other works undertaken. Some noise impacts of construction during normal work hours are considered acceptable and will generally be short-lived. Unreasonable impacts can be managed through the *Environmental Management and Pollution Control Act 1993*.

The proposed land is zoned to accommodate residential use and development. While the appearance of the land and views from neighbouring properties will change significantly, the changes are consistent with the character of the area and the intent of the zone. The planning scheme does not provide for the protection of specific views.

The development will potentially result in increased noise associated with residential use and development. This is consistent with the intent of the Low Density Residential Zone and is consistent with the types of noise and activities already occurring in the area.

Dog control is not a matter that is regulated by the planning scheme or the *Land Use Planning and Approvals Act 1993*.

Overcrowding of existing medical centres and other services are not a matter that can be considered under the provisions applicable to the proposed development. It is recognised that increased population generally will increase



demand for new and additional services.

Bus services are not a matter that requires consideration under the applicable planning standards. It is acknowledged that a bus service exists in Blackstone Heights and an increase in services is more likely with additional population and additional demand.

Property values are not a matter that can be considered under the applicable planning provisions.

Impacts on the use of Trevallyn Dam cannot be regulated through the planning scheme and are not directly relevant to the proposed development.

Public consultation has been undertaken in accordance with the *Land Use Planning and Approvals Act 1993*. While it is often desirable, there is no requirement for the developer to undertake consultation prior to lodging an application and Council cannot compel them to undertake consultation. It is noted that the Prospect Vale-Blackstone Heights Structure Plan (2015) incorporated three (3) rounds of public consultation engaging over 300 stakeholders in the community, which informed the development of the plan.

A permit has recently been issued for an additional telecommunications tower in Blackstone Heights for the improvement of communications.

## **5) Consultation with State Government and other Authorities**

Advice has been sought from the TFS regarding the bushfire risk associated with the single access road in and out of Blackstone Heights. The advice is considered in the representations and the assessment below.

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2019/01134-MVC) was received on 24 August 2020 (attached document).



## 6) Scheme Assessment

**Use Class:** Residential

### Performance Criteria

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

Low Density Residential Zone	
12.4.3.1	General Suitability
<b>Objective</b> <i>The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Low Density Residential Zone.</i>	
<b>Performance Criteria 1</b> <i>Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the Zone Purpose, having regard to the combination of:</i> <i>a) slope, shape, orientation and topography of land;</i> <i>b) any established pattern of use and development;</i> <i>c) connection to the road network;</i> <i>d) availability of or likely requirements for utilities;</i> <i>e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values;</i> <i>and</i> <i>f) potential exposure to natural hazards.</i>	
<b>Response</b> The Performance Criteria requires Council to determine if each lot on the plan of subdivision is suitable for use and development in an arrangement that is consistent with the Purpose of the Low Density Residential Zone. In this instance the Performance Criteria elevates the Zone Purpose to a standard which must be met. The Purpose of the zone is as follows:	
12.1	Zone Purpose
12.1.1	Zone Purpose Statements
12.1.1.1	<i>To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.</i>
12.1.1.2	<i>To provide for non-residential uses that are compatible with residential</i>



	<i>amenity.</i>
12.1.1.3	<i>To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views.</i>
12.1.2	<i>Local Area Objectives- Blackstone Heights</i> <i>a) Infill development on existing lots will be supported, however infrastructure constraint will determine the rate and density of future residential development.</i> <i>a) Future subdivision will be determined on the basis of infrastructure capacity.</i>
12.1.3	<i>Desired Future Character Statements - Blackstone Heights</i> <i>a) Blackstone Heights is characterised by large, prominent single dwellings and outbuildings on larger lots. This character is to be maintained with due consideration to the mitigation of building bulk through landscaping and the minimization of cut and fill works where development is viewed from public open space.</i>

The proposed subdivision is considered to comply with the Performance Criteria. The assessment by Council's Infrastructure Department and TasWater has confirmed that there is sufficient infrastructure capacity to accommodate the proposal.

The lots are of a sufficient size to accommodate large, prominent single dwellings and outbuildings, of a similar scale and gross floor area to those in the surrounding area.

It is noted in this instance that the proposed lots are not subject to the usual infrastructure constraints which generally limit development in Low Density Residential Zones. Lots will be fully serviced by sealed roads, footpaths, concrete kerbing, reticulated sewerage, water and stormwater. Topographical constraints have been considered and the existing quarry is proposed to be graded to remove the escarpment and make the sites more suitable for development.

The subject title has not been identified as possessing any specific ecological, scientific, historic, cultural or aesthetic values of significance. These aspects of the proposal have also been addressed in response to the representations above.

Bushfire risk has been addressed in the discussion of the representations above and in the assessment of the Bushfire Prone Areas Code below. Risks associated with salinity have been discussed in the assessment of the Urban Salinity Code below. The



land has not been identified as being subject to any other natural hazards which would hinder future use and development of the land.

The Zone Purpose Statement and the Desired Future Character Statement both identify "larger lots" as being a significant characteristic of Blackstone Heights. There is no quantitative definition of this term within the planning scheme. In order to determine what a "large lot" is, the lots are considered in the context of the Blackstone Heights Low Density Residential Zone, extending up to 3km from the subject site.

The proposed development will result in a density, pattern and character which is consistent with the character of developed land in the vicinity. Ten (10) of the proposed lots are between 1000m<sup>2</sup> and 1500m<sup>2</sup>. While not a common feature of Blackstone Heights, there is 53 existing lots less than 1500m<sup>2</sup> in the area. In addition to this there are 37 strata titles, each with a dwelling and all under 1500m<sup>2</sup>. The ten (10) lots proposed comprise a small portion of the overall proposal and a very small portion of all of the existing lots in Blackstone Heights. The proposal is not considered to deviate significantly from the overall character and will still facilitate development consistent with the objective.

The remaining 91 lots all exceed 1500m<sup>2</sup> in area. While some are closer to 1500m<sup>2</sup>, some are closer to 1600m<sup>2</sup>. On the ground a lot size of 1500m<sup>2</sup> is indistinguishable from 1600m<sup>2</sup>.

As such the proposed lots are considered to be "larger lots" in the context of Blackstone Heights and are a significant contrast to the typical lot sizes found in the General Residential Zone in Prospect Vale.

## **Low Density Residential Zone**

### **12.4.3.2 Lot Area, Building Envelopes and Frontage**

#### **Objective**

*To ensure:*

- 1. the area and dimensions of lots are appropriate for the zone; and*
- 2. the conservation of natural values, vegetation and faunal habitats; and*
- 3. the design of subdivision protects adjoining subdivision from adverse impacts; and*
- 4. each lot has road, access, and utility services appropriate for the zone.*

#### **Performance Criteria 1**

*Each lot for residential use must provide sufficient useable area and dimensions to allow for:*

- a) a dwelling to be erected in a convenient and hazard free location; and*



- b) *on-site parking and manoeuvrability; and*
- c) *adequate private open space; and*
- d) *reasonable vehicular access from the carriageway of the road to a building area on the lot, if any; and*
- e) *development that would not adversely affect the amenity of, or be out of character with, surrounding development and the streetscape; and*
- f) *additional lots must not be located within the Low Density Residential Zone at Hadspen, Pumicestone Ridge or Travellers Rest.*

**Response**

The Acceptable Solution for lot size in Blackstone Heights is currently 1600m<sup>2</sup>.

Ten (10) of the proposed lots are between 1000m<sup>2</sup> and 1500m<sup>2</sup>. While not a common feature of Blackstone Heights, there is 53 existing lots under 1500m<sup>2</sup> scattered throughout Blackstone Heights. In addition to this there are 37 strata titles, each with a dwelling and all under 1500m<sup>2</sup>. The proposed lots comprise a relatively small portion of the overall proposal and a very small portion of all of the existing lots in Blackstone Heights. The proposal is not considered to deviate significantly from the overall character and will still facilitate development consistent with the objective.

Of the proposed lots, 92 (including the balance) are greater than 1500m<sup>2</sup> in area, while 22 of those comply with the Acceptable Solution of 1600m<sup>2</sup>. The average lot size (excluding the balance, public open space and roads) is 1562m<sup>2</sup>. While a large portion of the lots are less than 1600m<sup>2</sup>, the deviation is considered to be inconsequential and the lots are not considered to be out of character with the area. All of the lots are of sufficient area and dimensions to allow for the development of a large dwelling, including on-site parking and adequate private open space, consistent with the Zone Purpose. In a lot of instances, minor realignment of lot boundaries would result in lots compliant with the Acceptable Solution, but would have no meaningful impact on the character or appearance of the subdivision. The deletion of three (3) lots from the proposal would allow for an average lot size greater than 1600m<sup>2</sup>, however the result of this would have negligible impact on the character and appearance of the development.

Future development of the lots will not be out of character with the surrounding area. While a large portion of the lots are less than 1600m<sup>2</sup> the variation will not be distinguishable on the ground. The proposed development will facilitate a streetscape with a similar character to other areas of Blackstone Heights. Residential lots in the vicinity of the development, on Panorama Road, Bayview Drive and Longvista Road have similar road frontage as the proposed lots. Often the size and dimensions of lots has been dictated by topographical constraints. Lots tend to be deeper to counteract the slope of the land. However, the development of dwellings



tends to follow a linear pattern closer to the frontage, with a large private open space area to the rear. As a result, the size of the lot is not always evident when viewed from the frontage. The proposed subdivision will maintain a similar appearance and streetscape to existing development on Bayview Drive, Glover Avenue, Columbus Drive, Baker Court and the South side of Panorama Road. The lots are of sufficient size to accommodate prominent dwellings of a similar size and scale as the surrounding area, while still being able to achieve similar separation distances, both between dwellings and from the street. As such the visual appearance of the streetscape within the subdivision will be consistent with that of the surrounding streets.

Internal lots are a common feature of Blackstone Heights, allowing development on relatively steep land, while minimising the extent of roads and other infrastructure. There are 16 internal lots off Panorama Road, four (4) internal lots off Baker Court and 29 internal lots off Blackstone Road. The proposed development includes 11 internal lots and is not out of character with the surrounding area.

The proposed lots are in keeping with the character of the area, surrounding development and the streetscape.

The proposed development is consistent with the Performance Criteria and provides lots of area and dimensions appropriate for the zone.

## **E4 Road and Rail Access Code**

### **E4.6.1 Use and road or rail infrastructure**

#### **Objective**

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

#### **Performance Criteria P2**

*For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.*

#### **Response**

The application includes new intersections with Panorama Road and Kelsey Road, which will exceed 40 additional vehicle movements each day. A Traffic Impact Assessment submitted with the planning application considers the proposed intersections and has recommended intersection treatments appropriate to the projected volume of vehicles. The existing road network is also demonstrated to be adequate for both the existing and proposed volumes of traffic.



The Traffic Impact Assessment extends to the intersections at Panorama Road/Blackstone Road, Casino Rise/Country Club Avenue and Country Club/Westbury Road. Deficiencies are identified with the existing intersections at Panorama/Blackstone and Casino Rise/Country Club Avenue. These intersections are identified as requiring additional works to meet the current traffic load. Council's Infrastructure Department is undertaking a review of intersections outside the immediate development area, with the intent to include priority works in Council's forward works program.

Provided that the recommendations included in the Traffic Impact Assessment are undertaken, the proposed intersections and increased use of existing intersections will not reduce the safety or efficiency of the road network.

#### **E4.7.4 Sight Distances at Accesses, Junctions and Level Crossings**

##### **Objective**

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

##### **Performance Criteria P1**

*The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.*

##### **Response**

The application proposes a new road network, including intersections with Panorama Road and Kelsey Road, internal intersections and driveway crossovers for each of the proposed lots. The sight distances for the proposed intersections with Panorama Road and Kelsey Road are considered to be satisfactory and can achieve the minimum safe sight distances required by the Acceptable Solutions.

The proposed network within the subdivision and associated development will result in a distinctly residential environment with an urban speed limit of 50km/h. Additional traffic calming is also considered warranted by Council's Infrastructure Department and is recommended to be incorporated into the conditions for the preparation of engineering design drawings.

Within the context of a low speed residential environment, the proposed intersections and driveway crossover locations are considered to provide adequate safe sight distances to ensure the safe movement of vehicles and are typical of the access arrangements throughout Blackstone Heights.



## **E8 Biodiversity Code**

### **E8.6.1 Habitat and Vegetation Management**

#### **Objective**

*To ensure that:*

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

#### **Performance Criteria P2**

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

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

#### **Response**

The application proposes to undertake clearance of some native vegetation to facilitate construction and a Flora and Fauna Assessment prepared by a suitably qualified person has been submitted with the application.





Photo 3: Aerial photo of subject title outlined in red and development area shaded in red, showing existing vegetation cover and pasture.

The subject site is highly disturbed land. Historically the area was agricultural land and converted to pasture. A significant area of the site remains pasture. Native vegetation on the site is sparse and largely comprises wattle regrowth and native grasses. Native species are interspersed within introduced pasture species and weeds.

While there is some potential for threatened flora species, the most likely location is the riparian area adjacent to the drainage line, within the public open space. Disturbance of this area will be minimal.

The site also provides likely foraging habitat for a wide ranging number of species, however the subject site is not unique in the Blackstone area or wider region for providing this type of habitat. While the site is within 5km of known Wedge-Tailed



Eagle and White-Bellied Sea Eagle, there are no suitable nest sites on the subject property.

The report identifies the area as being suitable habitat for the Eastern Barred Bandicoot. Bandicoots are attracted to areas of mixed vegetation cover and disturbance, with weed infestations such as blackberries and gorse providing an attractive habitat. The proposed development does not significantly reduce the availability of such habitat.

While there is potential to impact habitat, the retained vegetation on nearby land throughout Blackstone Heights provides suitable and often less disturbed, alternative habitat. The impact on biodiversity and species distribution will be minimal. The staged subdivision approach will allow for the gradual relocation of species as the subdivision progresses.

The property has a very low habitat rating and the regrowth trees have very little potential for significant hollow development. Exotic and native grasses will be maintained within the public open space area and the balance land.

The land does not contain any priority habitat or threatened vegetation communities. Removal of the vegetation will not impact biodiversity or species representation in the area, there being significant areas with better quality habitat nearby. The land is highly disturbed and has a high level of interaction with the existing human population. Animals are highly visible to people and domestic predators and road kill is a regular occurrence. While attractive to residents, the environment is not the most suitable environment for native animals.

The land is located within the urban boundary of Blackstone Heights and is entirely surrounded by roads and residential development. Infill development within an existing residential area will have less impact on biodiversity and species representation than the expansion of the urban footprint into less disturbed areas.

The proposed vegetation removal is consistent with the objective. The land does not have high conservation values and will not reduce the representation or connectivity of vegetation communities.

## **E10 Public Open Space Code**

### **E10.6.1 Provision of Public Open Space**

#### **Objective**

*a) To provide public open space which meets user requirements, including those with disabilities, for outdoor recreational and social activities and for landscaping which contributes to the identity, visual amenity and health of the community; and*



*b) To ensure that the design of public open space delivers environments of a high quality and safety for a range of users, together with appropriate maintenance obligations for the short, medium and long term.*

**Performance Criteria P1**

*Provision of public open space, unless in accordance with Table E10.1, must:*

- a) not pose a risk to health due to contamination; and*
- b) not unreasonably restrict public use of the land as a result of:
  - i) services, easements or utilities; and*
  - ii) stormwater detention basins; and*
  - iii) drainage or wetland areas; and*
  - iv) vehicular access; and**
- c) be designed to:
  - i) provide a range of recreational settings and accommodate adequate facilities to meet the needs of the community, including car parking; and*
  - ii) reasonably contribute to the pedestrian connectivity of the broader area; and*
  - iii) be cost effective to maintain; and*
  - iv) respond to the opportunities and constraints presented by the physical characteristics of the land to provide practically useable open space; and*
  - v) provide for public safety through Crime Prevention Through Environmental Design principles; and*
  - vi) provide for the reasonable amenity of adjoining land users in the design of facilities and associated works; and*
  - vii) have a clear relationship with adjoining land uses through treatment such as alignment, fencing and landscaping; and*
  - ix) create attractive environments and focal points that contribute to the existing or desired future character statements, if any.**

**Response**

The application includes a significant public open space area of 15,989m<sup>2</sup> (1.6ha). It includes a significant frontage of 76m, on Panorama Road and approximately 200m frontage to a new road connecting Panorama Road to Kelsey Road.





Photo 2: Aerial photo of subject site, showing the proposed public open space highlighted in red.

The public open space is consistent with that identified in the Prospect Vale - Blackstone Heights Structure Plan and provides a significant pedestrian link between Panorama Road and Kelsey Road. Footpaths within the subdivision and minor extensions along existing roads will provide pedestrian links to Blackstone Park and through to Baker Court.



Figure 16: Proposed public open space and pathway network

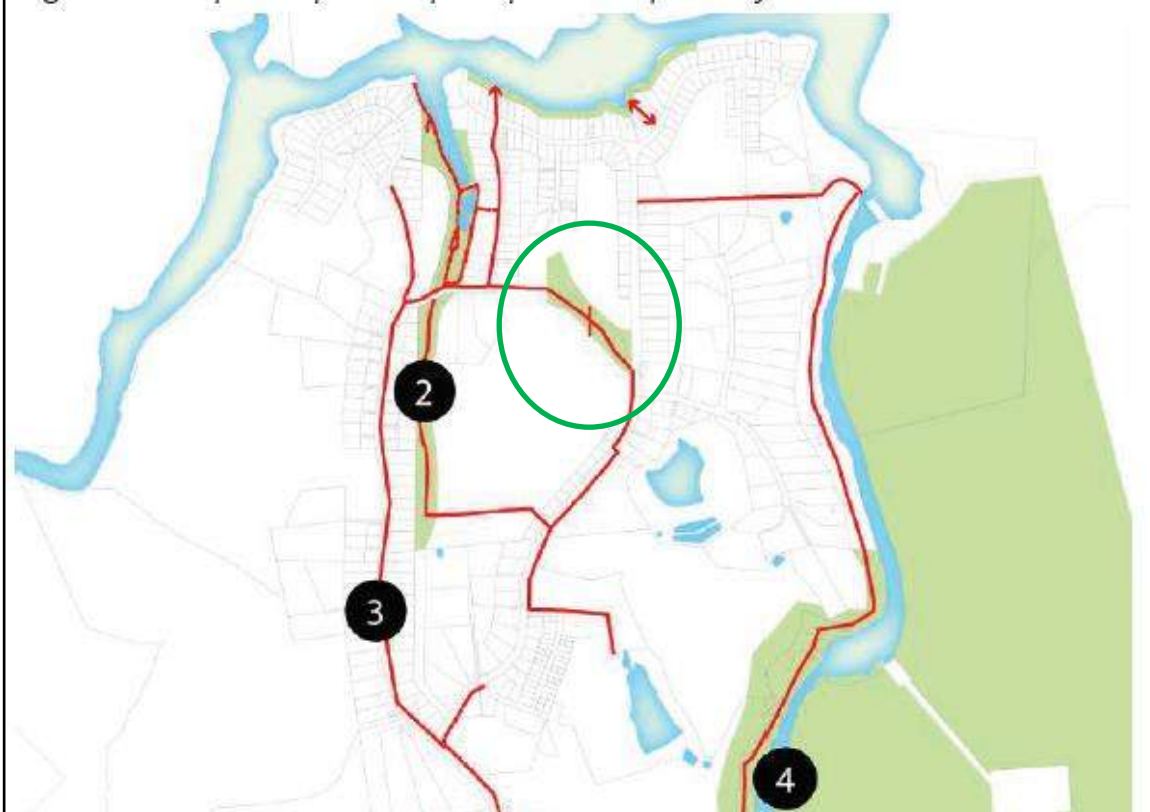


Figure 4: Proposed public open space network, from Prospect Vale-Blackstone Heights Structure Plan (2015); identified in green circle above.

The public open space area has been designed to provide an alternative pedestrian link between Panorama Road and Kelsey Road and on to Blackstone Park. Additional pedestrian links from the public open space connect through to Baker Court and on to Bayview Drive.

The area has a relatively gentle grade and avoids areas which may present maintenance issues. The space provides for a range of recreational settings, providing broad open areas for planting, play and relaxation, and providing pedestrian links to the nearby Blackstone Park incorporating existing walking trails and play equipment.

The public open space provides a quality and practically usable area. It has a relatively gentle grade and wide dimensions. Opportunities for passive surveillance are maximised by significant road frontage and broad dimensions with good visibility from public roads. The large frontage also ensures that the public open space provides a focal point in the streetscape and maximises public visibility, amenity and utility.

The public open space does include a stormwater drainage line and is intersected by a road. However, the public open space area is significant; the infrastructure occupies



a very small footprint and does not unreasonably restrict public use of the land. It is recommended that a condition be included in the planning permit to incorporate a pedestrian crossing between the two (2) parcels of public open space in the engineering design drawings.

The land is not a contaminated site.

The proposal is considered to comply with the Performance Criteria and the Objective of the standard. The space increases the diversity of public open space available in the Blackstone area, provides an attractive alternative option for pedestrians and provides pedestrian links to Blackstone Park and the public facilities and play equipment located there.

**Recommended Condition:**

Engineering design drawings are to include:

- a) A 2.0 metre wide pedestrian pathway crossing between the public open space parcels shown in Stages 10 and 12;
- b) A pedestrian crossing from the public open space to the footpath on the north side of the connector between Panorama Road and Kelsey, in proximity to the pedestrian link to Baker Court; and
- c) A 2.0 metre wide concrete footpath within the open space parcels from Panorama Road to the Kelsey Road extension, including shaping, topsoil and seeding to a width of 4m on either side of the path to accommodate future maintenance using a ride on mower.

**E16 Urban Salinity Code**

**E16.6.3 Vegetation Clearance**

**Objective**

*To minimise changes in groundwater recharge that may result from the removal of vegetation.*

**Performance Criteria**

*Where it is proposed to clear more than 1000m<sup>2</sup> of vegetation cover (including overstorey and understorey) a Salinity Hazard Assessment must demonstrate:*

- a) the degree of salinity on the site;*
- b) impacts of the proposal on the salinity of the site and surrounding land;*
- c) appropriate mitigation measures if necessary to prevent adverse impacts on the site and surrounding land.*



### **Response**

The application proposes to collectively clear more than 1000m<sup>2</sup> of vegetation across the site, however the vegetation is relatively sparse and covers less than 10% of the site. A salinity hazard assessment prepared by a suitably qualified person has been included with the application. The assessment identifies that soils across the site are non-saline and Low Risk in regard to salinity.

In addition to the Low Risk, the future residential development of the subdivision will be fully serviced with reticulated sewerage and stormwater which will transport water away from the site. As such, the proposal will not increase the water entering the ground water system. The site has a higher elevation, with fractured bedrock close to the surface offering good drainage to lower elevations. The predominate species on the site are wattles, which, the assessment notes, have a relatively shallow root structure. The high elevation in the landscape, future residential development, and the collection and piping of stormwater, is likely to reduce the risks associated with salinity.

It is not anticipated that the proposed development will result in any changes to groundwater recharge that would increase the risks associated with salinity. No additional mitigation measures are considered necessary. The development complies with the Performance Criteria and is consistent with the objective.

### **Acceptable Solutions**

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

Low Density Residential Zone		
Scheme Standard	Comment	Assessment
12.3.1 Amenity		
A1	Residential (single dwellings)	Complies.
A2		Not Applicable.
12.3.2 Low Density Residential Character		
A1		Not Applicable.
A2		Not Applicable.
12.4.1.1 Site Coverage		
A1	No development is proposed.	Not Applicable.
12.4.1.2 Building Height		
	No development proposed other than infrastructure.	Not Applicable.



12.4.1.3 Frontage Setbacks		
A1		Not Applicable.
12.4.1.4 Rear and Side Setbacks		
A1		Not Applicable.
A2		Not Applicable.
12.4.1.5 Outbuildings and Ancillary Structures		
A1		Not Applicable.
12.4.2.1 Non Residential Buildings		
A1		Not Applicable.
12.4.3.1 General Suitability		
A1	No Acceptable Solutions	Relies on Performance Criteria.
12.4.3.2 Lot Area, Building Envelopes and Frontage		
A1	<p>21 of the lots and the balance have an area greater than 1600m<sup>2</sup>. The remainder have an area less than 1600m<sup>2</sup>.</p> <p>Excluding the 12 internal lots, all lots have a 35m diameter circle within 35m of the frontage</p> <p>Two (2) existing outbuildings will be located within Lot 80 and the Balance. As the site has not been fully surveyed, the setback of the existing outbuilding has not been confirmed.</p>	Relies on Performance Criteria.
A2	All lots appear to have a frontage greater than 4m	Complies.
A3	All lots have water and sewerage connections	Complies.
A4	All lots include connection to the reticulated stormwater network.	Complies.

E1 Bushfire-Prone Areas Code		
Scheme Standard	Comment	Assessment
E1.6.1 Subdivision: Provision of hazard management areas		
A1	Certified by an accredited bushfire assessor as providing BAL 19 for all lots	Complies.



E1.6.2 Subdivision: Public Access		
A1	Certified by an accredited bushfire assessor as being consistent with Tables E1, E2 and E3	Complies.
E1.6.3 Subdivision: Provision of water supply for fire fighting purposes		
A1	Certified by an accredited bushfire assessor as being consistent with the objective.	Complies.

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

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

E4 Road and Railway Assets Code		
Scheme Standard	Comment	Assessment
E4.6.1 Use and road or rail infrastructure		
A1		Not Applicable.
A2	Each driveway will generate less than 40 vehicle movements, however, the new intersections will exceed 40 vehicle movements.	Relies on Performance Criteria.
A3		Not Applicable.
E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways		
A1		Not Applicable.
E4.7.2 Management of Road and Accesses and Junctions		
A1	Each property has only one (1) access	Complies
A2		Not Applicable.
E4.7.3 Management of Rail Level Crossings		
A1		Not Applicable.



E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings		
A1	TIA discusses intersections –site distance adequate – new accesses addressed in TIA	Relies on Performance Criteria.

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

E6 Car Parking and Sustainable Transport Code		
Scheme Standard	Comment	Assessment
E6.2 Application of this Code		
E6.2.1	Code applies to all use and development.	Code is applicable.
E6.6.1 Car Parking Numbers		
A1	Sufficient scope on lots for future development	Complies

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

E8 Biodiversity Code		
Scheme Standard	Comment	Assessment
E8.6.1 Habitat and Vegetation Management		
A1	Native vegetation will be removed - includes Flora and Fauna Assessment.	Relies on Performance Criteria.
A2	Not priority habitat.	Not Applicable.

E9 Water Quality Code		
Scheme Standard	Comment	Assessment
E9.2 Application of this Code		
		Code not applicable.



E10 Recreation and Open Space Code		
Scheme Standard	Comment	Assessment
E10.2 Application of this Code		
E10.2.1	Not a subdivision	Code not applicable.
E10.6.1 Provision of Public Open Space		
A1	Does not include consent.	Relies on Performance Criteria.

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

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

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

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

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



E16 Urban Salinity Code		
Scheme Standard	Comment	Assessment
E16.2 Application of this Code		
E16.2.1	Land located within the Greater Launceston Urban Salinity Management Area shown on the planning scheme maps.	Code is applicable.
E16.5.1 Extensive Irrigation of Lawns and Garden Areas.		
A1		Not Applicable.
E16.6.1 Stormwater		
A1	Piped to the reticulated system.	Complies.
E16.6.2 Excavation		
A1	Includes salinity assessment indicating low risk	Complies.
E16.6.3 Vegetation Clearance		
A1	No acceptable solution	Relies on Performance Criteria.
E16.6.4 Roads and Impervious Surfaces		
A1	Will be constructed of saline resistant materials.	Complies.
E16.6.5 Subdivision		
A1	Low salinity risk	Complies.

### Conclusion

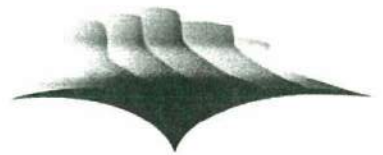
It is considered that the application for Use and Development for subdivision is acceptable in the Low Density Residential Zone, can be managed by appropriate conditions and is recommended for approval.

### DECISION:



# APPLICATION FORM

## PLANNING



Meander Valley Council

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

### OFFICE USE ONLY

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

- Is your application the result of an illegal building work? ☐ Yes ☒ No
  - Is a new vehicle access or crossover required? ☒ Yes ☐ No
- Indicate by ✓ box

### PROPERTY DETAILS:

Address:	<input type="text" value="1 Panorama Rd"/>	Certificate of Title:	<input type="text" value="173550"/>
Suburb:	<input type="text" value="Blackstone Heights"/>	Lot No:	<input type="text" value="1"/>
Land area:	<input type="text" value="67.68"/>	<input type="text" value="m² / ha"/>	
Present use of land/building:	<input type="text" value="vacant"/>	(vacant, residential, rural, industrial, commercial or forestry)	

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

### DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Forestry      | <input type="checkbox"/> Demolition    |   |
| <input type="checkbox"/> Other         |  |   |

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

Description of work:

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

New floor area:  m<sup>2</sup> New building height:  m

Materials: External walls:  Colour:   
Roof cladding:  Colour:



## SEARCH OF TORRENS TITLE

VOLUME 173550	FOLIO 1
EDITION 2	DATE OF ISSUE 27-Nov-2018

SEARCH DATE : 01-Aug-2019

SEARCH TIME : 11.13 AM

## DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL  
 Lot 1 on Plan 173550  
 Derivation : Part of 500 Acres Loc. to Patrick Dalrymple  
 Prior CT 123378/1

## SCHEDULE 1

M725563 TRANSFER to BASS STRAIT 8 PTY LTD Registered  
 27-Nov-2018 at noon

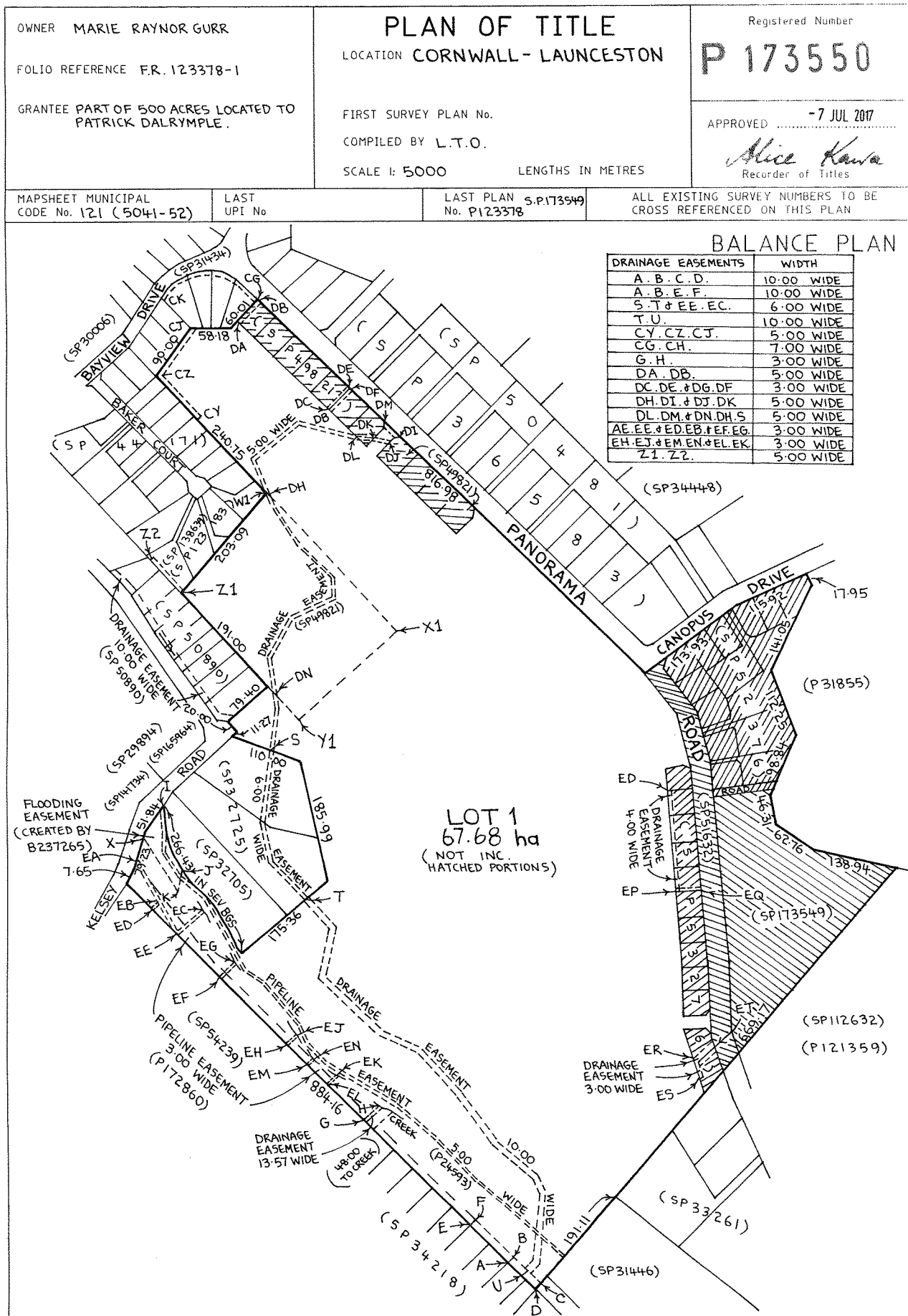
## SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 B665154 BENEFITING and BURDENING EASEMENTS set forth in  
 Instrument  
 SP 49821 BURDENING EASEMENT: Right of Drainage (appurtenant to  
 Lots 7 and 8 to 11 on Sealed Plan No.49821) over the  
 Drainage Easement marked DH DN on Plan No.173550.  
 SP123183 BENEFITING EASEMENT: Right of Drainage over the  
 Drainage Easement 5.00 wide marked Z1,Z2 on Plan No.  
 173550.  
 SP123183 BURDENING EASEMENT: Right of Drainage [appurtenant to  
 Lot 24 on Sealed Plan No.123183] over the Drainage  
 Easement 5.00 wide marked DH,DN on Plan No.173550.  
 E84991 BURDENING EASEMENT: pipeline and services easement in  
 favour of Tasmanian Water & Sewerage Corporation Pty  
 Ltd over the land marked Pipeline Easement 3.00 wide  
 on Plan 173550 (Subject to provisions) Registered  
 29-Mar-2017 at noon  
 B935218 ADHESION ORDER under Section 110 of the Local  
 Government (Building and Miscellaneous Provisions)  
 Act 1993 Registered 26-Mar-1996 at noon

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





(6)



### SEARCH OF TORRENS TITLE

VOLUME 49821	FOLIO 1
EDITION 4	DATE OF ISSUE 07-Oct-2014

SEARCH DATE : 27-Aug-2020

SEARCH TIME : 05.15 PM

### DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL  
 Lot 1 on Sealed Plan 49821  
 Derivation : Part of 500 Acres Gtd. to P. Dalrymple  
 Prior CT 4850/12

### SCHEDULE 1

M487937 TRANSFER to INES SERAFINA ALLEN Registered  
 07-Oct-2014 at noon

### SCHEDULE 2

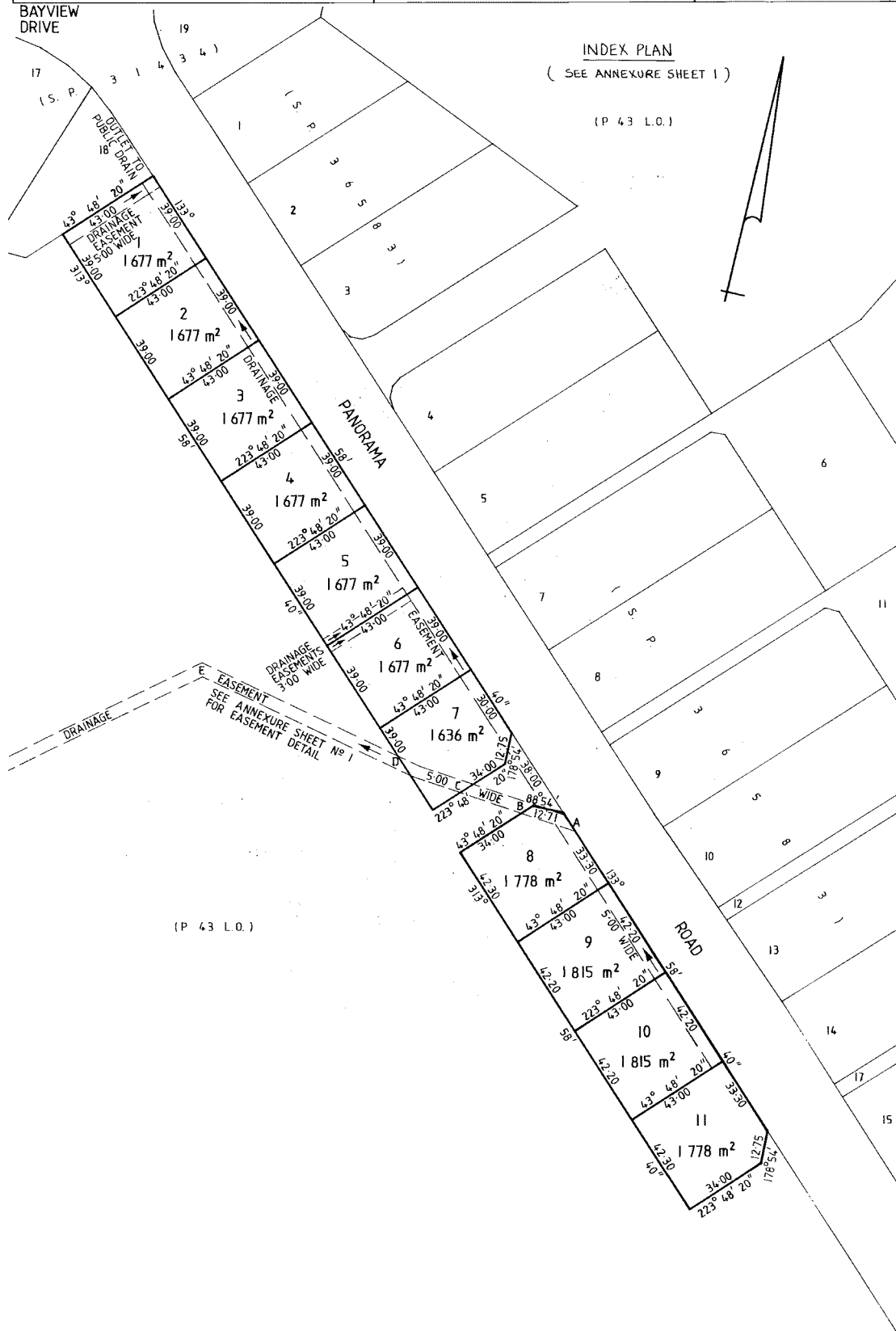
Reservations and conditions in the Crown Grant if any  
 SP 49821 EASEMENTS in Schedule of Easements  
 SP 49821 COVENANTS in Schedule of Easements  
 SP 49821 FENCING COVENANT in Schedule of Easements  
 D143576 MORTGAGE to Perpetual Corporate Trust Limited  
 Registered 07-Oct-2014 at 12.01 PM  
 M615564 CAVEAT by Garry William Allen Registered 06-Feb-2017  
 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

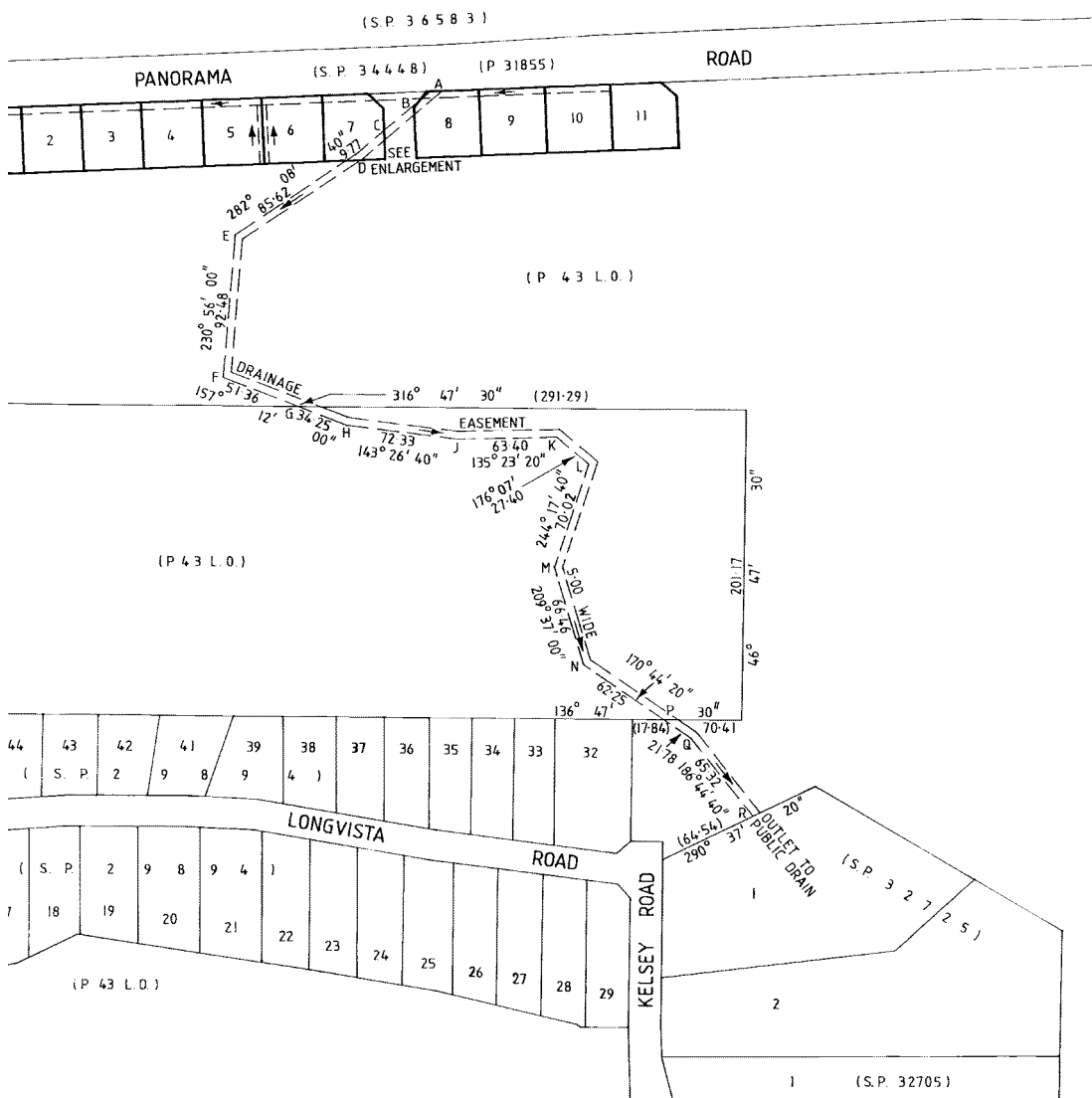
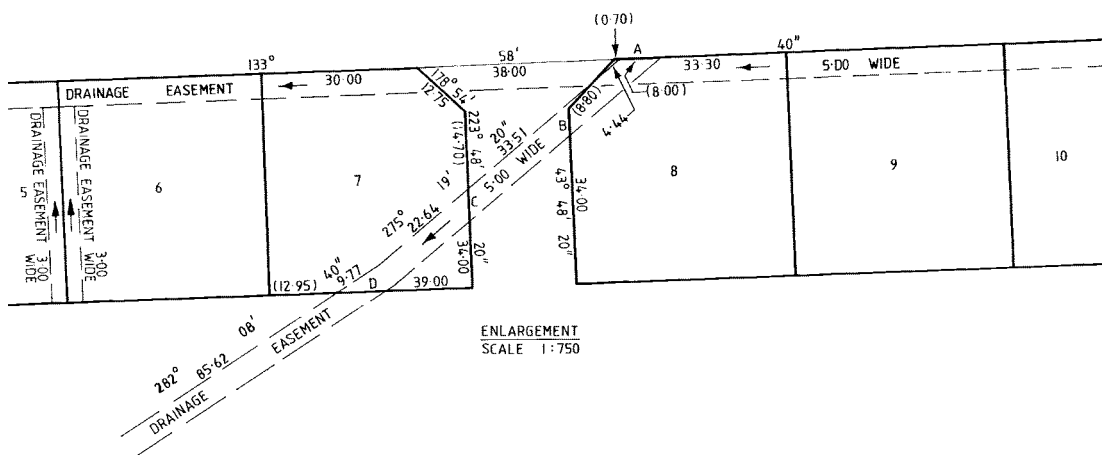


Owner: Saneith Pty. Ltd.	<b>PLAN OF SURVEY</b> by Surveyor C. J. Cohen of COHEN AND ASSOCIATES PTY. LTD. LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON SCALE 1:1 250 MEASUREMENTS IN METRES	Registered Number: <b>SP49821</b>
Title Reference: C.T. Vol. 4578 Fol. 36		Approved: 21 JAN 1992
Grantee: Part of 500 acres located to Patrick Dalrymple		Effective from: 16.08.1992
		Recorder of Titles





<p>ANNEXURE SHEET No. 1</p> <p>(of 1 annexures) to plan by Surveyor</p> <p>Signed for the purposes of identification</p> <p>Council Clerk <i>[Signature]</i></p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 11-12-82 and that certificate extends to the detail shown on this sheet.</p> <p>Surveyor: C. J. CDHEN <i>[Signature]</i></p> <p>Owner: SANEITH PTY. LTD.</p> <p>Title Reference: C.T. VDL 4578 FOL. 36 C.T. VDL 4315 FOL. 75</p>	<p>Registered Number:</p> <h1>SP49821</h1> <p>Scale 1: 2500</p> <p>Measurements in Metres</p>
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## SEARCH OF TORRENS TITLE

VOLUME 31434	FOLIO 15
EDITION 4	DATE OF ISSUE 03-May-1999

SEARCH DATE : 27-Aug-2020

SEARCH TIME : 05.17 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL

Lot 15 on Sealed Plan 31434

Derivation : Part of 500 Acres Located to P. Dalrymple

Prior CT 4387/34

SCHEDULE 1

C155561 TRANSFER to NOEL RICHARD DAVIDSON and LEANNE MAREE  
DAVIDSON Registered 03-May-1999 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 31434 EASEMENTS in Schedule of Easements

SP 31434 COVENANTS in Schedule of Easements

SP 31434 FENCING COVENANT in Schedule of Easements

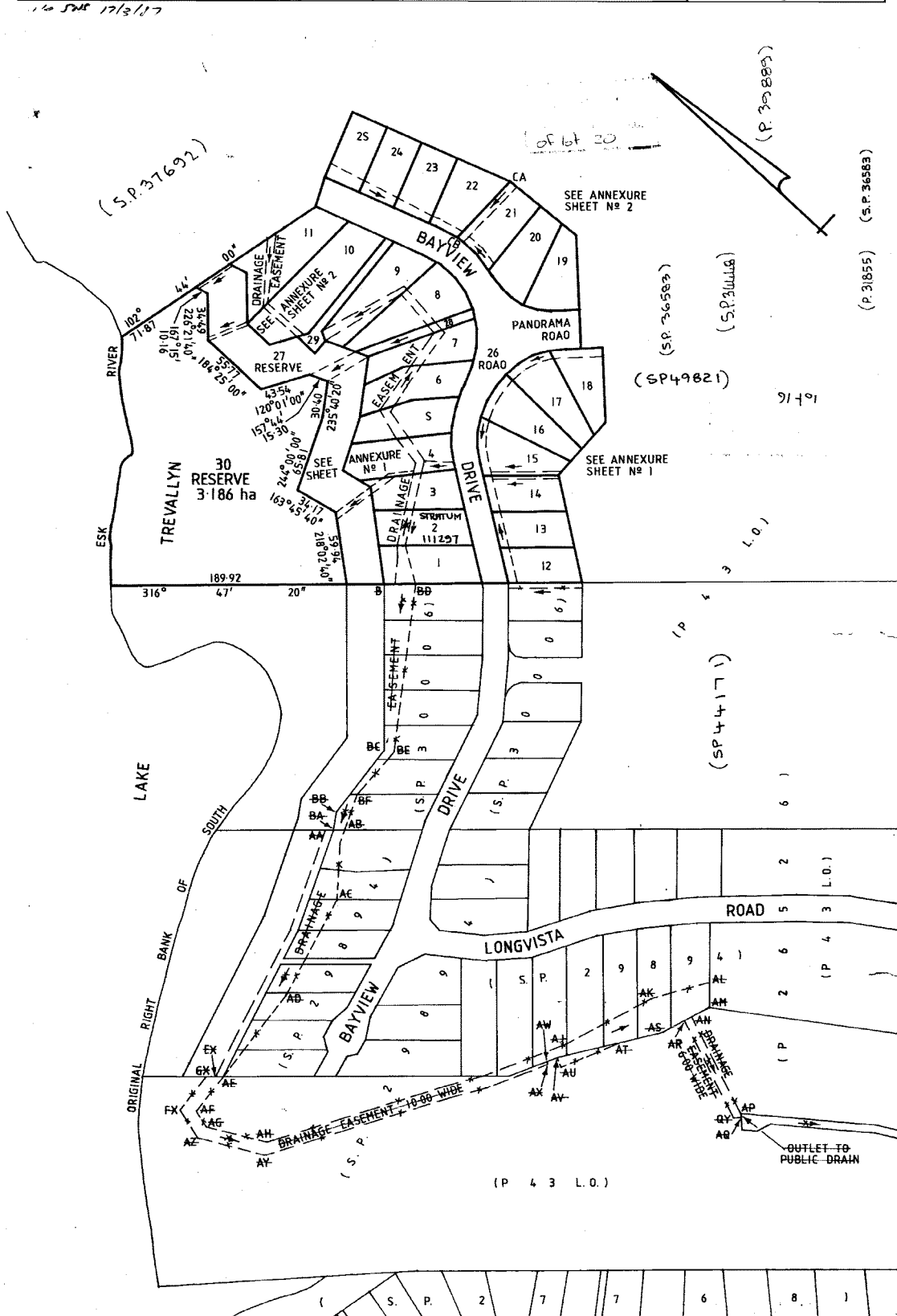
C155562 MORTGAGE to Trust Bank Registered 03-May-1999 at 12.  
02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Owner: Saneith Pty. Ltd.	<b>PLAN OF SURVEY</b> by Surveyor: C. J. Cohen of land situated in the <b>LAND DISTRICT OF CORNWALL</b> <b>PARISH OF LAUNCESTON</b> SCALE 1: 2 500 MEASUREMENTS IN METRES	38-86 A Registered Number: <b>S.P31434</b> Approved: <i>[Signature]</i> Effective from: <b>5 AUG 1987</b> Acting Recorder of Titles
Title Reference: C.T. Vol. 431S Fol. 58		
Grantee: Part of 500 acres located to Patrick Dalrymple		





DE-K 1100

38-86 A

ANNEXURE SHEET No. 1

(of 2 annexures) to plan by Surveyor

Signed for the purposes of identification

This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 4/2/87 and that certificate extends to the detail shown on this sheet.

Surveyor..... C. J. Cohen *C. J. Cohen*

Owner: Saneith Pty. Ltd.

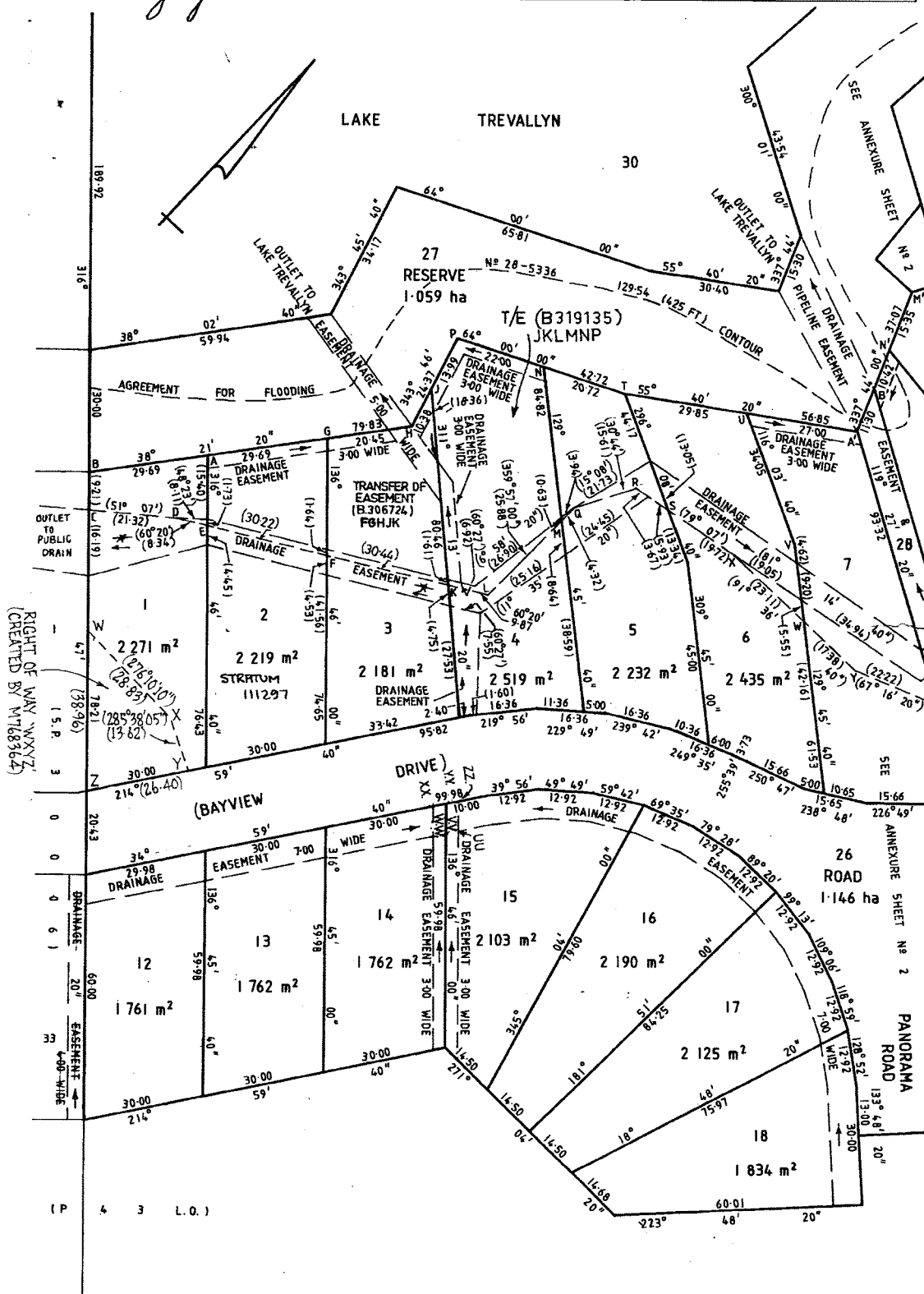
**Title Reference:** C.T. Vol. 4315 Fol. 58

Registered Number:

**S. P31434**

Scale 1:750

### Measurements in Metres









# PLAN OF SUBDIVISION



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Tasmania, 7250  
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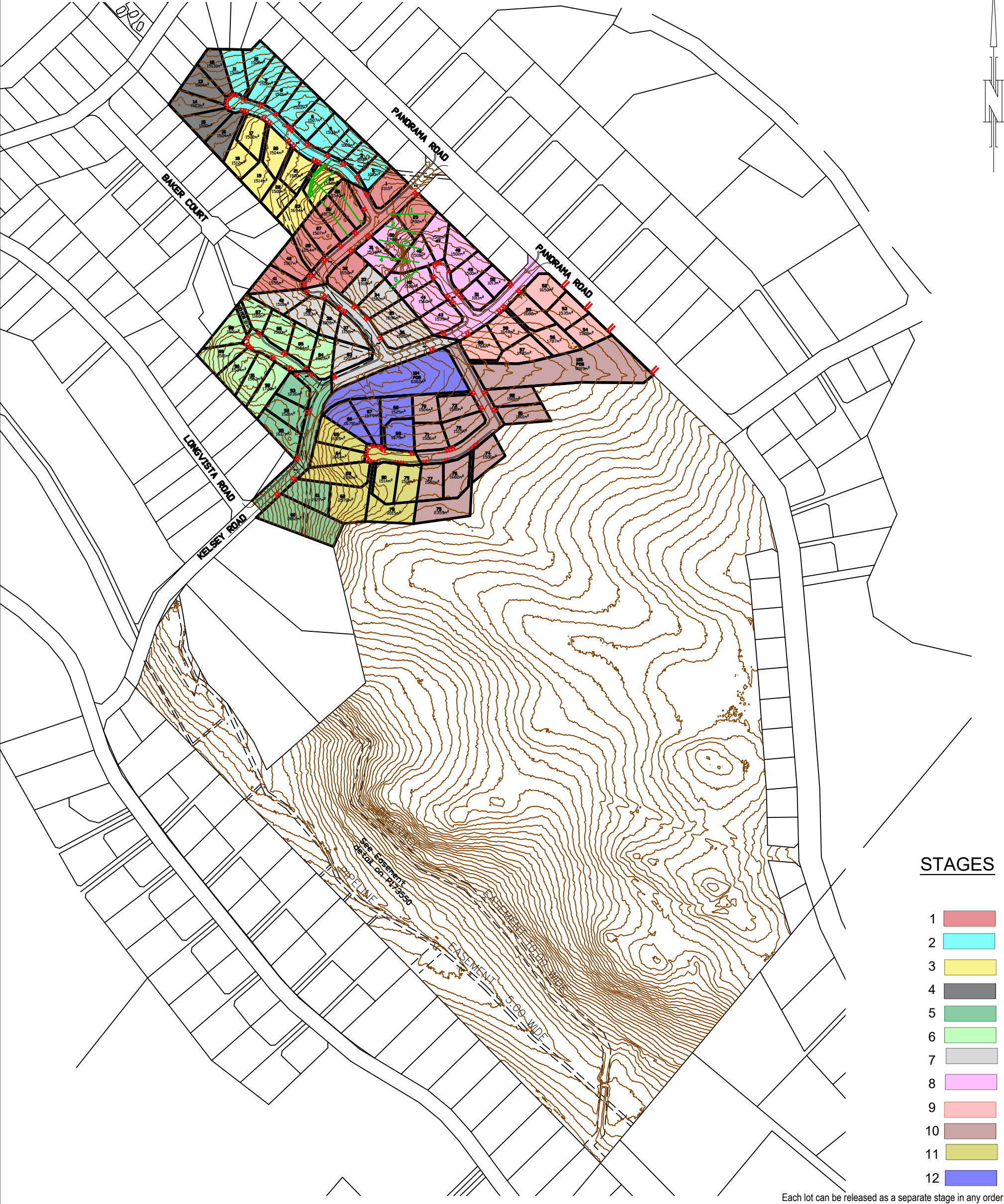
ABN 71 217 806 325

PHONE: +61 03 6234 3217  
FAX: +61 03 6234 5085  
EMAIL: pda.hbt@pda.com.au

Owners	Bass Strait 8 PTY LTD	Address	1 PANORAMA RD BLACKSTONE HEIGHTS TAS 7250			This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.		
		Council	Meander Valley Council					
		Planning Scheme	Meander Valley Interim Planning Scheme 2013					
Title References	FR 173550/1	Zone & Overlay	12.0 Low Density Residential 113.SAL					
Schedule Of Easements	Pipeline and services easements to be created over services as required.							
Scale	1:5000	Date	25 August 2020	PDA Reference	L18017 - B	Map reference	PID	Point of Interest
								GDA94 MGA55

Sheet 1

SITE OVERVIEW



## STAGES

- 1
- 2
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- 11
- 12



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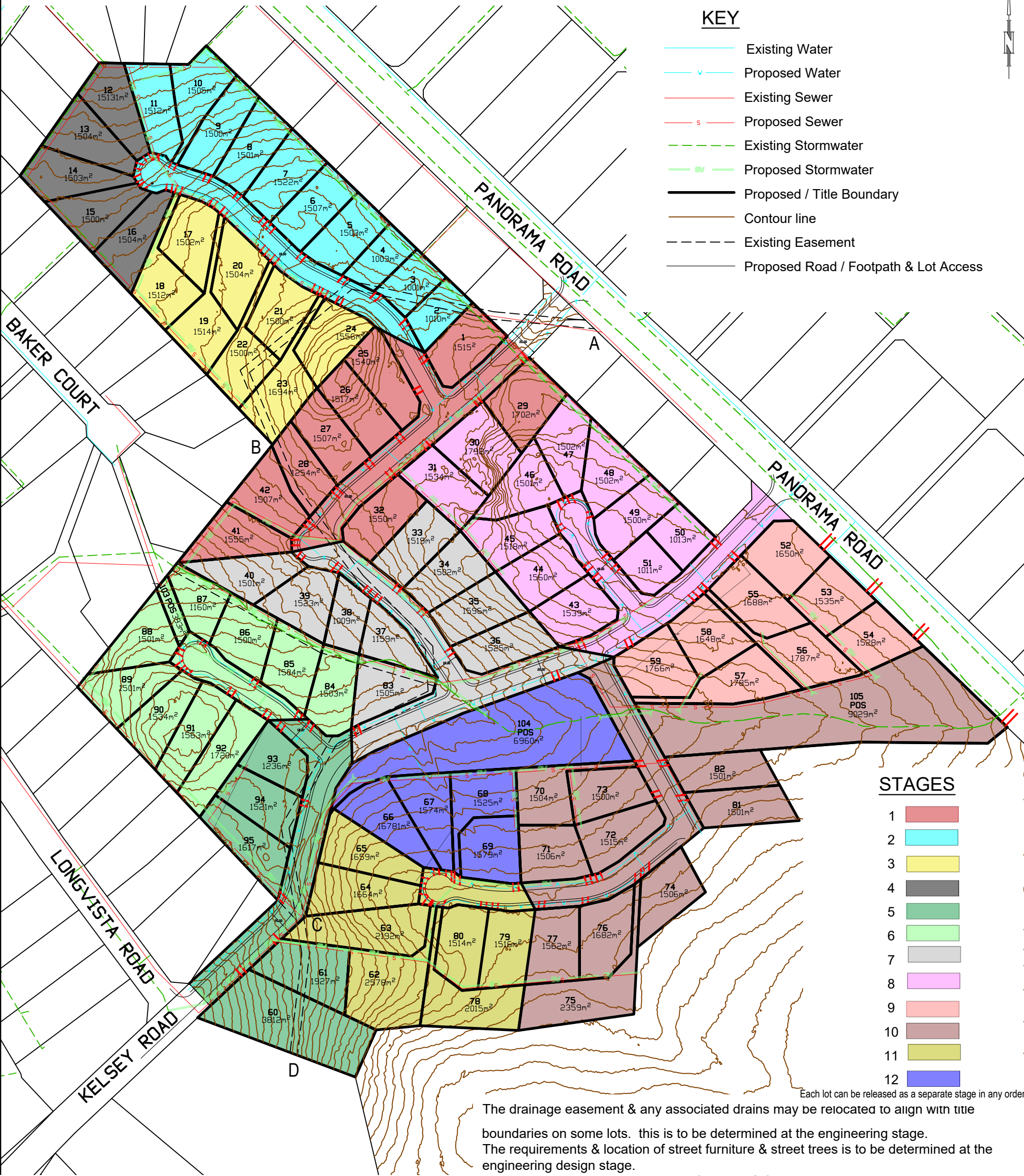
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Scale	1:2500	Date	25 August 2020	PDA Reference	L18017 - B	Map reference	PID	Point of Interest	GDA94 MGA55

Sheet 2

Each lot can be released as a separate stage in any order.

SUBDIVISION & SERVICES PLAN



Each lot can be released as a separate stage in any order.

The drainage easement & any associated drains may be relocated to align with title boundaries on some lots. this is to be determined at the engineering stage.  
The requirements & location of street furniture & street trees is to be determined at the engineering design stage.  
No burdening easement between A & B, and C & D appears on the title. The only burdening easement appearing on the title in the subdivision area is over the drainage easement between B & C.

All sewer, water & stormwater lot connections to be to the closest main.  
All areas and dimensions are approximate only and are subject to change.



# PLAN OF SUBDIVISION



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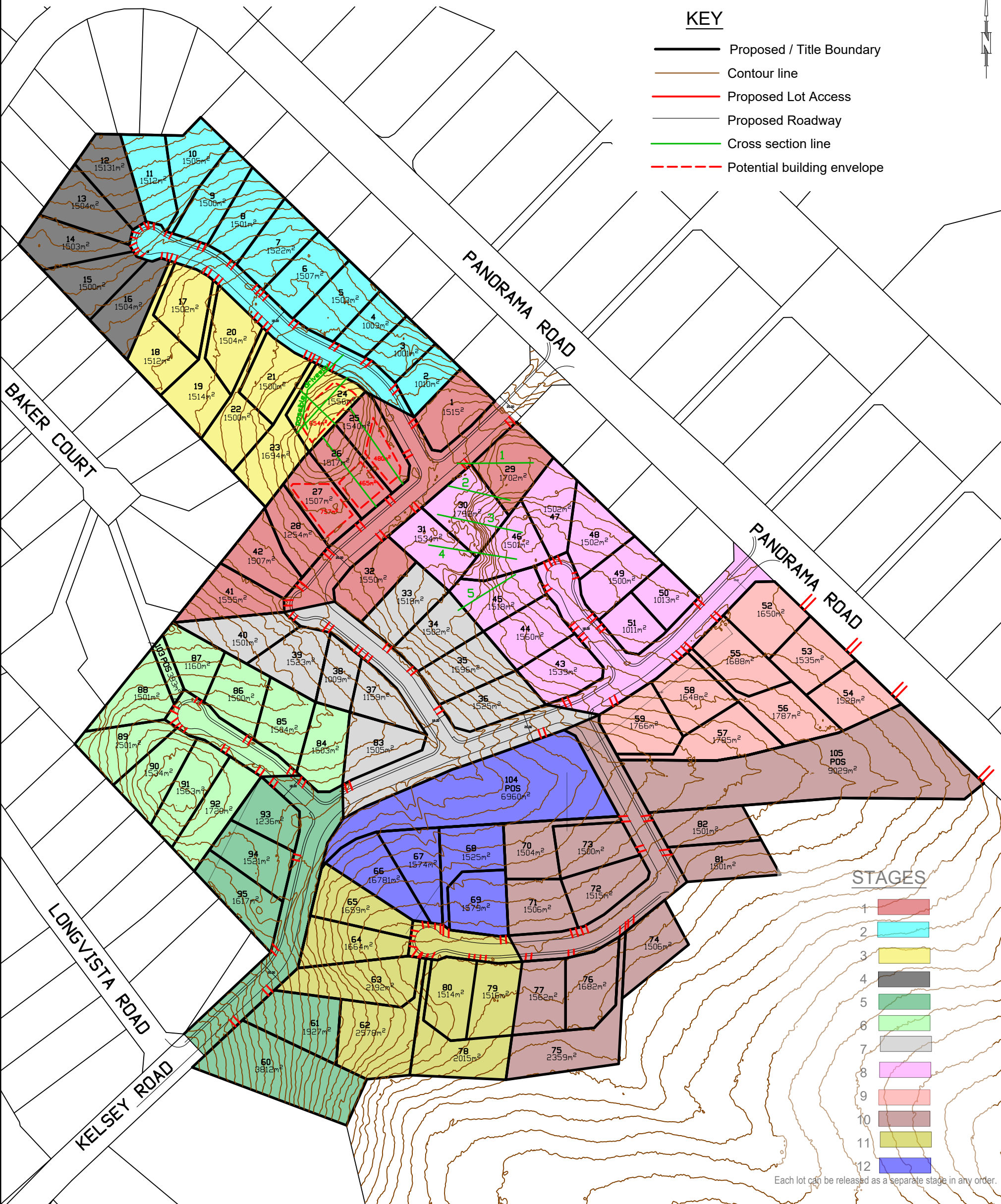
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		Planning Scheme	Meander Valley Interim Planning Scheme 2013					
Title References	FR 173550/1	Zone & Overlay	12.0 Low Density Residential 113.SAL					
Schedule Of Easements	This plan is for a Traffic Impact Assessment only							
Scale	1:2500	Date	25 August 2020	PDA Reference	L18017 - B	Map reference	PID	Point of Interest
								GDA94 MGA55

Sheet 3

LOT LAYOUT





# PLAN OF SUBDIVISION



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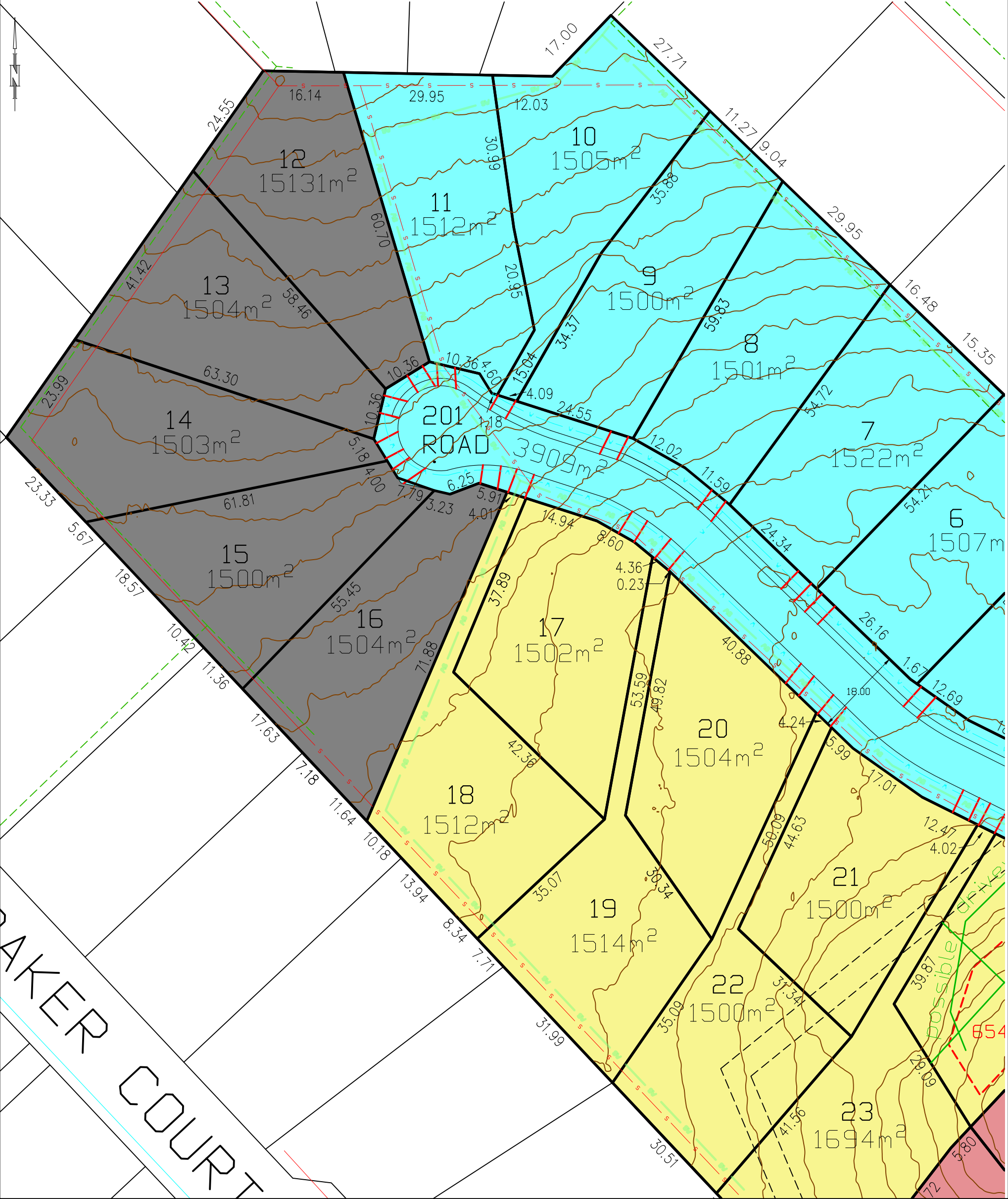
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Title References	FR 173550/1	Zone & Overlay	12.0 Low Density Residential 113.SAL						
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Scale	1:750	Date	18 August 2019	PDA Reference	L18017 - A	Map reference	PID	Point of Interest	GDA94 MGA55

Sheet 5

SUBDEVISION PLAN





# PLAN OF SUBDIVISION



**PDA Surveyors**

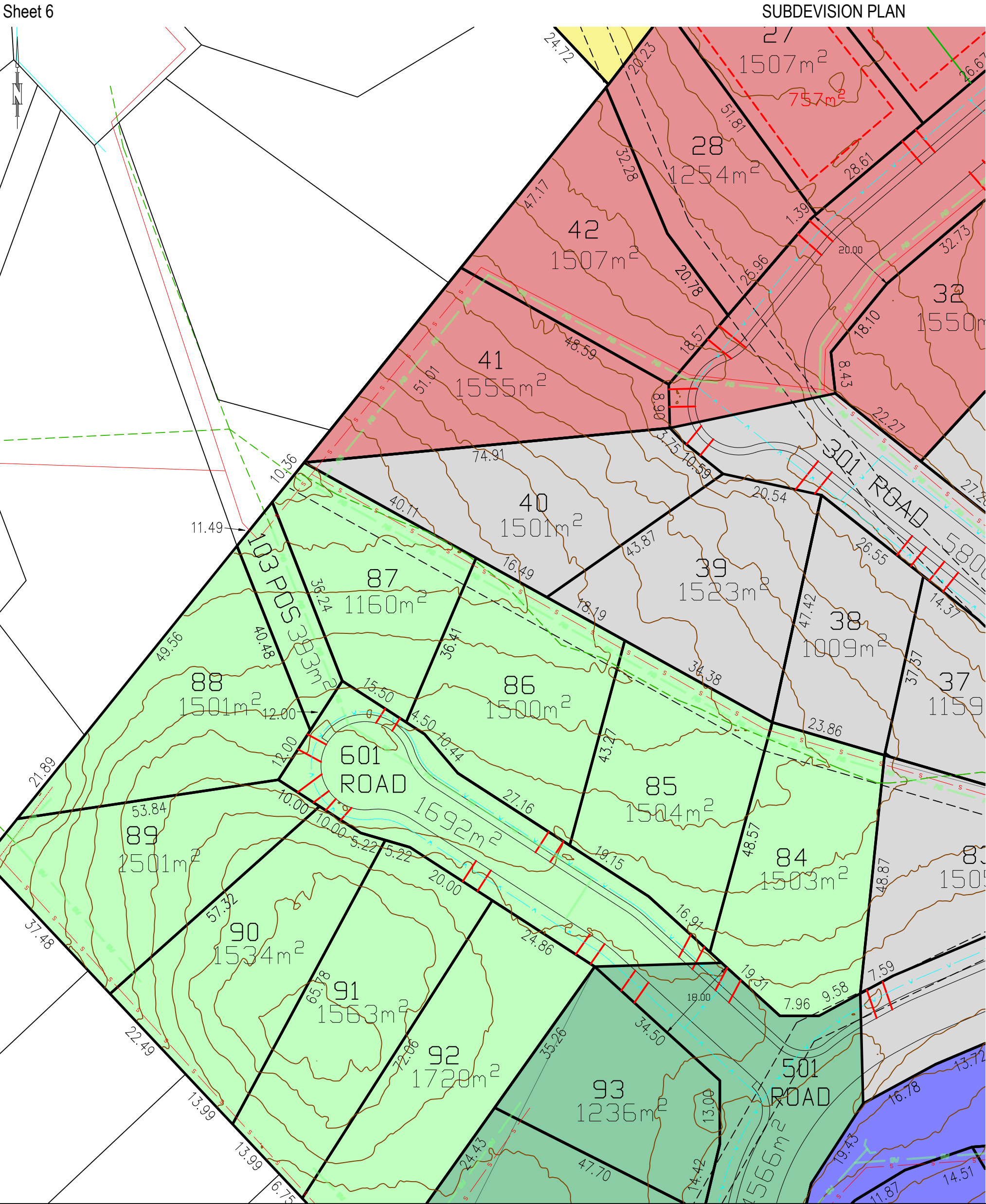
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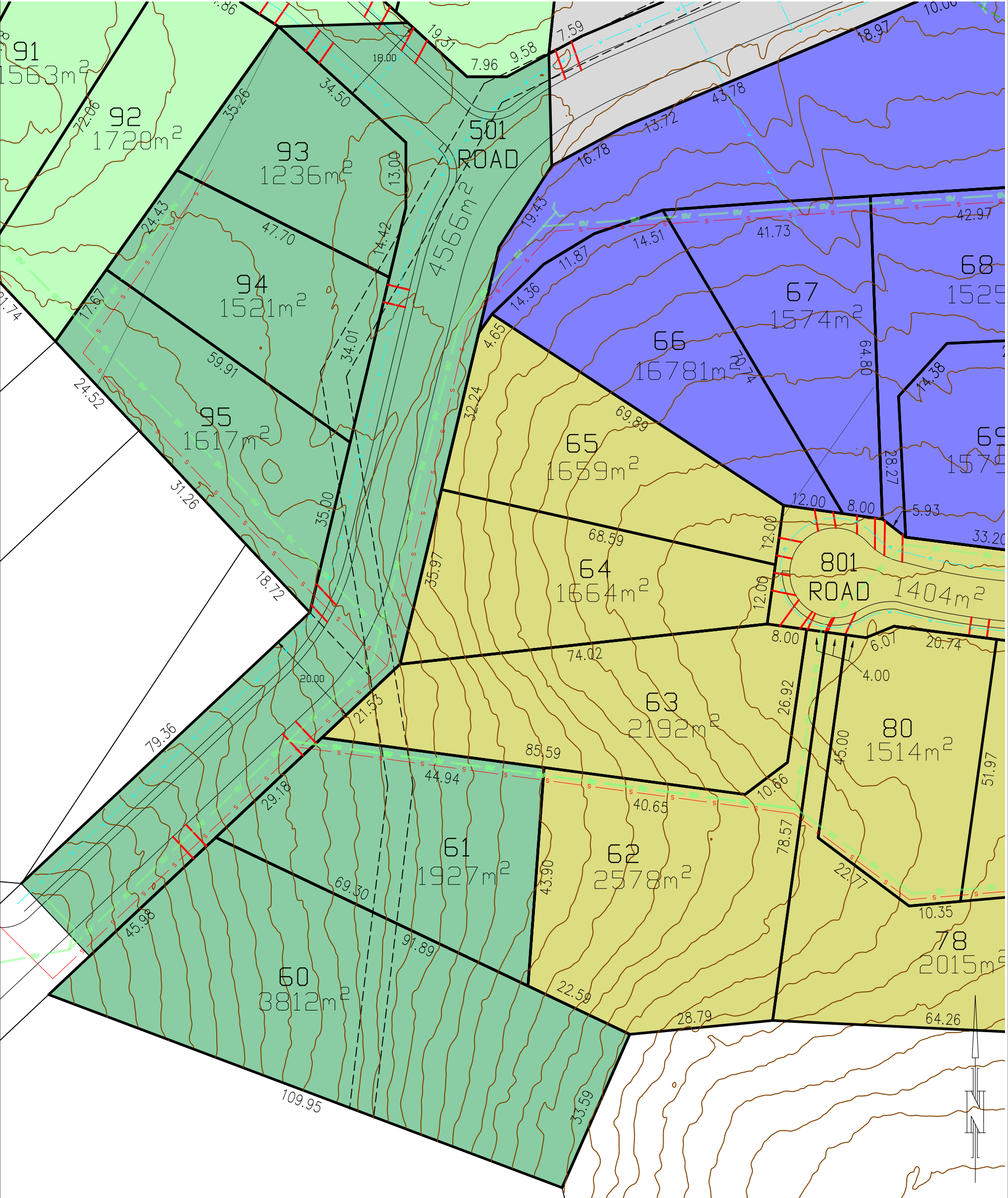
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Scale	1:750	Date	18 August 2019	PDA Reference	L18017 - A	Map reference	PID	Point of Interest	GDA94 MGA55

Sheet 6

SUBDEVISION PLAN





# PLAN OF SUBDIVISION



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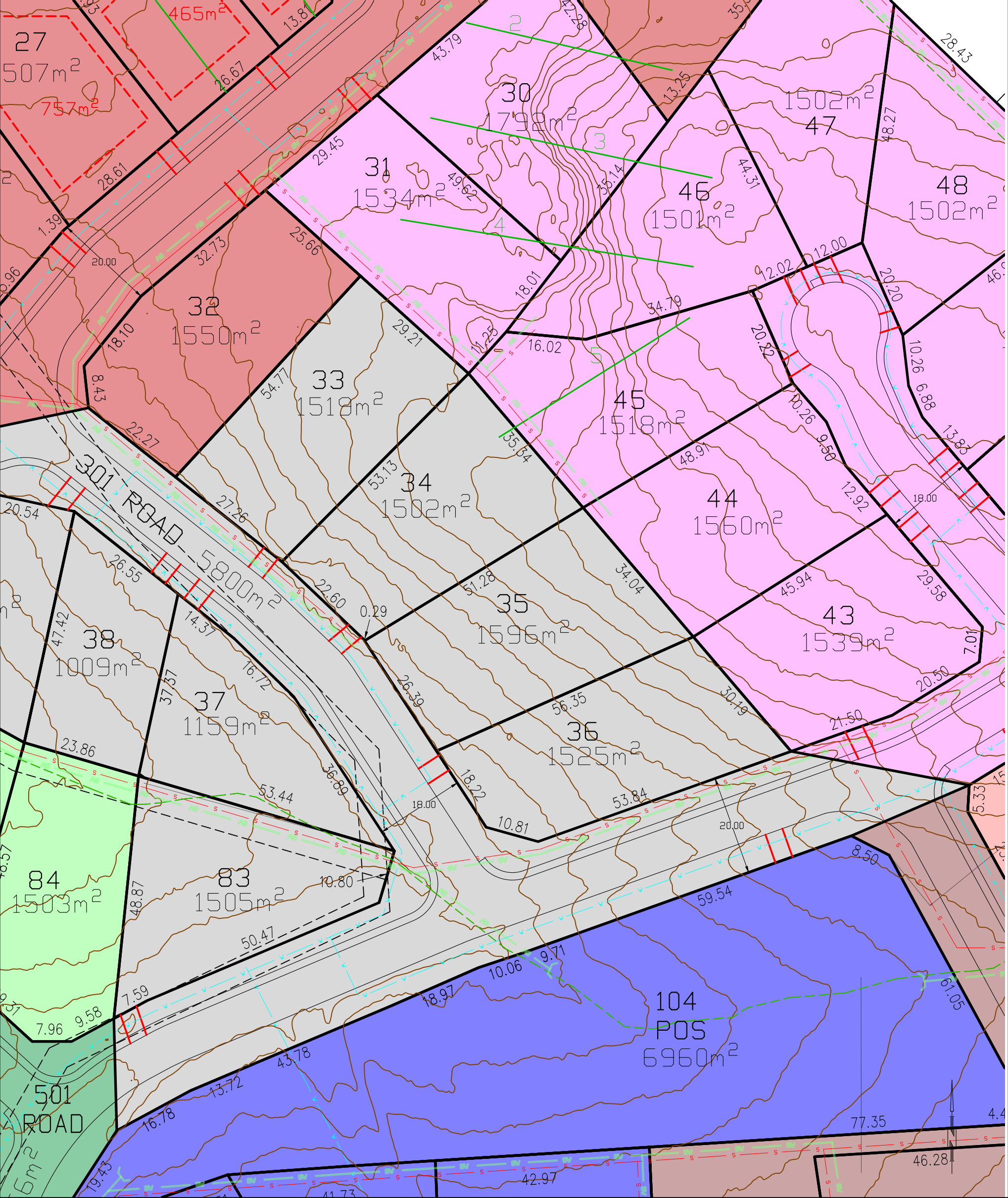
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Scale	1:750	Date	18 August 2019	PDA Reference	L18017 - A	Map reference	PID	Point of Interest	GDA94 MGA55

Sheet 7

SUBDIVISION PLAN





# PLAN OF SUBDIVISION



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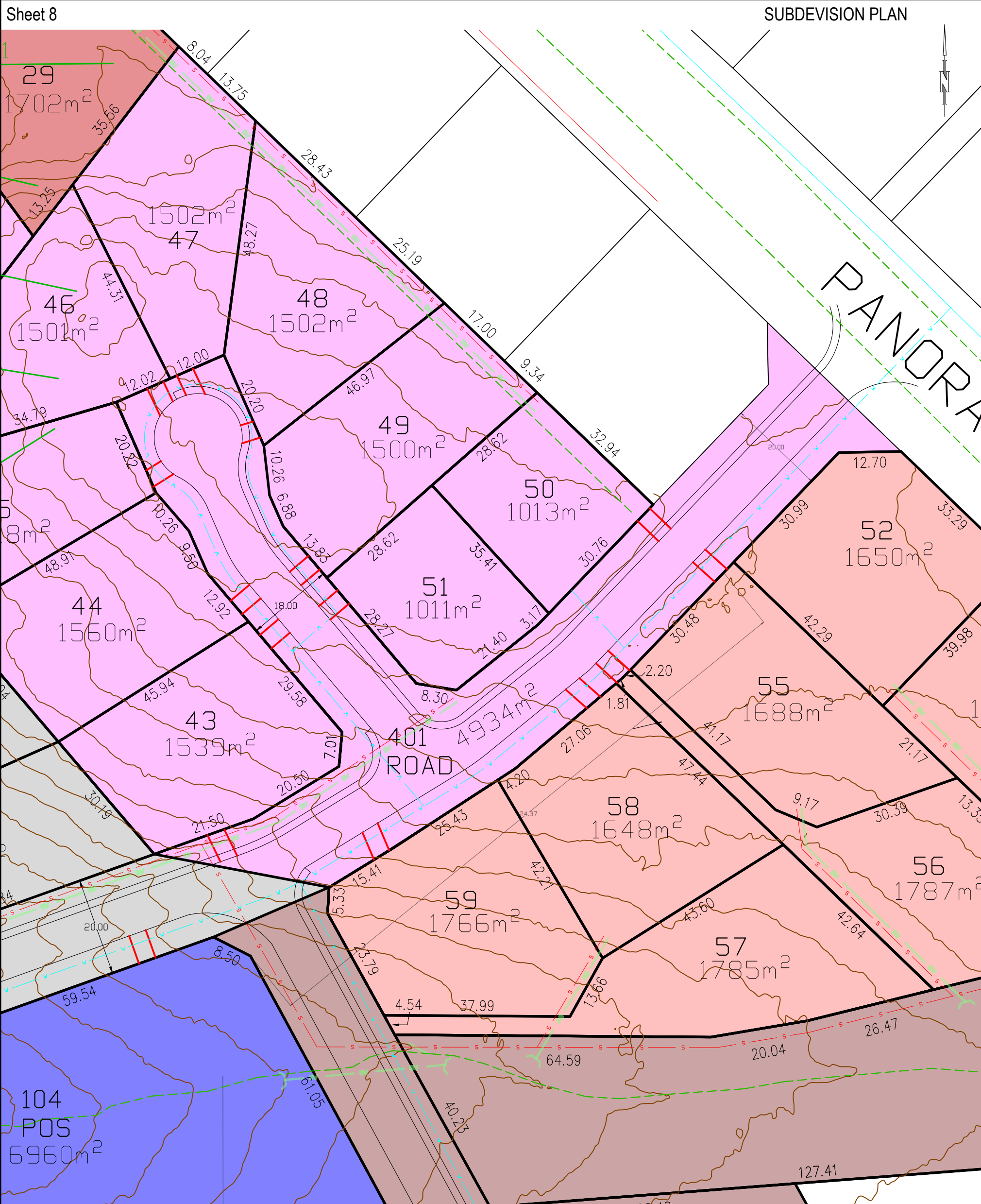
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Scale	1:750	Date	18 August 2019	PDA Reference	L18017 - A	Map reference	PID	Point of Interest	GDA94 MGA55
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# PLAN OF SUBDIVISION



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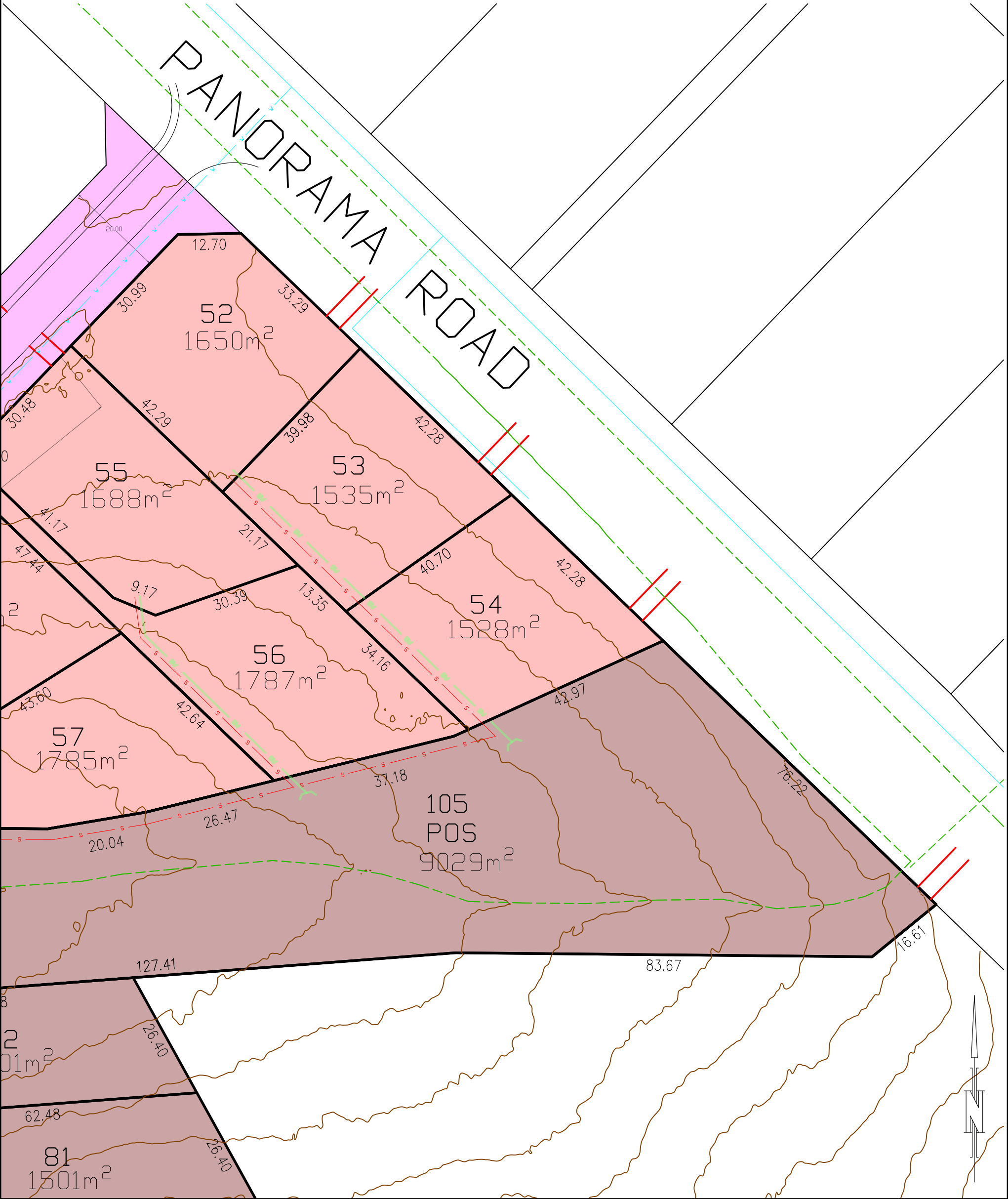
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Scale	1:750	Date	18 August 2019	PDA Reference	L18017 - A	Map reference	PID	Point of Interest GDA94 MGA55

Sheet 10

SUBDIVISION PLAN





# PLAN OF SUBDIVISION



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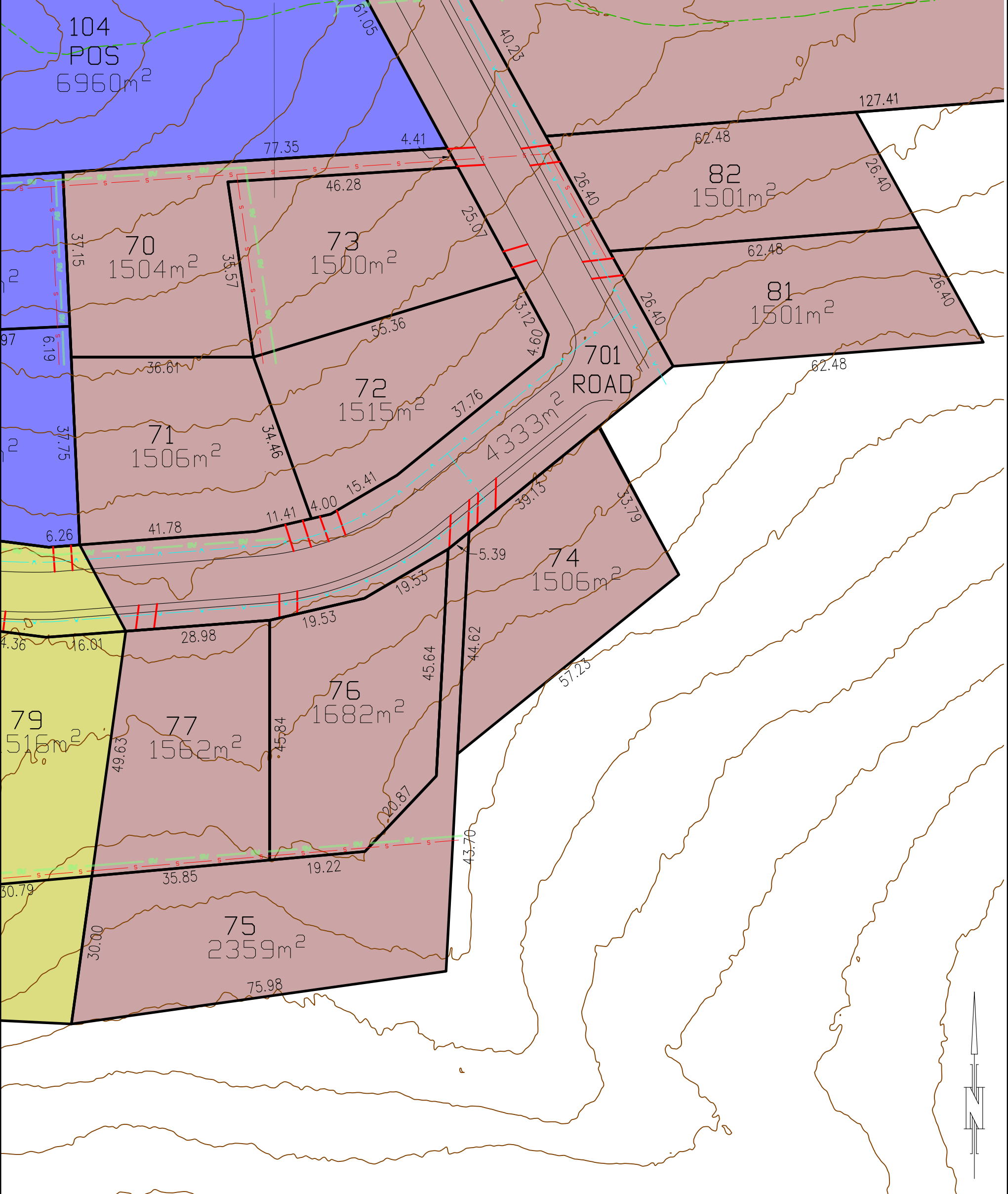
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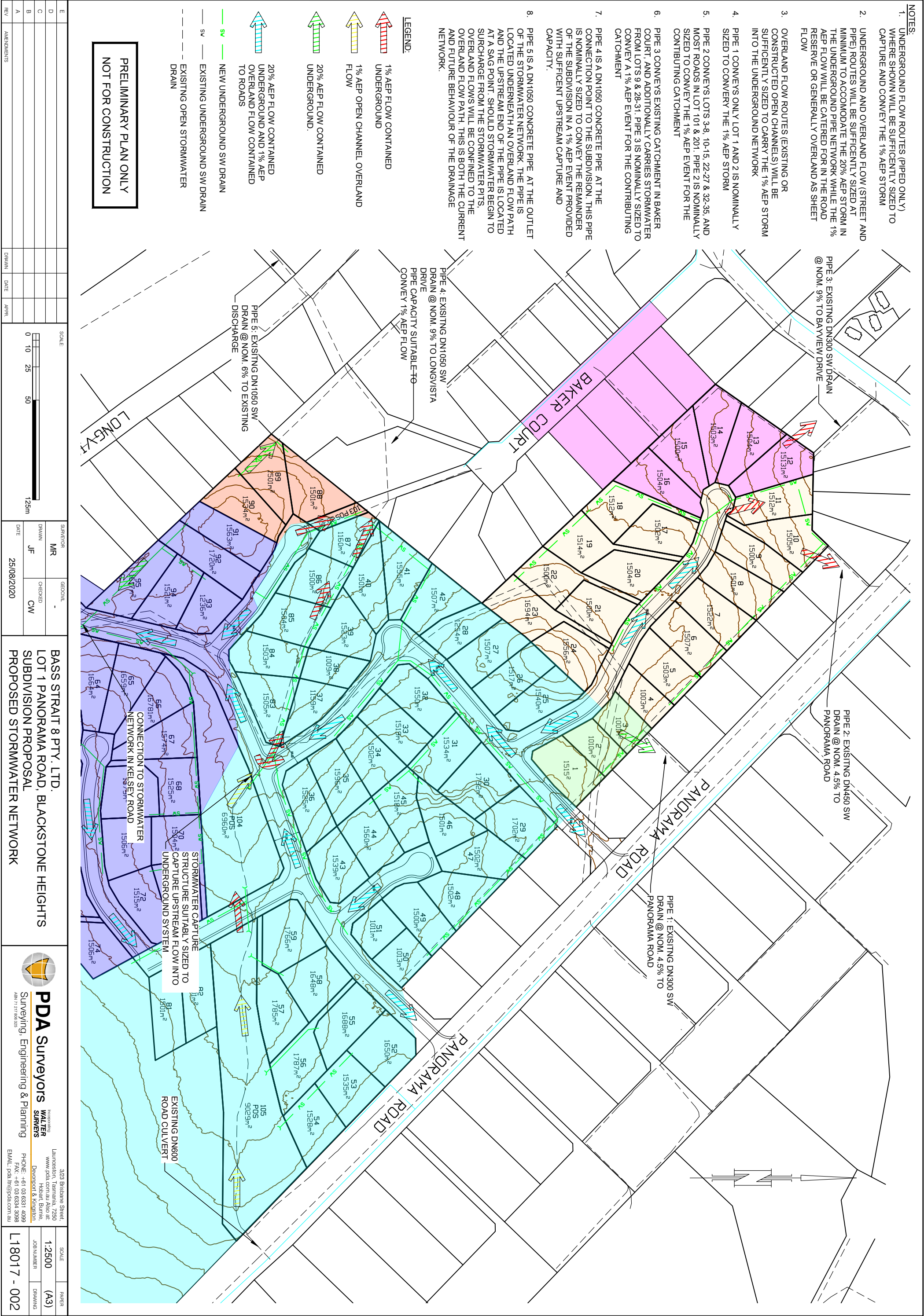
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Scale	1:750	Date	18 August 2019	PDA Reference	L18017 - A	Map reference	PID	Point of Interest GDA94 MGA55

Sheet 11

SUBDEVISION PLAN



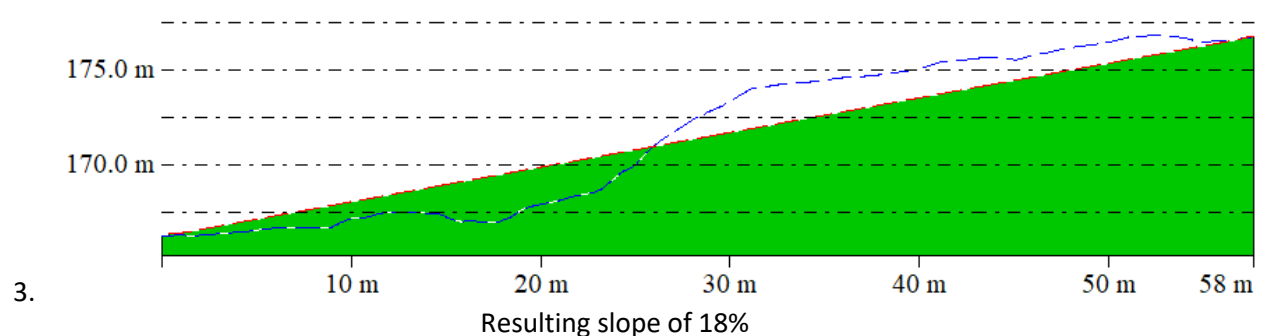
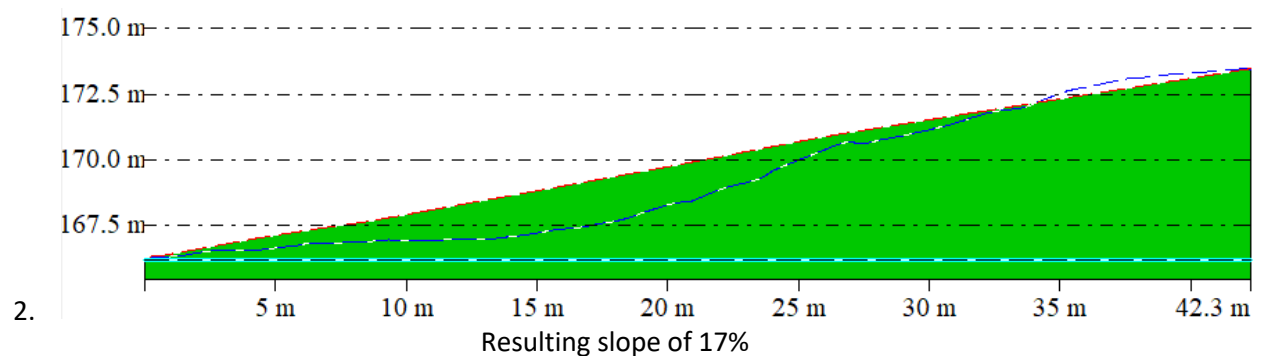
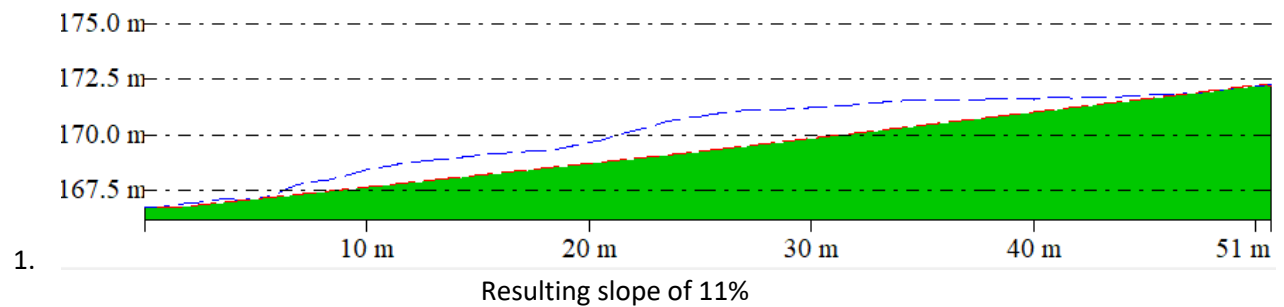




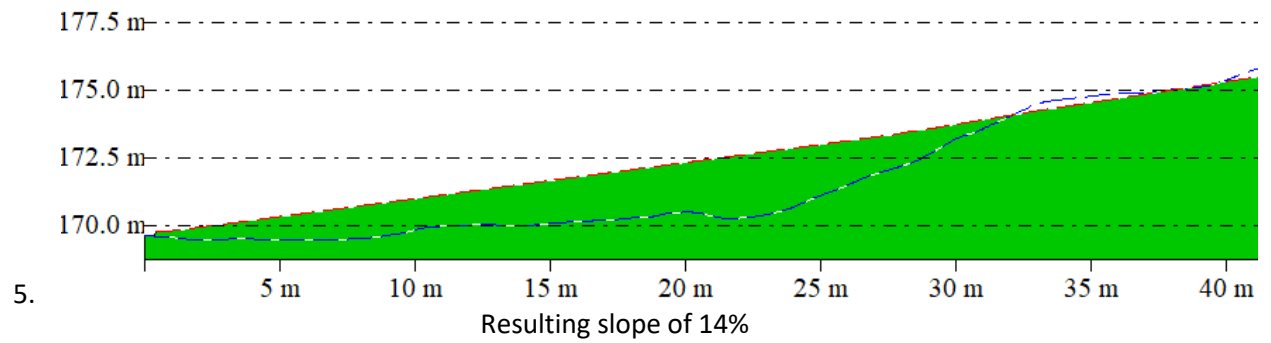
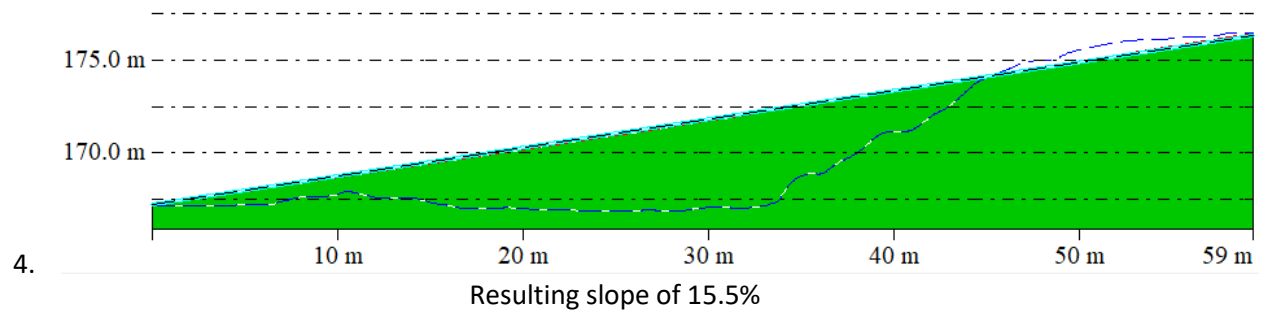


## Cross section analysis

One solution to the existing “quarry” site is to use a mixture of cut and fill to shape the land in a more suitable manner. As demonstrated using cross sections 1-5 the profile of the land would be satisfactory for an urban block with the resulting slope no more than 18%. This would include a cut of approximately 1500 cubic meters and a fill of approximately 5700 cubic meters. The remaining fill will utilise material excavated for roadways and other items on site and any remaining balance will be imported.



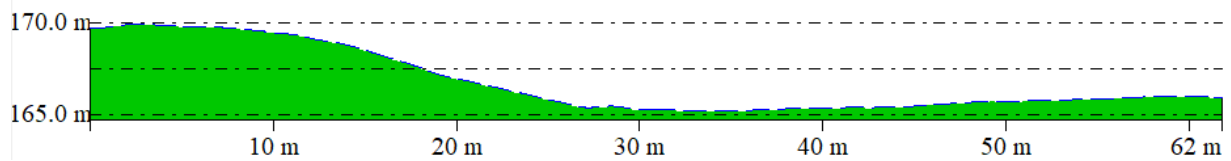




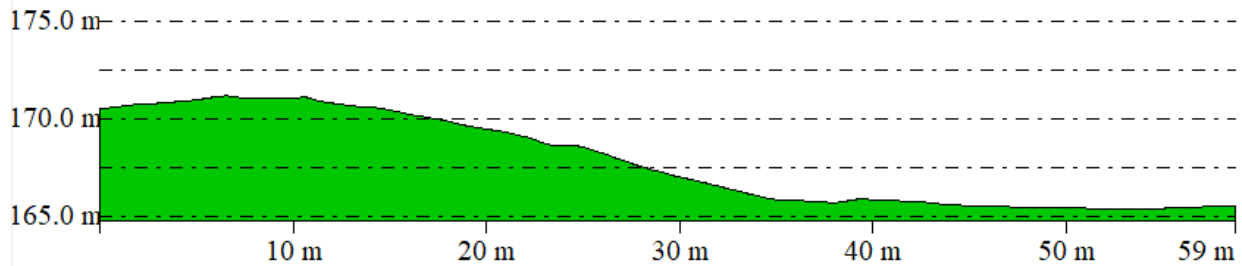
This solution is an example of how the site could be managed and the final method will be calculated as part of the engineering process.



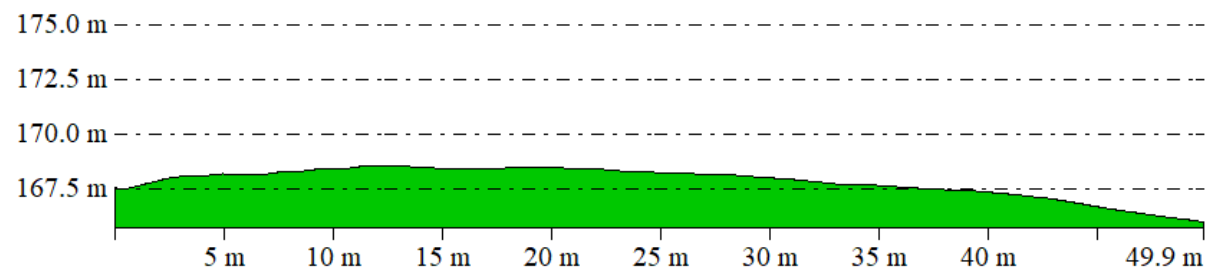
As requested by council, below are cross sections of the lots 24, 25 & 26 which are affected by the small hill to the north west of the “quarry” site. These cross sections clearly demonstrate that each lot is buildable and that the steeper parts of the hill are roughly a 1:5 slope.



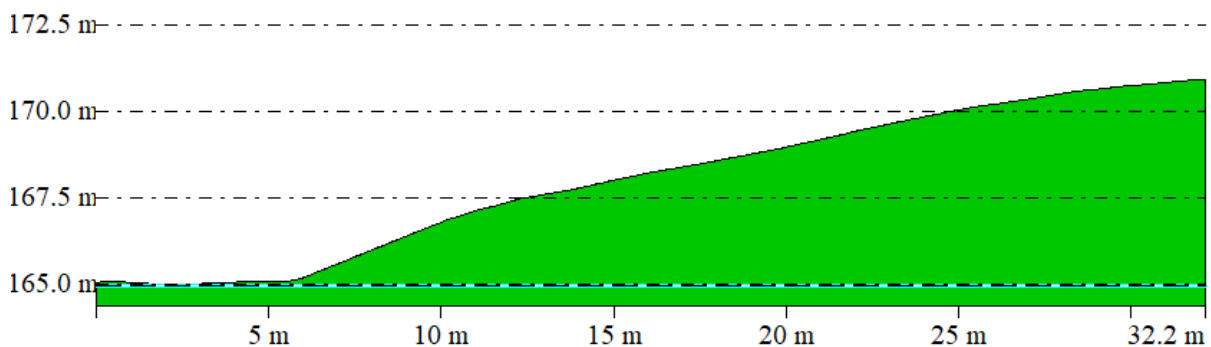
Lot 25 long axis



Lot 26 long axis



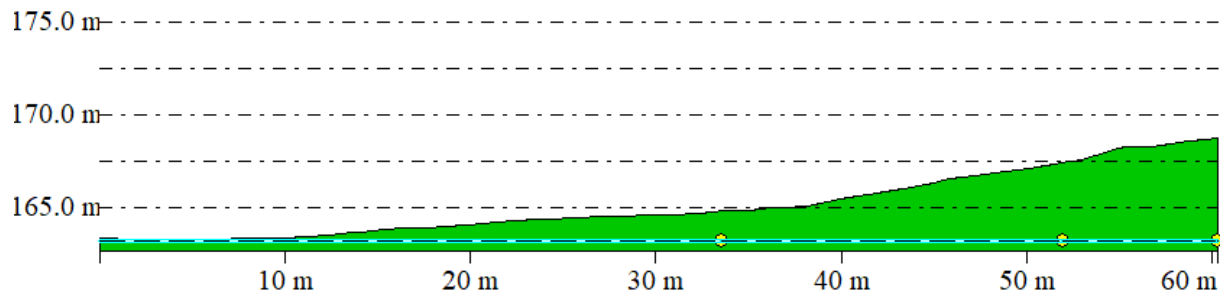
Lot 24 long axis



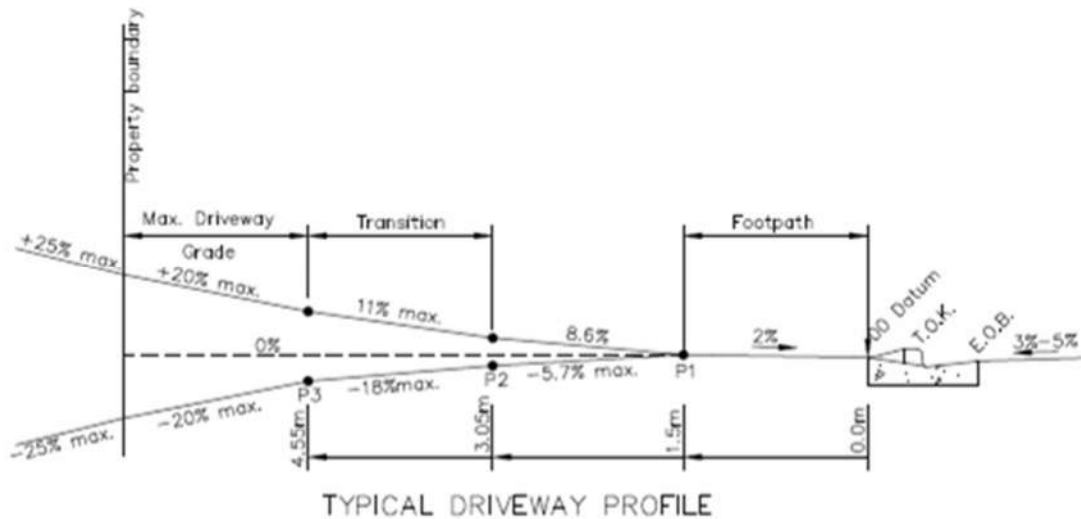
Lot 24 short axis

As lot 24 is the only lot where there may be an issue with a driveway being able to reach the building envelope, below I have shown a long section of a possible driveway for lot 24. This is clearly compliant with the LGAT regulations also shown below.





Lot 24 possible driveway long section



In conjunction to this possible building envelopes have been shown on the plan of subdivision showing there is sufficient area on each lot for a dwelling to be constructed in a safe and hazard free location.



The Manager  
PDA Surveyors  
Salinity  
3 / 23 Brisbane Street  
Launceston 7250

15 July 2019  
Job Ref: 537

Dear Sir,

**Re: Salinity Testing – 1 Panorama Road, Blackstone Heights, TAS 7250.**

As requested, EAW Geo Services have carried out an assessment of the potential salinity of your property at 1 Panorama Road, Blackstone Heights. The site Identifiers are as below: -

) PID	3523587
) Title Reference	173550 / 1

The area of the development is approximately 30% of the Lot Identified above and is that shown in Figure 1, of the appended site plans.

During the Geotechnical drilling carried out on your site we have collected soil from six (6) locations and composited these into 3 samples tested for the presence of soil salinity.

The test method adopted for this assessment is that set out and described in the “Soil Survey Standard Test Method – Electrical Conductivity; *Department of Sustainable Natural Resources, NSW*”. This method is similar to that recommended for “*Testing and Interpretation of Salinity and pH; Agriculture Victoria*”.

The method is for the determination of Electrical Conductivity (EC) by measuring electrical resistance of a 1:5 soil: water suspension. The soil is mixed in distilled water and agitated for 1 hour to dissolve soluble salts. After this period the EC was recorded for each sample and the results tabled on the following page. Field measurements of salinity or conductivity were carried out across the site which is recommended in the following referenced document.

Additionally, the assessment followed the process and guidelines set out in the “*Broadscale Resources for Urban Salinity Assessment; ISBN 0 7347 5306 3; Department of Land and Water Conservation 2002 (NSW)*”. In following this guideline, the geological setting and topography are both considered and used in assessing the risk areas within the studied Lot.

In summary, the salinity of the Lot tends to indicate that the area is Class 1 Risk of salinity. The darker topsoil of the site has very low salinity levels while the lighter brown second horizon overlaying the Dolerite tends to have salinity levels around 1.5 dS/m, still within the Class 1 risk level however indicating higher salt levels in this horizon.





Location Identifier	GDA94 MGA55		Sample Depth (mm)	Field Salinity $\mu\text{S}/\text{cm}$	Field Salinity $\text{EC}_{25} \text{ dS}/\text{m}$	Salinity Risk Level	Location Comment
	Easting	Northing					
L1	506514.8	5410812	300	1469	1.47	Low Class 1	Silty clay light brown
			600	1185	1.19	Low Class 1	Grey and brown mottling at 600
L2	506514.9	5410885	200	427	0.43	Low Class 1	Silty clay reddish brown silty clay rocky
L3	506392.1	5410892	300	83	0.08	Low Class 1	Rocky dark brown wet area
L4	506456.4	5410792	300	167	0.17	Low Class 1	Silty clay dark brown
L5	506514.7	5410672	300	215	0.22	Low Class 1	Silty clay dark brown 400 grey brown silty clay
			600	147	0.15	Low Class 1	Silty clay light brown very moist
L6	506462.9	5410643	200	136	0.14	Low Class 1	Silty clay dark brown
L7	506700.1	5410641	400	157	0.16	Low Class 1	Silty clay dark brown
L8	506800.3	5410591	200	137	0.14	Low Class 1	Silty clay brown
L9	506592.3	5410563	600	1669	1.67	Low Class 1	Silty clay light brown
L10	506526.2	5410479	200	83	0.08	Low Class 1	Silty clay reddish brown silty clay rocky
			600	1276	1.28	Low Class 1	Silty clay light brown very moist
L11	506461.1	5410528	300	205	0.21	Low Class 1	Silty clay dark brown
L12	506402.7	5410575	200	101	0.10	Low Class 1	Silty clay red brown very rocky

**Table 1 - Location and test results of Soil Survey**





The above Tabled test results indicate the soil is **Non-Saline** or **Class 1 Risk**. Therefore, there is a **LOW RISK** of salinity impacts on this site to buildings, infrastructure and road paving.

The site lies close to the top of a major groundwater divide overlaying Doleritic soil or soil resulting from the weathering of the underlying Dolerite rock. The position of the site in the higher levels of the geological formation will see any tendency for salt migration to be **AWAY** from the site. An inverse situation may occur if the site was low lying.

The small creek catchment on the southern side of the site was considered a possible location for elevated salinity indicators, however, testing in this area and soil from adjacent areas to the lower water course did not detect levels significantly higher than the surrounding soil at higher elevations.

The noted differences between the darker topsoil and the horizon immediately below the topsoil, being the lighter brown silty clay, did show a trend in being slightly more saline. The source of this salinity may be either from leaching of the topsoil or some minor dissolution of elements from the underlying Dolerite rock.

There was no significant salt destruction of pasture on the site or surrounding the site as well as no noticeable surface degradation of the paved areas surrounding the site. A limited number of buildings were observed, but not closely examined, and cladding or foundations appeared to be giving good service life with typical urban construction materials.

The Development will be typical urban construction which generally has about 40% of the area being paved or built over with the stormwater being piped from the area, thus the major mechanism for salt leaching will be removed or significantly reduced in this development.

It is our opinion that this site with its, tested low level Class 1 or non-salinity, conditions and in conjunction with the proposed development will be at **Low Risk** of Building, infrastructure and Pavement degradation.

Yours faithfully

**Warren Newell**

CE(Civil); CSc(Water Tech); MAppSc:  
FIEAust; CPEng(Aus); NER; APEC Engineer; Int PE(Aus):

**Director**





## **Salinity Assessment for This Lot**

### **E16 Urban Salinity Code**

#### **E16.1 Purpose of the Code**

##### **E16.1.1 The Purpose of this provision is to:**

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

#### **E16.2 Application of this code**

##### **E16.2.1 This Code applies to use and development on land within the Greater Launceston Urban Salinity Management Area shown on the planning scheme maps.**

#### **E16.3 Definition of Terms**

##### **E16.3.1 In this schedule, unless the contrary intention appears:**

**Extensive Irrigation** means the regular or ongoing application of water to an area greater than 1,000 square metres.

**Qualified Person** A person qualified to undertake geotechnical or soil salinity investigations

**Salinity Hazard Assessment** A site investigation into the impact of a development on salinity undertaken by a qualified person (in accordance with the specifications set out in “Site Investigations for Urban Salinity” by the NSW Department of Land and Water Conservation) that includes identifying:

- ) Landscape description
- ) Lithology
- ) Site condition / Salinity Indicators
- ) Vegetation Cover
- ) Hydrology
- ) Soil types and soil Analysis
- ) Soil Profiles; Salinity Profiles
- ) Groundwater, depth and Salinity Analysis
- ) Salinity Risk Level (as determined by Table S5.1)
- ) Evaluation and appropriate mitigation responses to address the proposed development on salinity risks.





E 16.4 Use or Development Exempt from this Code

- a) Use and Development consisting of up to 3 individual dwellings on a single title where stormwater collection is connected to a reticulated stormwater system.
- b) Development where the area of development including impervious surfaces is less than 500m<sup>2</sup> where the land on which the development occurs is connected to a reticulated stormwater system
- c) Clearing of a contiguous area of vegetation at a rate of less than 1000m<sup>2</sup> in area per year.
- d) Subdivision of land for any purpose involving less than three lots
- e) Utilities provision involving:
  - i) Connections to existing sub divisional lots: or
  - ii) Above ground supply of services: or
  - iii) Underground provision of services where the service is located less than 700mm Below ground surface.

Note:

This development is NOT EXEMPT from the Code





## **E16.5 Use Standards**

### **E 16.5.1 Extensive Irrigation of Lawns and Garden Areas**

Objective: To minimise changes in groundwater recharge that may result from extensive irrigation		
Acceptable Solution:	Performance Criteria	Compliance Comments
A1 No Acceptable Solution	P1 Where extensive irrigation is proposed, a Salinity Hazard Assessment must demonstrate how it is intended to manage surface runoff and subsurface drainage so as to avoid raising the water table	Residential Development 60% of area will be unpaved and available for infiltration.  Probably only limited irrigation if at all. Residential development will reduce volume of water infiltration by an estimated 40%. Based on measured “cover” areas on similar modern developments in Launceston area.

## **E 16.6. Development Standards**

### **E16.6.1 Stormwater**

Objective: To ensure that stormwater runoff from buildings and hardened surfaces does not does not increase the risk of salinity through ground saturation or raising the water table		
Acceptable Solution:	Performance Criteria	Compliance Comments
A1.1 All Stormwater is to be collected and discharged to a reticulated stormwater system	P1 A Salinity Hazard Assessment is to Demonstrate that stormwater runoff from buildings and hardened surfaces is to be managed so as not to result in: -	Complies with A1.1 stormwater will be collected and piped to a reticulated stormwater system
A1.2 If stormwater is collected and stored in a detention basin, the basin is to be lined with impereable material.	a) An increase over the predevelopment level in the amount water entering the groundwater table:  b) The disposal of surface water to adjoining low lying areas subject to water logging:	Complies with A1.2 Stormwater not intended to be captured and stored on site





### E16.6.2 Excavation

Objective: To ensure that intercepted groundwater is appropriately managed and drained to prevent on-site and off-site salinity impacts.		
Acceptable Solution:	Performance Criteria	Compliance Comments
<p>A1.1 Excavation (except for utilities) greater than 0.5 metres in depth must:</p> <p>a) Be drained to a reticulated stormwater system using appropriate saline resistant materials; or</p> <p>b) A groundwater level test conducted by a suitably qualified person establishes that the water table is not intercepted.</p> <p>A1.2 Excavation for installation of utilities that is greater than 700mm must be drained to a reticulated stormwater system.</p>	<p>P1 A Salinity Hazard Assessment is to Demonstrate that intercepted groundwater is to be managed so as not to result in: -</p> <p>a) An increase over the predevelopment level in the amount water entering the groundwater table:</p> <p>b) The disposal of surface water to adjoining low lying areas subject to water logging:</p>	<p>Complies A1.1 (a) Stormwater will be piped using appropriate materials.</p> <p>Complies A1.2 Excavations for all utilities greater than 700mm deep, if any, will be backfilled with native material to the site.</p>

### E16.6.3 Vegetation Clearance

Objective: To minimise changes to groundwater recharge that may result from the removal of vegetation.		
Acceptable Solution:	Performance Criteria	Compliance Comments
<p>A1.1 No Acceptable Solution.</p>	<p>P1 Where it is proposed to clear more than 1000m<sup>2</sup> of vegetation cover (including overstorey and understorey) a salinity hazard assessment must demonstrate: -</p> <p>a) The degree of salinity on site:</p> <p>b) Impacts from the proposal on the salinity of the site and surrounding land:</p> <p>c) Appropriate mitigation measures if necessary to prevent adverse impacts on the site and surrounding land:</p>	<p>Complies A1.1 Areas of vegetation being cleared is minimal and considered less than 10%. Vegetation appears to be scrub growth and shallow rooted wattles. Soil profile is shallow.</p> <p>Site soil is LOW RISK of Salinity impact.</p>





#### E16.6.4 Roads and Impervious Surfaces

<b>Objective:</b> To ensure where roads are constructed, there is no increased risk of salinity on the infrastructure and on surrounding land.		
Acceptable Solution:	Performance Criteria	Compliance Comments
A1.1 Roads must be constructed using saline resistant materials and methods.	<b>P1</b> A salinity hazard assessment must demonstrate : - a) The degree of salinity is not likely to adversely affect the functional life of the infrastructure: OR b) That the maintenance and/or repair costs of the infrastructure are not increased over normal practices:	Complies A1.1 Roads and parking areas will be constructed of bitumen paving and some sections of concrete. All materials to be supplied appropriate to the LOW SALINITY RISK Site requirements

#### E16.6.5 Subdivision

<b>Objective:</b> To ensure that subdivision of land is designed to provide for appropriate siting of future development in areas at risk of salinity.		
Acceptable Solution:	Performance Criteria	Compliance Comments
A1.1 A Salinity Hazard Assessment demonstrates that the site is located in an area of Low Salinity Risk in accordance with Table E16.1.	<b>P1.1</b> Subdivision must be designed so that roads, open space and building areas are located to reduce the impact of the development on salinity levels and minimise the risk of salinity on future use of this land: -  <b>P1.2</b> A Salinity Hazard Assessment must demonstrate a) The degree of salinity on site. b) Impacts of the proposal on the salinity of the site and surrounding land: c) Appropriate mitigation measures if necessary to prevent adverse impacts on the site and surrounding land that may include: i. Location of building envelopes ii. Excavation restrictions in relation to salinity levels and contours; AND iii. Vegetation retention to reduce salinity impacts:	Complies with A1.1 In accordance with Table E16.1 the site is classed as LOW SALINITY RISK  Samples tested as stated above





**TABLE E16.1 SALINITY RISK LEVEL**

LOW SALINITY RISK	All sites that do not support features of Land with moderate or High Salinity Risk	Samples Tested and shown in summary letter indicate lot is in a LOW SALINITY RISK area
MODERATE SALINITY RISK	<p>Site which have a known or are identified in a Salinity Hazard Assessment as recording a salinity level of 2dS/m – 4dS/m:</p> <p>Sites that can be readily identified by the Site AS2870 Classifier from a desktop study as having a higher potential for Salinity Hazard:</p> <p>Lands mapped as Lateritic Soils on the Launceston 1:25000 Geological Map</p> <p>Lands mapped as Jurassic Dolerite on the Launceston 1:25000 Geological Map which are also a slope less than 3°:</p> <p>Where there is a defined macro "break of slope", for example at the base of an escarpment, or where an obvious hill levels off at a well defined line into flatter land.</p>	N/A
	<p>Where the Launceston 1:25000 Geological map shows faulting being adjacent to Tertiary or Quaternary Sediments</p> <p>Where there is any "below surface" Dolerite or with rock identified on the Geological Map in an area which is otherwise "Tertiary Sediment"</p>	N/A
HIGH SALINITY RISK	Those site identified in a Salinity Hazard Assessment as having a Salinity Level of 4dS/m or greater.	N/A





## Site Plans and Photographs:



**Figure 1; Aerial of Proposed Development**





# PLAN OF SUBDIVISION



**PDA Surveyors**

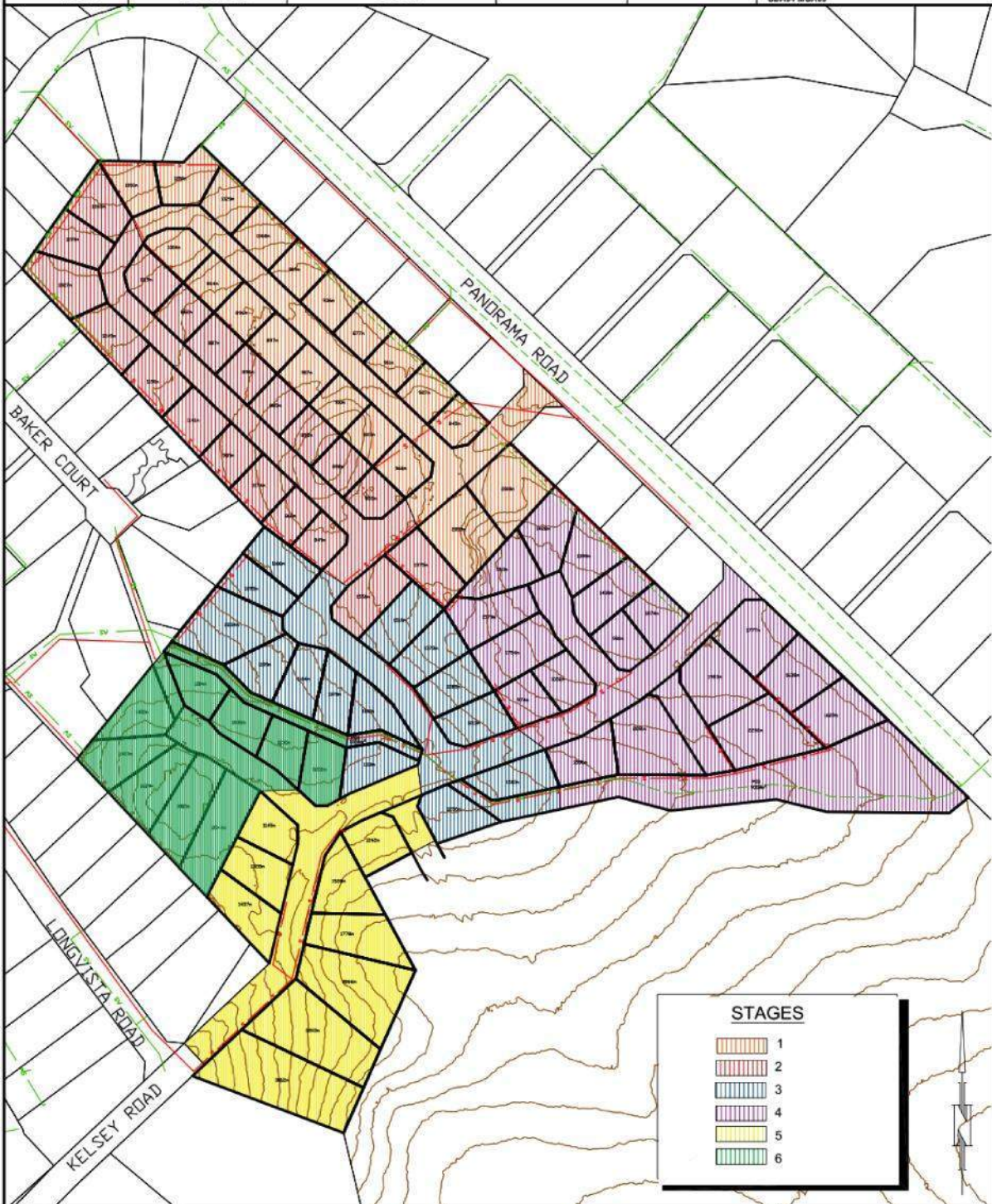
Surveying, Engineering & Planning

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Owners	Aaron Winnell	Address	1 PANORAMA RD BLACKSTONE HEIGHTS TAS 7250	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.
		Council	Meander Valley Council	
		Planning Scheme	Meander Valley Interim Planning Scheme 2013	
		Zone & Overlay	12.0 Low Density Residential 113.SAL	
Title References	FR 173550/1			
Schedule Of Easements	As shown.			
Scale	1:2500	Date	13 Dec 2018	
		PDA Reference	L18017	
		Map reference		
		PID		
		Point of Interest	GD84 MGA55	



**Figure 2; Proposed Development with Lots Marked**





# PLAN OF SUBDIVISION

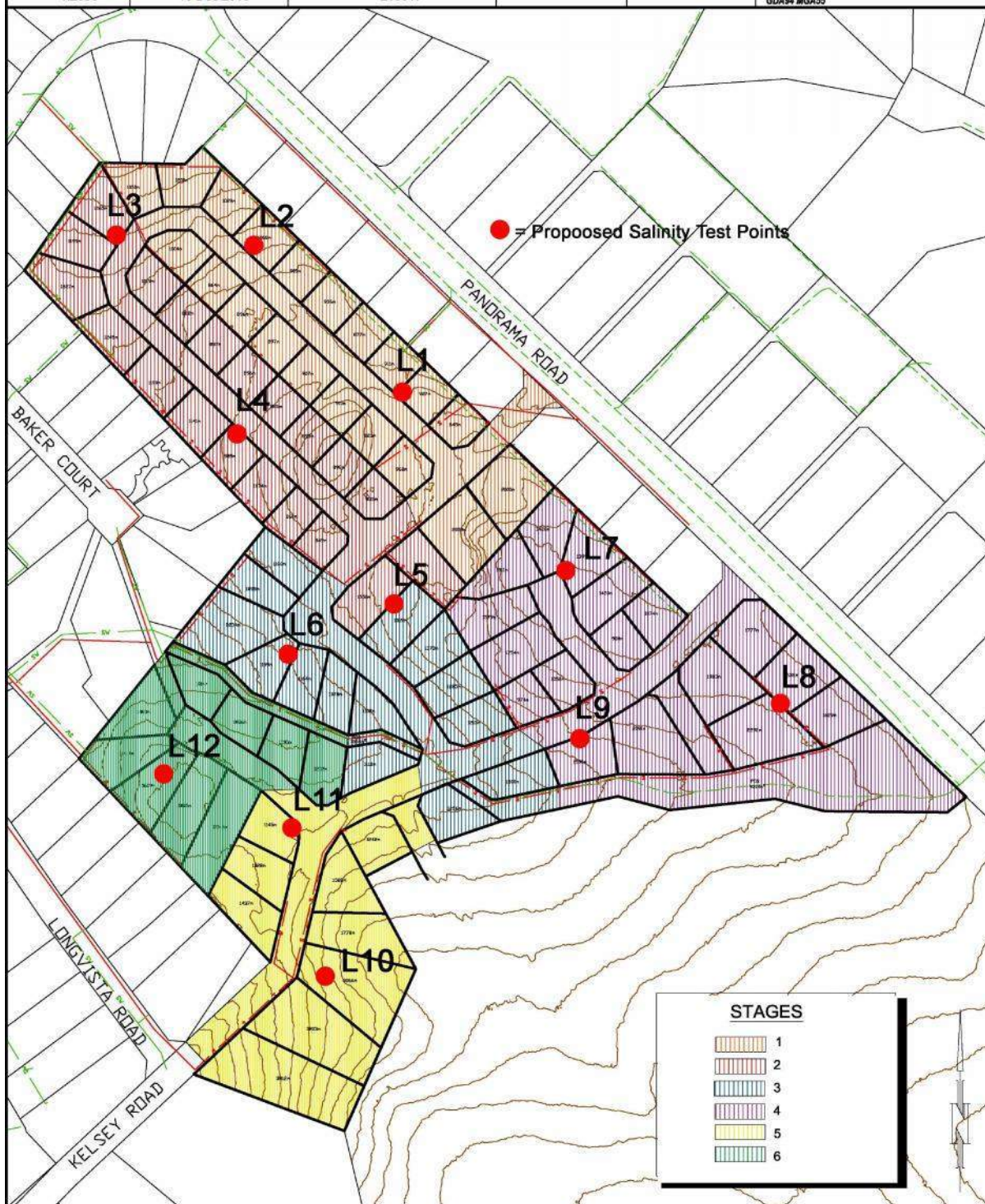


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Title References	FR 173550/1	Zone & Overlay	12.0 Low Density Residential 113.SAL	
Schedule Of Easements	As shown.			

Scale	1:2500	Date	13 Dec 2018	PDA Reference	L18017	Map reference	PID	Point of Interest	GDA94 MGA55
-------	--------	------	-------------	---------------	--------	---------------	-----	-------------------	-------------



**Figure 3; Proposed Development with Approx. Test Locations Marked**



## Justin Simons

---

**From:** Matthew Reid <Matthew.Reid@pda.com.au>  
**Sent:** Wednesday, 19 August 2020 3:49 PM  
**To:** Justin Simons  
**Subject:** FW: Salinity Assessment - 1 Panorama Road, Blackstone Heights - Addendum relative to southern extension of Area

Hi Justin,  
Please see below an addendum to the salinity assessment. Thanks

Regards

**Matthew Reid**  
B.Geom (Hons), M.SSSI  
Director & Registered Land Surveyor

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 Please consider the environment before printing this email.

**From:** Warren Newell [<mailto:warren.eaw@gmail.com>]  
**Sent:** Wednesday, 19 August 2020 3:44 PM  
**To:** Matthew Reid <Matthew.Reid@pda.com.au>  
**Subject:** Salinity Assessment - 1 Panorama Road, Blackstone Heights - Addendum relative to southern extension of Area

Afternoon Matthew

As requested, I have reviewed the extension in the southern area of the proposed development at 1 Panorama Road, Blackstone Heights.

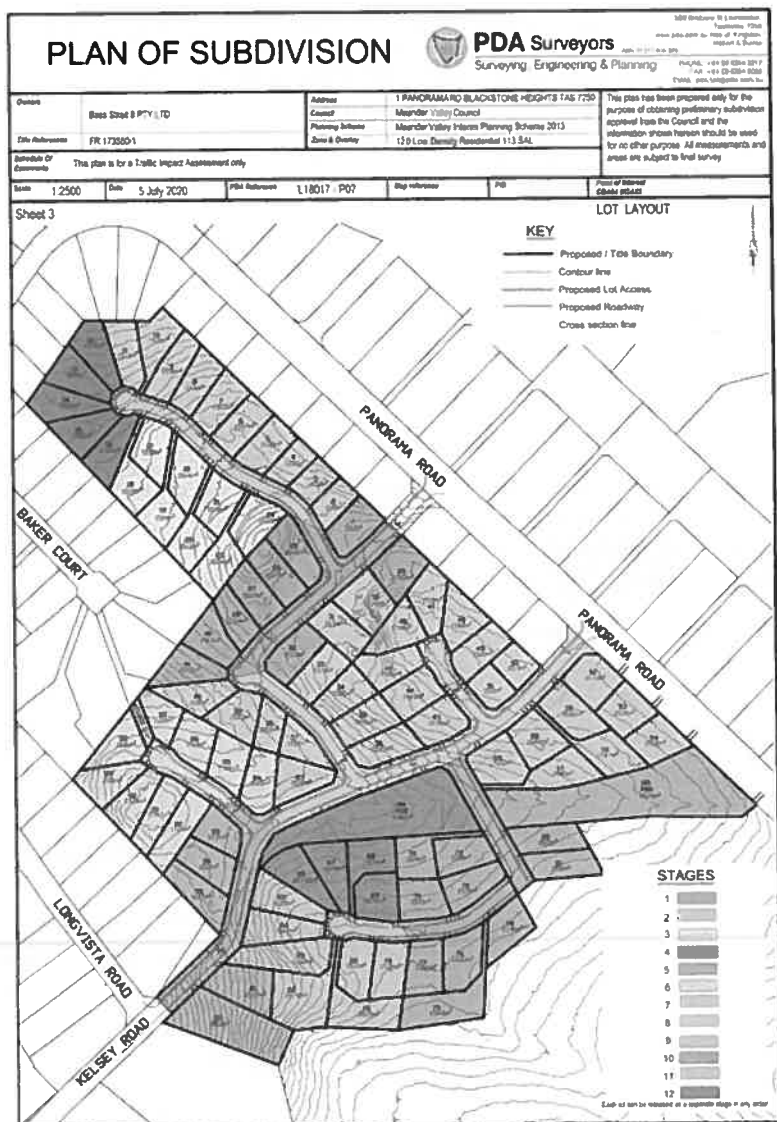
Our assessment carried out in June / July 2019 and reported on in our Assessment letter dated 15 July 2019, covered an extensive area to the north of the extension on the southern border of the development area. In the earlier assessment twelve locations were examined and tested for salinity and in all cases the risk of saline soil impacts was considered to be "Low Risk Class 1".

In reviewing the additional area on the southern border I consider the soil types to be similar to the area already tested, the terrain similar and cover on the underlying geology as being similar.



In considering the above details and the small broadening of the development area along the southern boundary of the previously examined area, we consider the Salinity Risk as being similar to the land already examined. Therefore the risk in the extended area is likely to be "Low Risk Class 1" as well.

If you require any comments relative to our conclusion please contact this office The referenced Plan is appended.



Regards

**Warren Newell**

NZCE(Civil); NZCSc(Water Tech); MAppSc (UNSW);  
FIEAust; CPEng(Aus); NER; APECEngineer; Int PE(Aus);  
Accreditation Under Building Act 2016 "CC4035R"  
**Director**

**EAW Geo Services**

Phone 0419 242732

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**1 PANORAMA ROAD, BLACKSTONE HEIGHTS**

**95 LOT SUBDIVISION**

**TRAFFIC IMPACT ASSESSMENT**

**AUGUST 2020**





## **1 Panorama Road, Blackstone Heights 95 Lot Subdivision**

### **TRAFFIC IMPACT ASSESSMENT**

- Final Report
- Aug 2020

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## Document history and status

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<b>Name of organisation:</b>	PDA Surveyors
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# 1. Introduction

## 1.1 Background

This TIA reviews the proposal to develop a 95-lot subdivision at 1 Panorama Road, Blackstone Heights. The review considers the road network, road safety and impact of traffic generated by the development.

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 the surrounding road network, including:

- Junction of Panorama Road and the new access road
- Junction of Panorama Road and the extended Kelsey Road
- Junction of Longvista Road and the extended Kelsey Road
- Junction of Kelsey Road and Blackstone Road
- Junction of Panorama Road and Blackstone Road
- Junction of Casino Rise and Country Club Avenue
- Roundabout at Country Club Avenue and Westbury Road

## 1.4 References

- AS 1742.1 – 2014 – General introduction and index of signs
- RTA Guide to Traffic Generating Developments – 2002
- Austroads Guide to Road Design Part 4A Unsignalised and Signalised Intersections 2017
- Meander Valley Interim Planning Scheme 2013



## 2. Site Description

The proposed development consists of a 95-lot subdivision at Blackstone Heights, 13km by road from the Launceston CBD. Figure 1 shows the location of the proposed development, figure 2 the road network adjacent to the site and figure 3 the proposed development.

**Figure 1 - Location of proposed development**

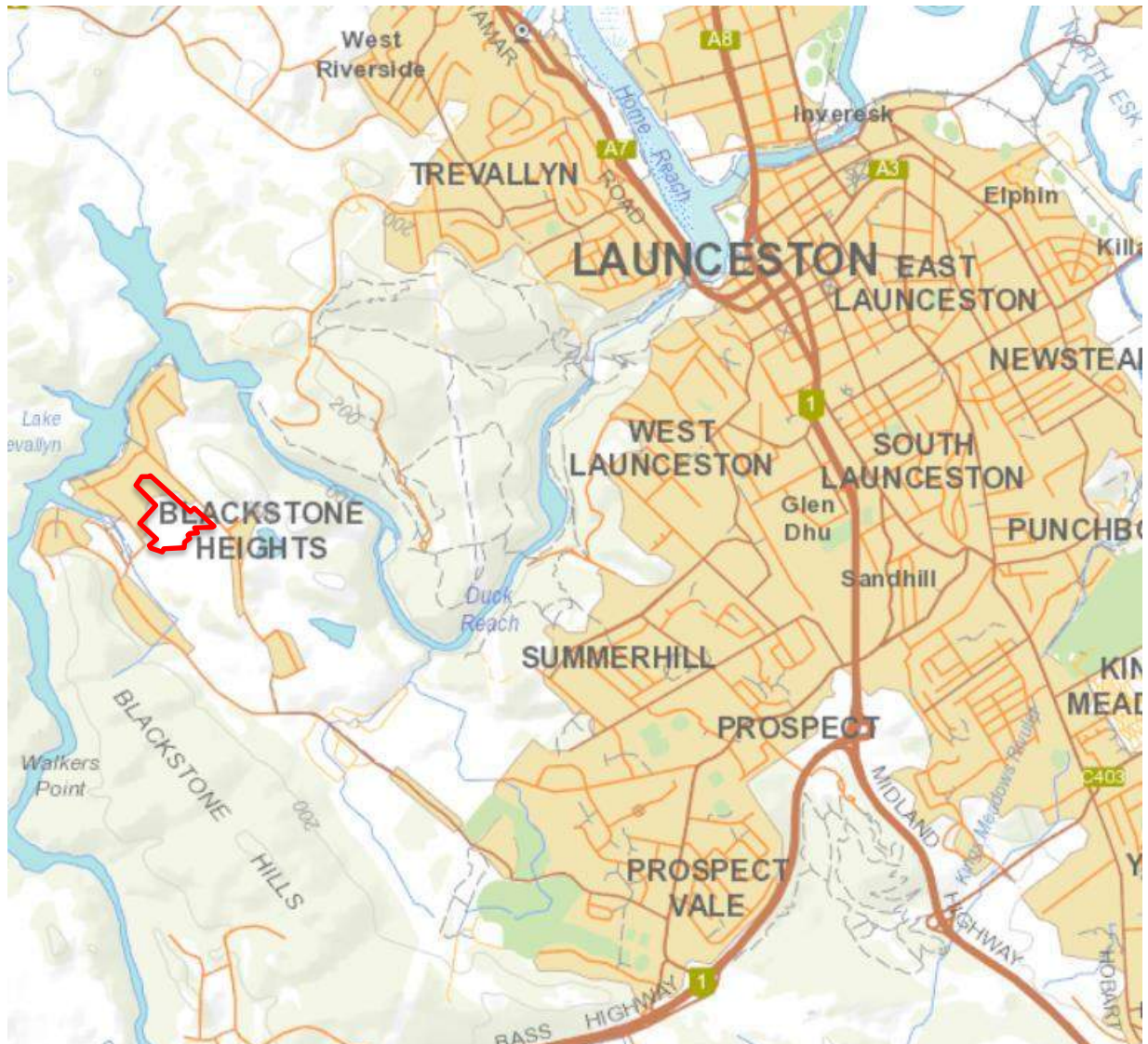




Figure 2 – Adjacent road network

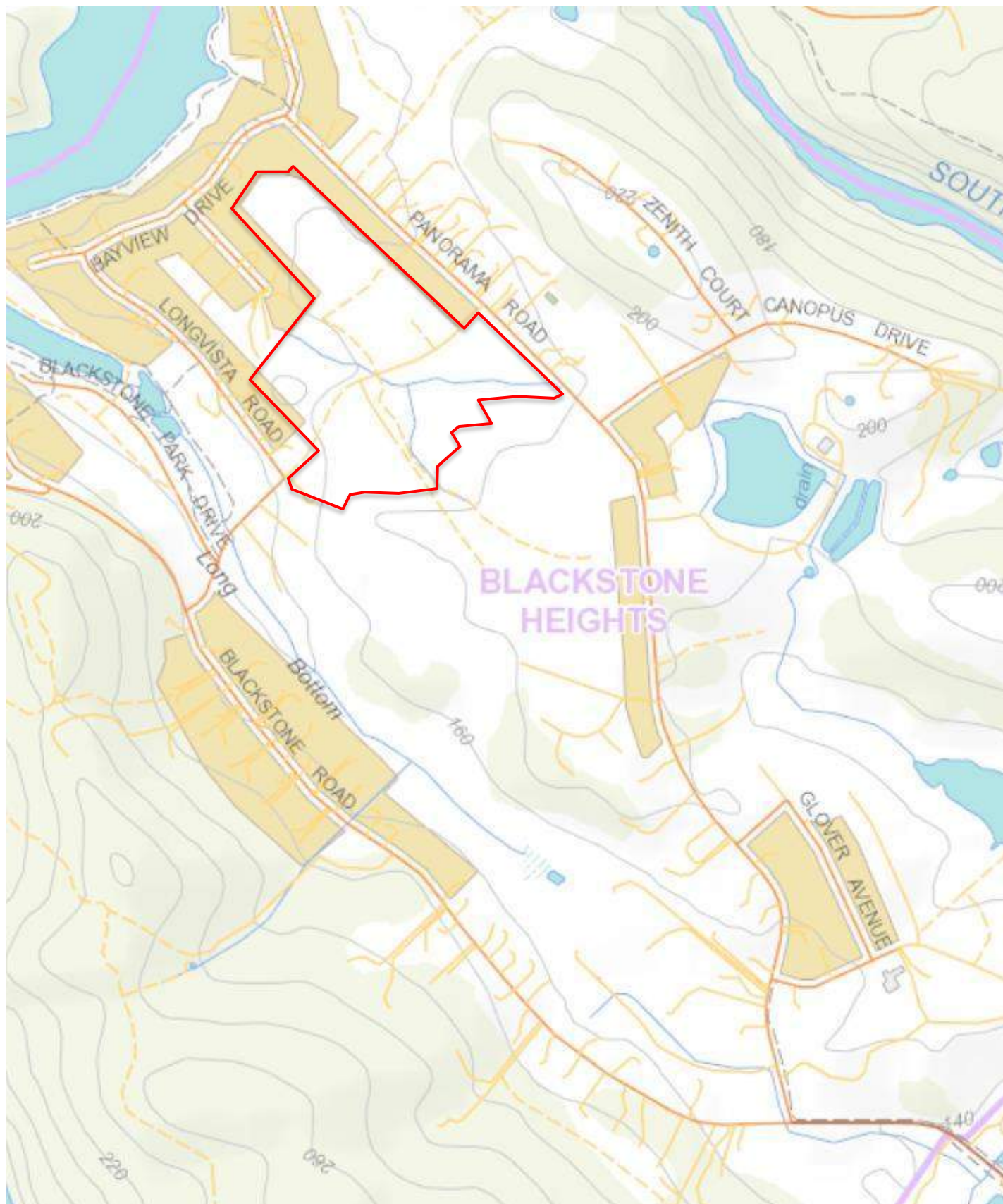
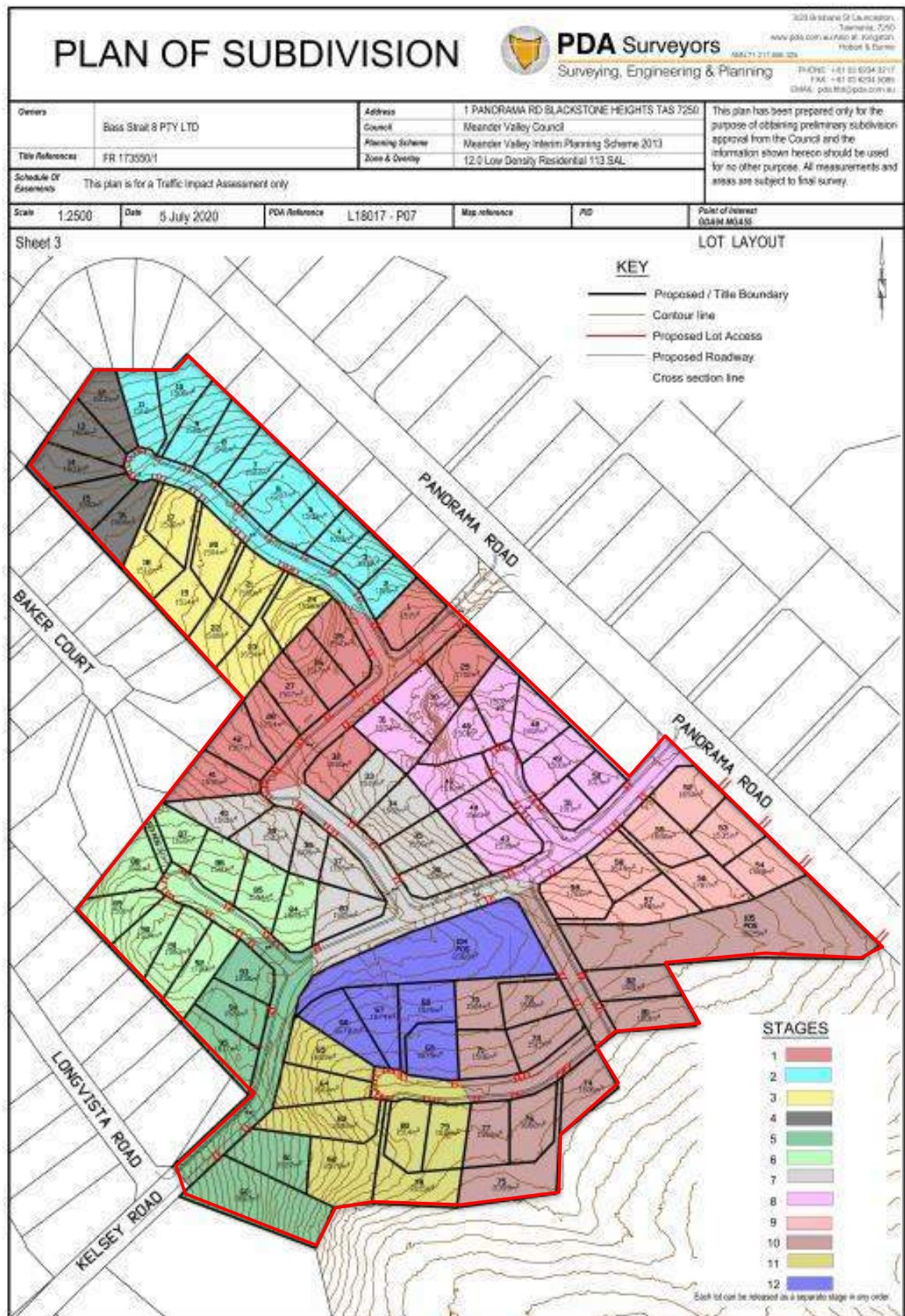






Figure 3 – Proposed Development







### 3. Development, Planning Scheme and Road Owner objectives

#### 3.1 Description of Proposed Development

The proposal is to develop the 95 lots in 12 stages.

#### 3.2 Council Planning Scheme

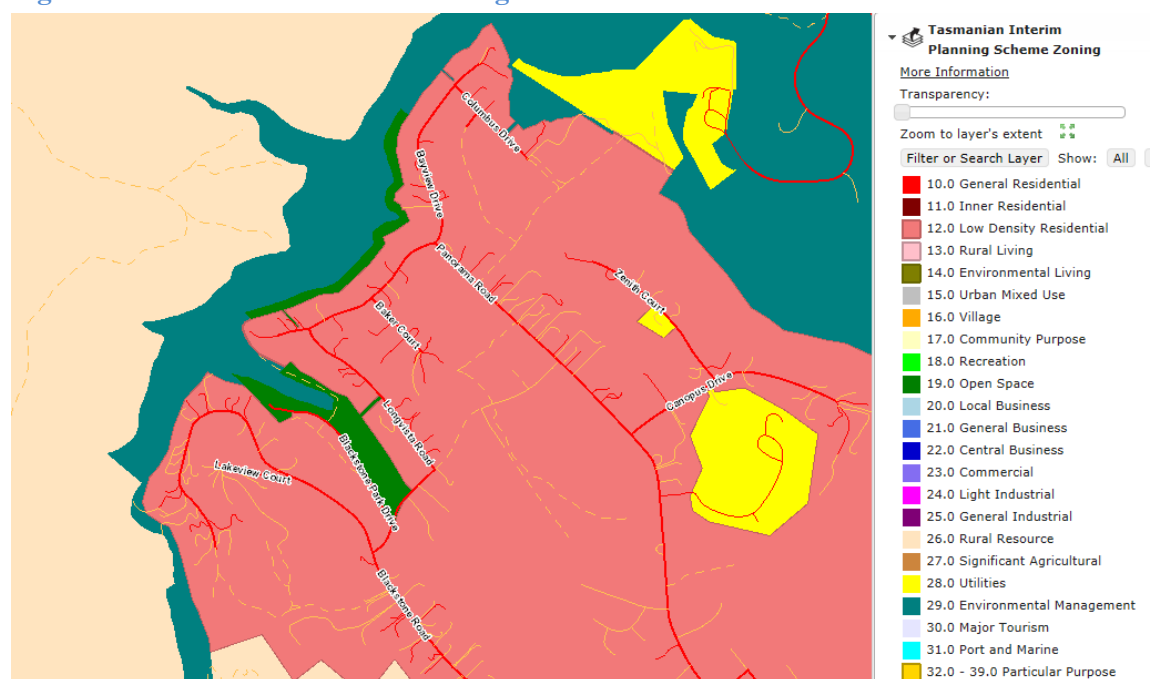
The proposed development involves land currently zoned **Low Density Residential** in accordance with the Tasmanian Interim Planning Scheme 2013 shown in Figure 4.

#### 3.3 Local Road Network Objectives

The Meander Valley Council Strategic Plan 2014-2024 outlines the future strategic directions for the Meander Valley municipality. The plan assists Council's future planning and aligns with the following Strategic Objectives in the plan:

- Contemporary planning supports and guides growth and development across Meander Valley
- The Meander Valley transport network meets the present and future needs of the community and business
- The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies
- Meander Valley is environmentally sustainable

**Figure 4 – Tasmanian Interim Planning Scheme 2013**







## 4. Existing Conditions

### 4.1 Transport Network

Blackstone Heights is accessed via Casino Rise which becomes Pitcher Parade then Blackstone Road. The proposed development can be accessed via two new junctions with Panorama Road and via Kelsey Road.

#### 4.1.1 Panorama Road / proposed new road junction

Figures 5 and 6 show key features of Panorama Road which is the priority road and:

- The junction layout provides for Basic Left turns and Simple Right turns.
- Panorama Rd has 3.9m sealed lanes and 1m unsealed shoulders in each direction.
- Rural standard roadside drains are provided both sides of the road
- There are no formal footpaths either side of the road or pedestrian facilities.

**Figure 5 – Looking left onto Panorama Road from the proposed new access road**



**Sight distance to the left is 300m.**

**Figure 6 – Looking right onto Panorama Road from the proposed new access road**



**Sight distance to the right is >300m.**

#### 4.1.2 Panorama Road / proposed Kelsey Road junction

Figures 7 and 8 show key features of Panorama Road which is the priority road and:

- The junction layout provides for Basic Left turns and Simple Right turns.
- Panorama Road has 3.9m sealed lanes and 1m unsealed shoulders in each direction.
- Rural standard roadside drains are provided both sides of the road
- There are no formal footpaths either side of the road or pedestrian facilities.





**Figure 7 – Looking left onto Panorama Road from proposed extension of Kelsey Road**



**Sight distance to  
the left is >300m.**

**Figure 8 – Looking right onto Panorama Road from proposed extension of Kelsey Road**



**Sight distance to the  
right is >300m.**

**The crest does not  
hinder sight distance.**

#### **4.1.3 Kelsey Road / Longvista Road junction**

Figures 9 and 10 show key features of Kelsey Road which is the priority road and:

- The junction layout provides for Basic Left turns.
- Kelsey Road has 4m sealed lanes and 0.5m shoulders in each direction.
- Rural standard roadside drains are provided both sides of the road.
- there are no formal footpaths either side of the road or pedestrian facilities.

**Figure 9 – Looking left onto Kelsey Road from Longvista Road**



**The extension of Kelsey  
Road will need to be  
constructed to satisfy  
sight distance  
requirements.**





**Figure 10 – Looking right onto Kelsey Road from the Longvista Road**



**Sight distance to the right is > 300m.**

#### **4.1.4 Kelsey Road / Blackstone Road junction**

Figures 11-13 show key features of Blackstone Road which is the priority road and:

- The junction layout provides for Basic Left turns and Simple Right turns.
- Blackstone Road has 3.5m sealed lanes and 0.5m shoulders in each direction.
- Rural standard roadside drains are provided both sides of the road
- There are no formal footpaths either side of the road or pedestrian facilities.

**Figure 11 – Looking left onto Blackstone Road from Kelsey Road**



**Sight distance to the left is 170m.**

**Figure 12 – Looking right onto Blackstone Road from Kelsey Road**



**Sight distance to the right is 130m.**





**Figure 13 – Looking north right along Blackstone Road towards Kelsey Road Junction**



**This simple right and left layout is adequate for existing and projected traffic.**

#### **4.1.5 Panorama Road / Blackstone Road junction**

Figures 14-16 show key features of Blackstone Road which is the priority road and:

- The junction layout provides for Basic Left turns and Simple Right turns.
- Blackstone Road has 3.75m sealed lanes and 0.5m shoulders in each direction.
- Rural standard roadside drains are provided both sides of the road
- There is a concrete footpath on the northern side of Blackstone Road, east of the junction. Otherwise there are no other pedestrian facilities on Blackstone Road.

**Figure 14 – Looking left onto Blackstone Road from Panorama Road**



**Sight distance to the left is 300m.**

**Figure 15 – Looking right onto Blackstone Road from Panorama Road**



**Sight distance to the right is 200m.**





**Figure 16 – Looking west along Blackstone Road towards Panorama Road Junction**



A Basic Right (BAR) layout is recommended for existing traffic activity. See justification in section 6.2.4.

**Figure 17 – Hazard on Blackstone Road opposite Panorama Road Junction**



Note roadside hazards:

- Exposed culvert headwall within clear zone
- Drop off into creek
- Narrowed road shoulder at the culvert

#### **4.1.6 Country Club Avenue/ Casino Rise junction**

Country Club Avenue is 12.2m wide with 3.5m traffic lanes and 2.6m parking lanes in each direction. Figures 18-20 show key features of Country Club Avenue which is the priority road. The junction layout provides for Basic Left turns and a form, of Basic Right turn.

The road has kerb and Channel is provided both sides of the road and there is a concrete footpath on the northern side of Country Club Avenue east of the junction. Otherwise there are no other pedestrian facilities on Country Club Avenue near the junction.

**Figure 18 – Looking left onto Country Club Avenue from Casino Rise**



Sight distance to the left is 200m.





**Figure 19 – Looking right onto Country Club Avenue from Casino Rise**



**Sight distance to the right is 200m.**

**Figure 20 – Looking west along Country Club Avenue towards Casino Rise junction**



**This junction has a Simple Left and a form of Basic Right (BAR) layout.**

**The BAR is 6.2m wide from the centreline to the face of kerb, wide enough for a vehicle to pass a vehicle propped to turn right. This arrangement should be supported with No Stopping signs.**

**Existing traffic justifies Retrofit of a CHR(Short) with line-marking. Accordingly, this should be a Council responsibility.**

#### **4.1.7 Country Club Avenue / Westbury Road roundabout**

The Country Club Avenue / Westbury Road roundabout is shown in figure 21. There do not appear to be any operational issues with the existing arrangement and the expected increase in traffic due to the development is expected to have a minor impact and not justify any changes.

**Figure 21 – Country Club Avenue / Westbury Road roundabout**







## **4.2 Traffic Activity**

### **4.2.1 Panorama Road at Blackstone Road junction**

A traffic survey was conducted by TCS 5:10-5:30pm on Thursday 3<sup>rd</sup> January 2019 and the data collected reveals a pm peak of 123 vehicles per hour, suggesting an AADT on Panorama Road of some 1200 vehicles per day.

### **4.2.2 Blackstone Road at Kelsey Road junction**

A traffic survey was conducted by TCS 5:35-5:55pm on Thursday 3<sup>rd</sup> January 2019 and the data collected reveals a pm peak of 66 vehicles per hour, suggesting an AADT on Blackstone Road of some 700 vehicles per day.

### **4.2.3 Pitcher Parade**

Traffic data collected by Meander Valley Council in April 2017 suggests an AADT on Pitcher Parade of some 3000 vehicles per day.

### **4.2.4 Country Club Avenue – Casino Rise junction**

Traffic data collected by Meander Valley Council in July 2017 suggests an AADT on Country Club Avenue of some 7000 vehicles per day.

## **4.3 Crash History**

The Department of State Growth is supplied with reported crashes by Tasmania Police. The Department maintains a crash database from the crash reports which is used to monitor road safety, identify problem areas and develop improvement schemes.

The 5-year crash history is summarised in figure 22. A fatal crash occurred on Dec 2014 on Panorama Road near the proposed new access road junction. The driver of the northbound vehicle left the road and struck the driveway culvert and died at the scene from injuries sustained. The crash was possibly a result of swerving to avoid an animal on the road and losing control of the vehicle.

Overall the 5-year crash history provides no evidence of a crash propensity on any of the roads in the area impacted by the proposal.





Figure 22 – Location of reported crashes in the local network for the last 5 years



Crash No.	Crash Date	Severity	Description	Visibility	Surface	Light Condition	Units
478650	25/12/2014 00:30 THU	Fatal	171 - Left off carriageway into object or parked vehicle	Clear	Dry	Darkness (without street light)	LV
954525	14/09/2015 18:45 MON	PDO	120 - Wrong side/other head on (not overtaking)	Clear	Dry	Darkness (with street light)	2xLV
1988785	20/11/2016 11:54 SUN	PDO	173 - Right off carriageway into object or parked vehicle	Clear	Dry	Daylight	LV





## 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 (2030).

### 5.1 Traffic Growth

The rate of background traffic growth in the Blackstone Heights area for projection purposes is assumed to be 1% to allow for future infill development due to other development.

- Estimated daily traffic (2020)
  - Panorama Road – 1200 vpd
  - Blackstone Road – 700 vpd
- Estimated daily traffic (2030)
  - Panorama Road – 1320 vpd
  - Blackstone Road – 770 vpd

### 5.2 Trip Generation

The 95-lot subdivision is assumed to be dwelling houses which generate 9 vehicle movements per day or 0.85 movements in the peak hour. This equates to 855 vehicles per day and 81 during peak hours.

### 5.3 Trip Assignment

Based on the layout of the lots it is estimated that:

- 50% of traffic will travel to and from Panorama Road via the new access road
- 25% of traffic will travel to and from Panorama Road via Kelsey Road
- 25% of traffic will travel to and from Blackstone Road via Kelsey Road

Figures 23-27 show the projected 2030 peak hour traffic assignments for the assessed junctions

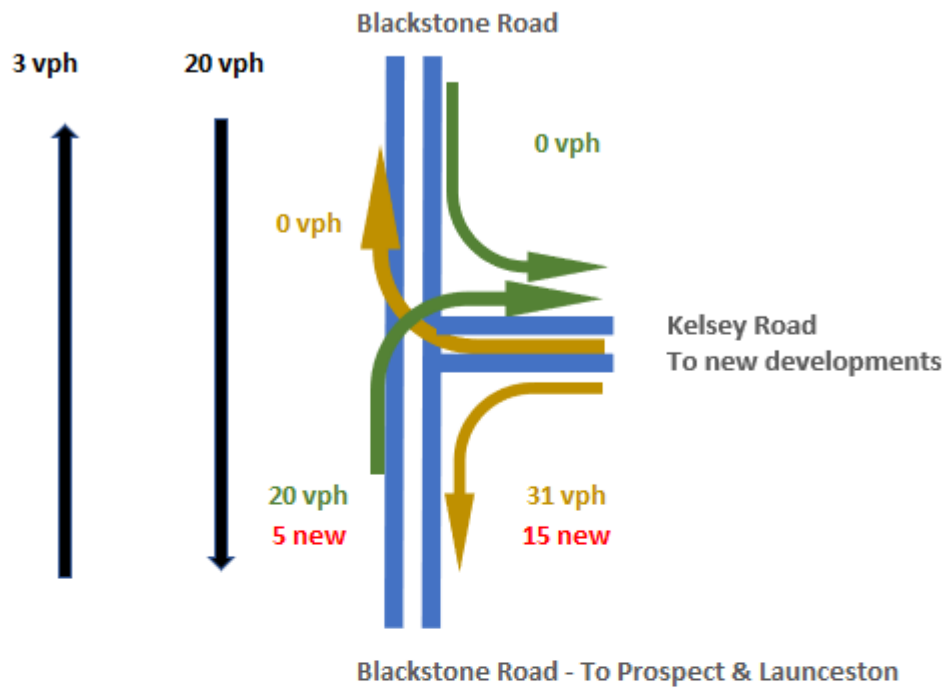




Figure 23 – Kelsey Road – Blackstone Road junction peak hour 2030

## Kelsey Road - Blackstone Road Junction

am peak - 2030 with development



pm peak - 2028 with development

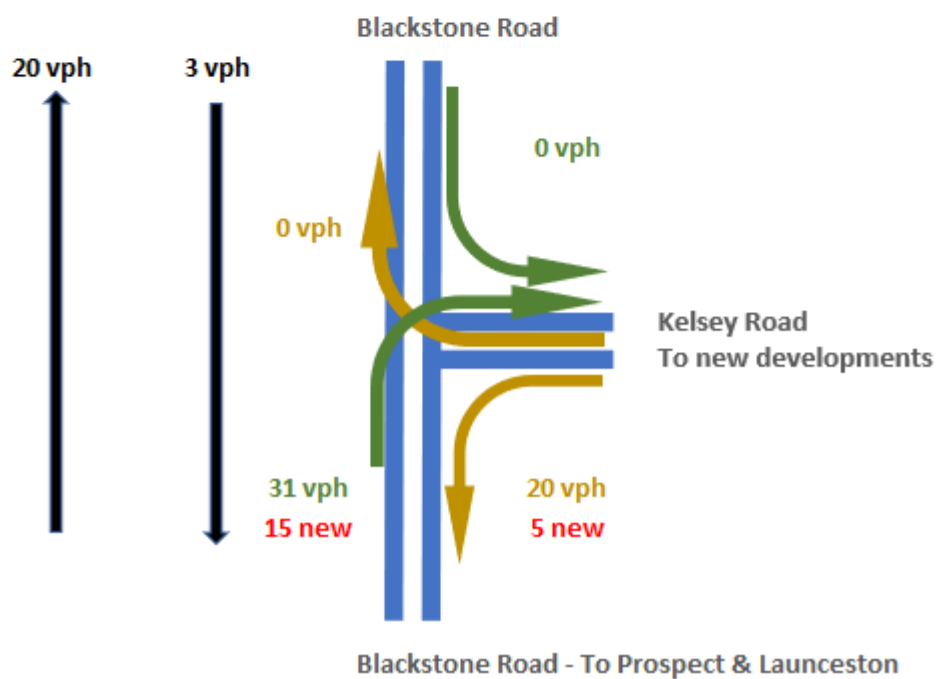


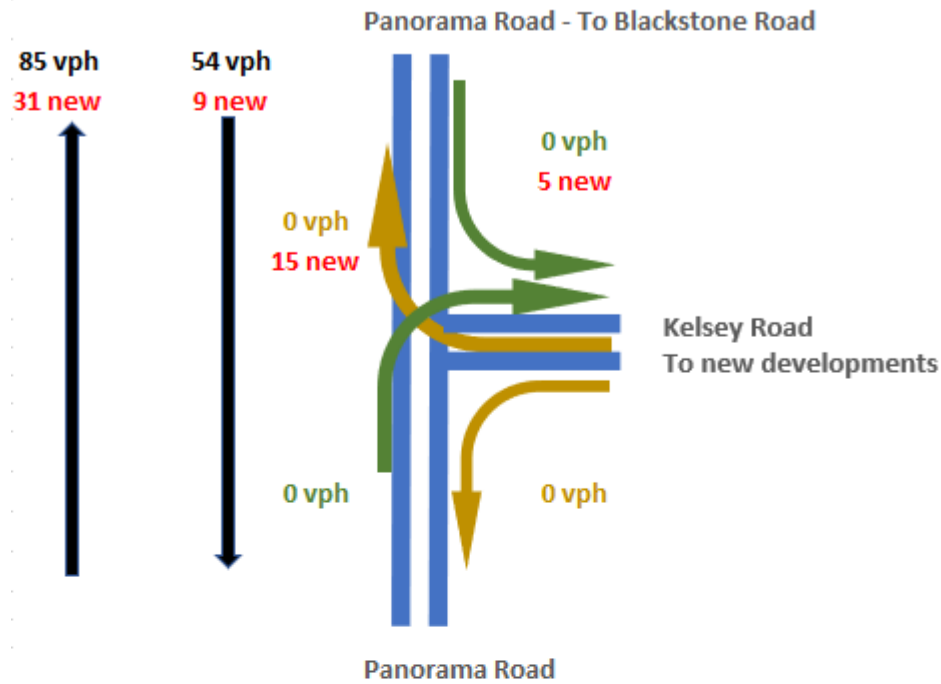




Figure 24 – Kelsey Road – Panorama Road junction peak hour 2030

## Kelsey Road - Panorama Road Junction

am peak - 2030 with development



pm peak - 2028 with development

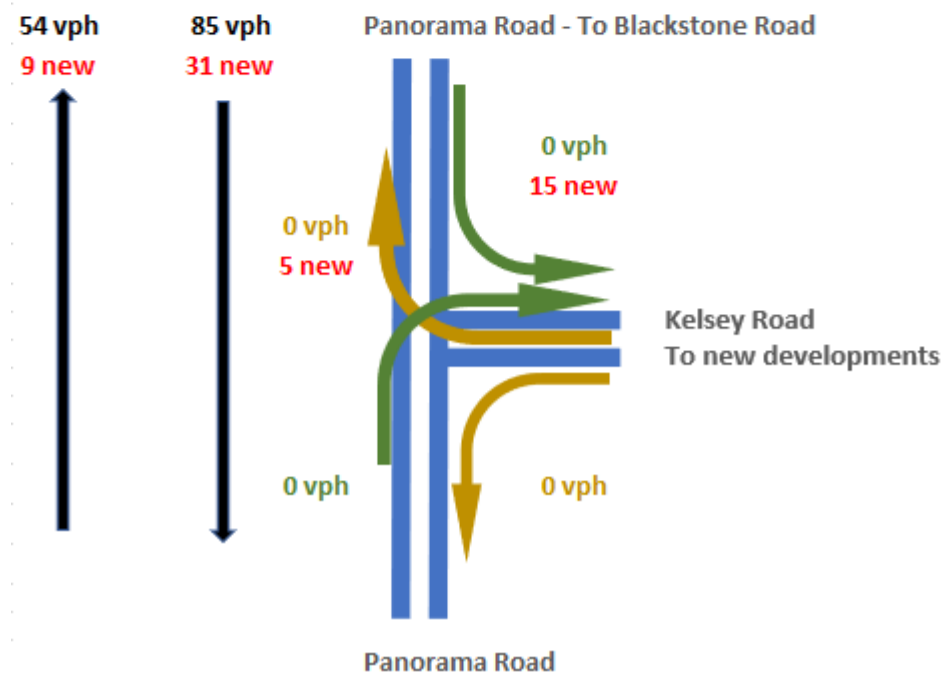


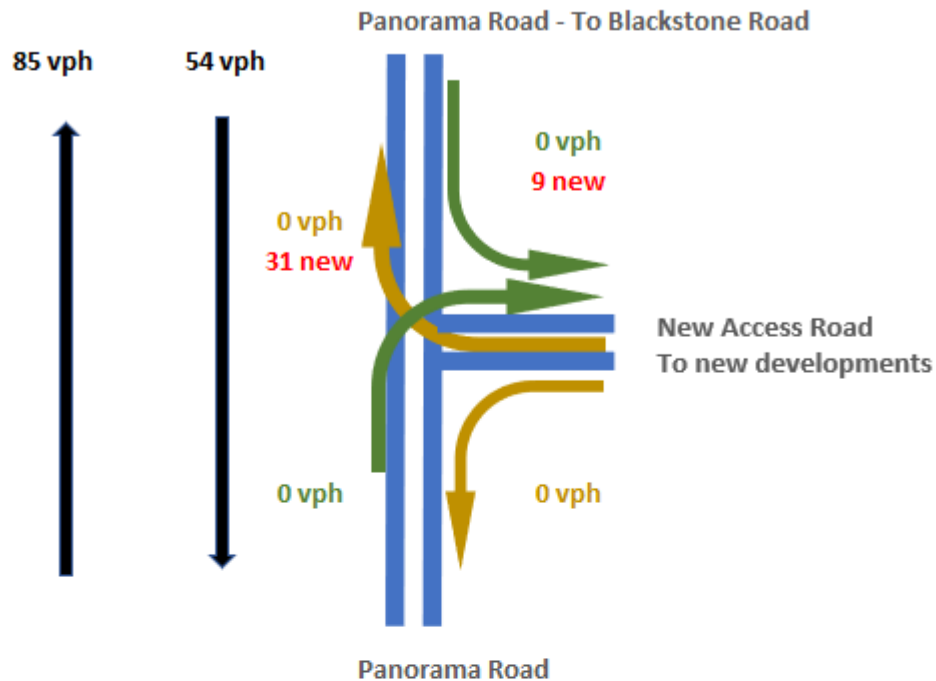




Figure 25 – Panorama Road - New Access Road junction peak hour 2030

## New Access Road - Panorama Road Junction

am peak - 2030 with development



pm peak - 2028 with development

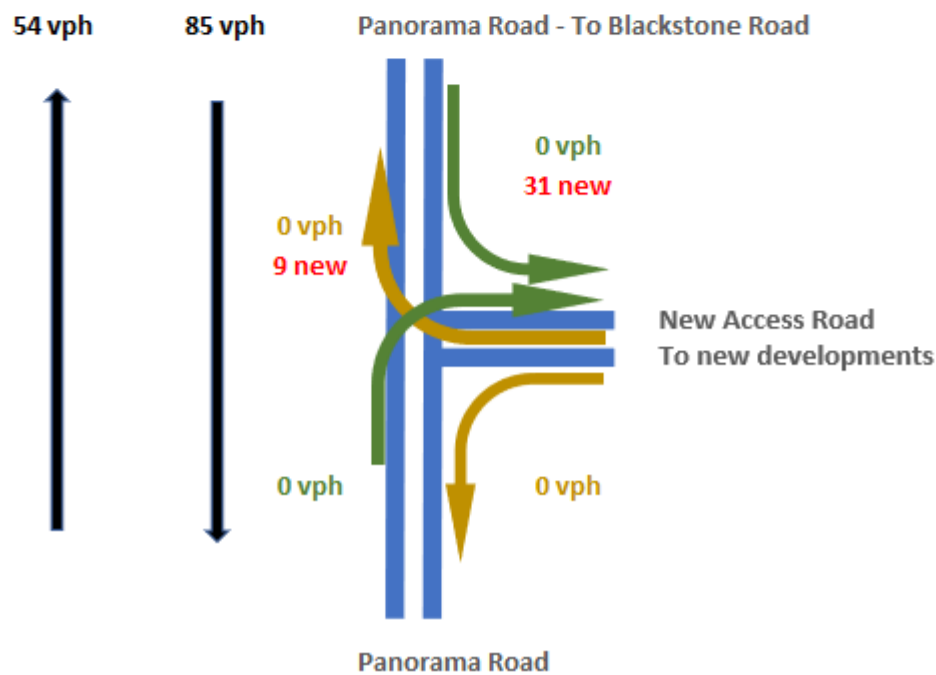
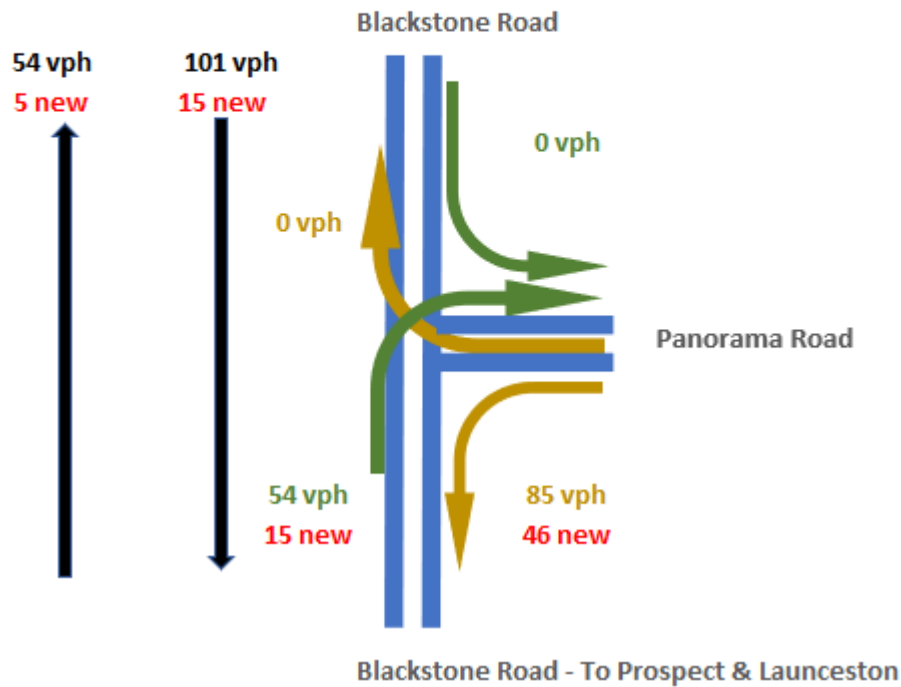






Figure 26 –Panorama Road – Blackstone Road junction peak hour 2030  
**Panorama Road - Blackstone Road Junction**

am peak - 2030 with development



pm peak - 2028 with development

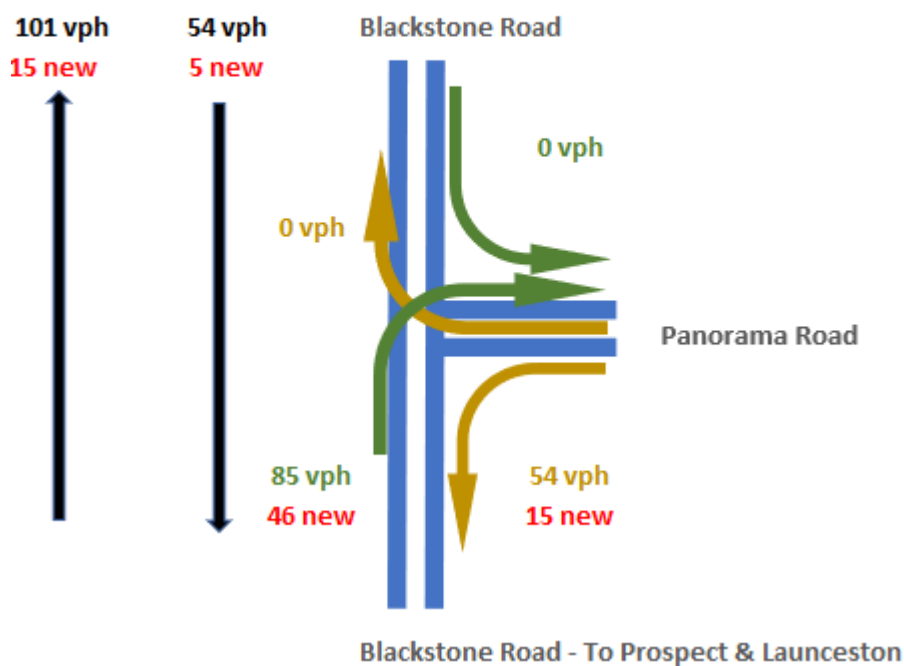


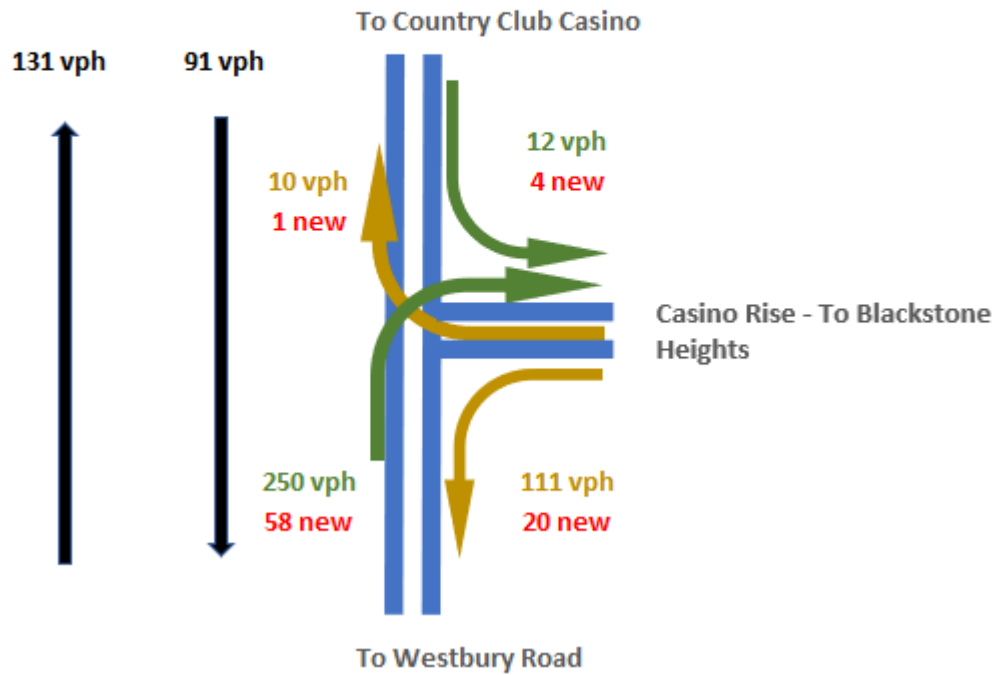




Figure 27 – Country Club Avenue – Casino Rise junction peak hour 2030

## Country Club Avenue - Casino Rise Junction

pm peak - 2030 with development



1% Annual growth on Country Club Avenue through traffic is assumed.



## 6. Impact on Road Network

### 6.1 Traffic impact

#### 6.1.1 Sight Distance

Sight distance requirements are summarised in Figure 28.

**Figure 28 – Sight Distance Requirements Summary**

Junction Major Rd - Minor Rd	Speed Limit (km/h)	Speed Environment (km/h)	Road frontage sight distance		
			Table E4.7.4 SISD (m)	Available	
				Left(m)	Right(m)
Panorama Road - New Access Road	60	60	105	>300	>300
Panorama Road - Kelsey Road	60	60	105	>300	>300
Kelsey Road - Longvista Road	60	60	105	*	>300
Blackstone Road - Kelsey Road	60	60	105	170	130
Blackstone Road - Panorama Road	60	60	105	300	200
Country Club Avenue - Casino Rise	60	60	105	200	200

\* Design of Kelsey road extension must ensure junction sight distance requirements are met

 Compliant

#### 6.1.2 Signage

A give way ahead signage is present on Kelsey Road on the approach to the Blackstone Road junction. The sign is in a good condition and has good visibility to warn drivers of the short Approach Sight Distance. See figure 29.

**Figure 29 – Give way ahead sign on approach to the Kelsey Rd/Blackstone Rd junction**



An advisory speed sign on Casino Rise was found to be obscured by overgrown vegetation as shown in Figure 30 and there is no advisory speed sign from the other direction.





Figure 30 – Looking north on Casino Rise showing advisory speed sign



The 45km/h advisory speed sign is obscured by vegetation and should be cleared.

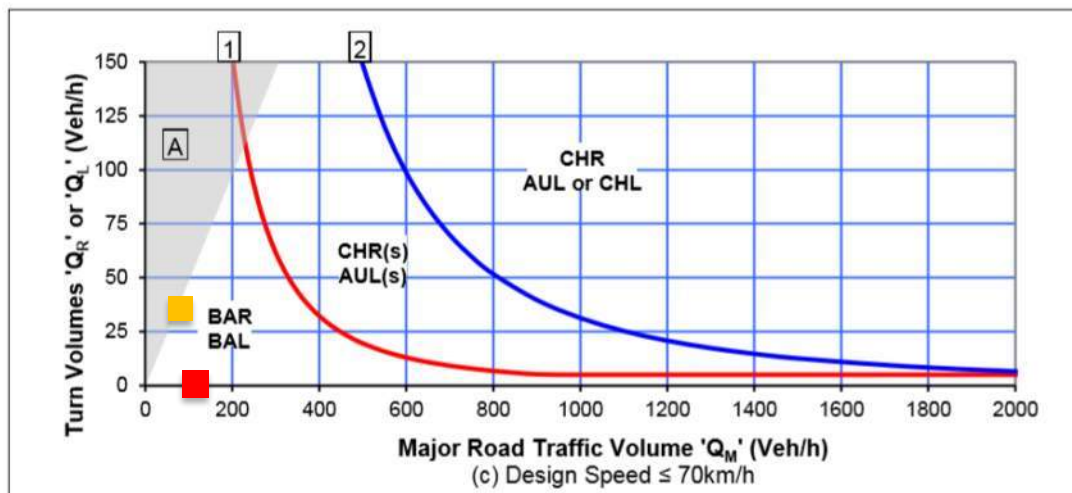
This sign is 370m north of the Country Club Avenue junction

## 6.2 Junction warrants

Junction treatments are based on Austroads Guidelines which take into account the speed and volume of through and side road traffic. Figures 31a,b,c,d and e are the applicable warrant charts and the marked zones show the junction layouts required and projected traffic activity for 2030. These figures are based on Queensland Department of Transport and Main Roads reference: Road Planning & Design Manual – Edition 2: Volume 3, Transport and Main Roads, August 2014.

### 6.2.1 Junction of Panorama Road and the new access road

Figure 31a – Junction Layout Warrants for projected traffic activity by 2030



#### Junction Legend

Yellow square: Left Turn  
Red square: Right Turn



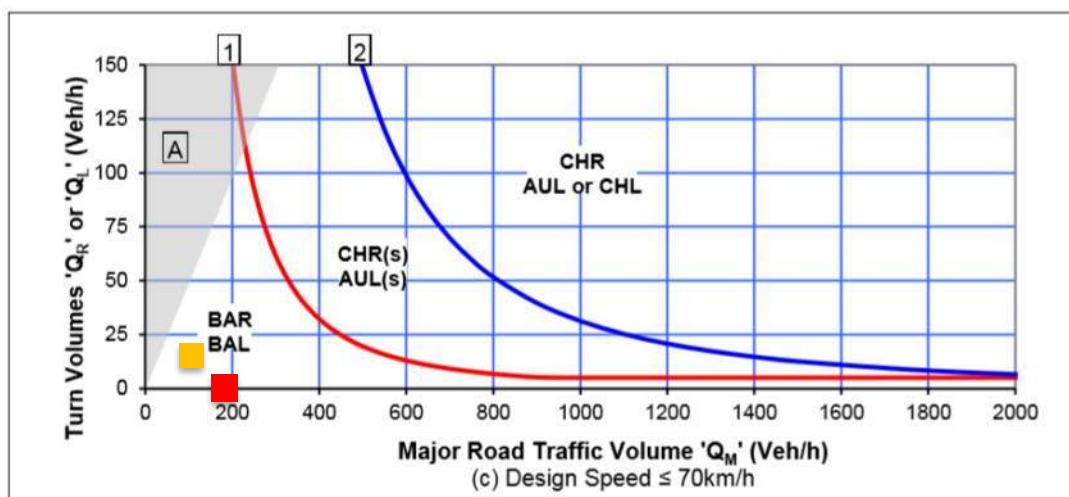


### The Panorama Road – new access road junction peak hour flow case

- For right turn into the new access road
  - Major road flow is 170vph
  - Right turn flow is 0vph.
  - From figure 31a **a Simple Right (SR) layout is adequate.**
- For left turn into the new access road
  - Major road flow is 85vph
  - Left turn flow is 31vph.
  - From figure 31a **a Basic Left (BAL) is required, see figure 35**

### 6.2.2 Junction of Panorama Road and the extended Kelsey Road

**Figure 31b – Junction Layout Warrants for projected traffic activity by 2030**



#### Junction Legend

- Left Turn
- Right Turn

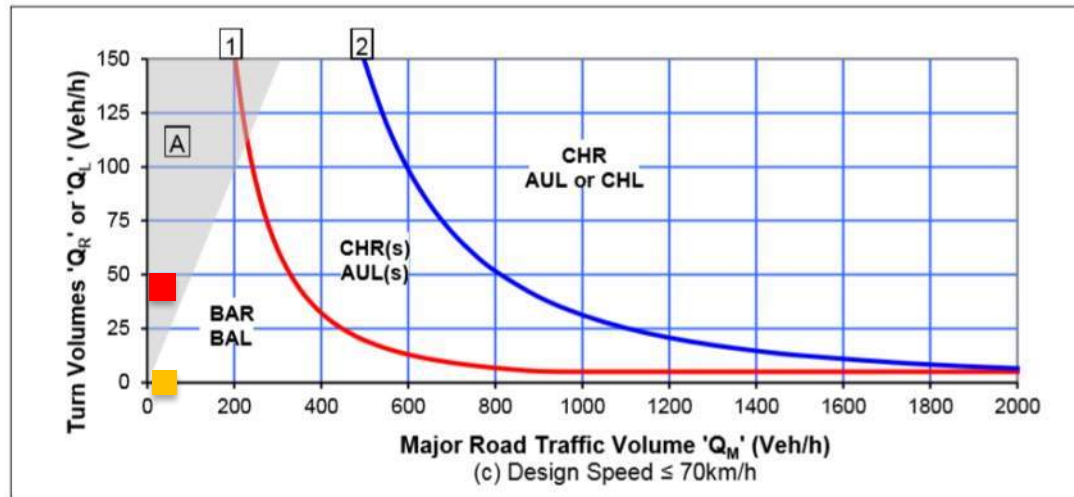
### The Panorama Road – Kelsey Road junction peak hour flow case

- For right turn into Kelsey Road
  - Major road flow is 194vph
  - Right turn flow is 0vph.
  - From figure 31b **a Simple Right (SR) layout is somewhat adequate**
- For left turn into Kelsey Road
  - Major road flow is 116vph
  - Left turn flow is 15vph.
  - From figure 31b **a Basic Left (BAL) is required, see figure 35**



### 6.2.3 Junction of Blackstone Road and Kelsey Road

Figure 31c – Junction Layout Warrants for projected traffic activity by 2030



#### Junction Legend

■ Left Turn ■ Right Turn

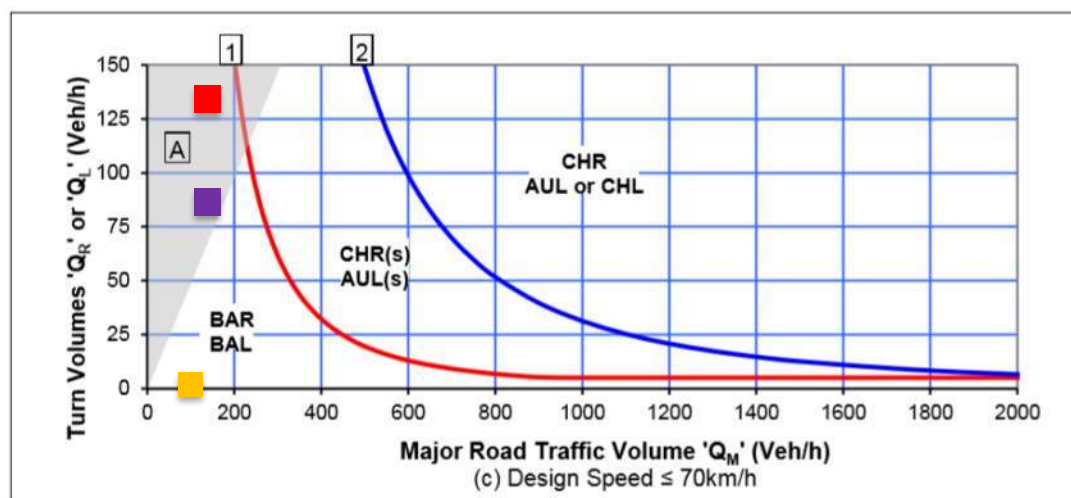
#### The Blackstone Road –Kelsey Road junction peak hour flow case

- For right turn into Kelsey Road
  - Major road flow is 23vph
  - Right turn flow is 46vph.
  - From figure 31c **a Simple Right (SR) layout is adequate**
- For left turn into Kelsey Road
  - Major road flow is 20vph
  - Left turn flow is 0vph.
  - From figure 31c **a Simple Left (SL) layout is adequate**



## 6.2.4 Junction of Blackstone Road and Panorama Road

Figure 31d – Junction Layout Warrants for projected traffic activity by 2030



### Junction Legend

■ Left Turn
 ■ Right Turn
 ■ Existing right turn 2020

### The Blackstone Road – Panorama Road junction peak hour flow case

- For right turn into Panorama Road
  - Major road flow is 175vph
  - Right turn flow is 131vph.
  - From figure 31d **Basic Right (BAR) is required – see figures 32 and 33.**
- For left turn into Panorama Road
  - Major road flow is 116vph
  - Left turn flow is 0vph.
  - From figure 31d **a Simple Left (SL) layout is adequate**

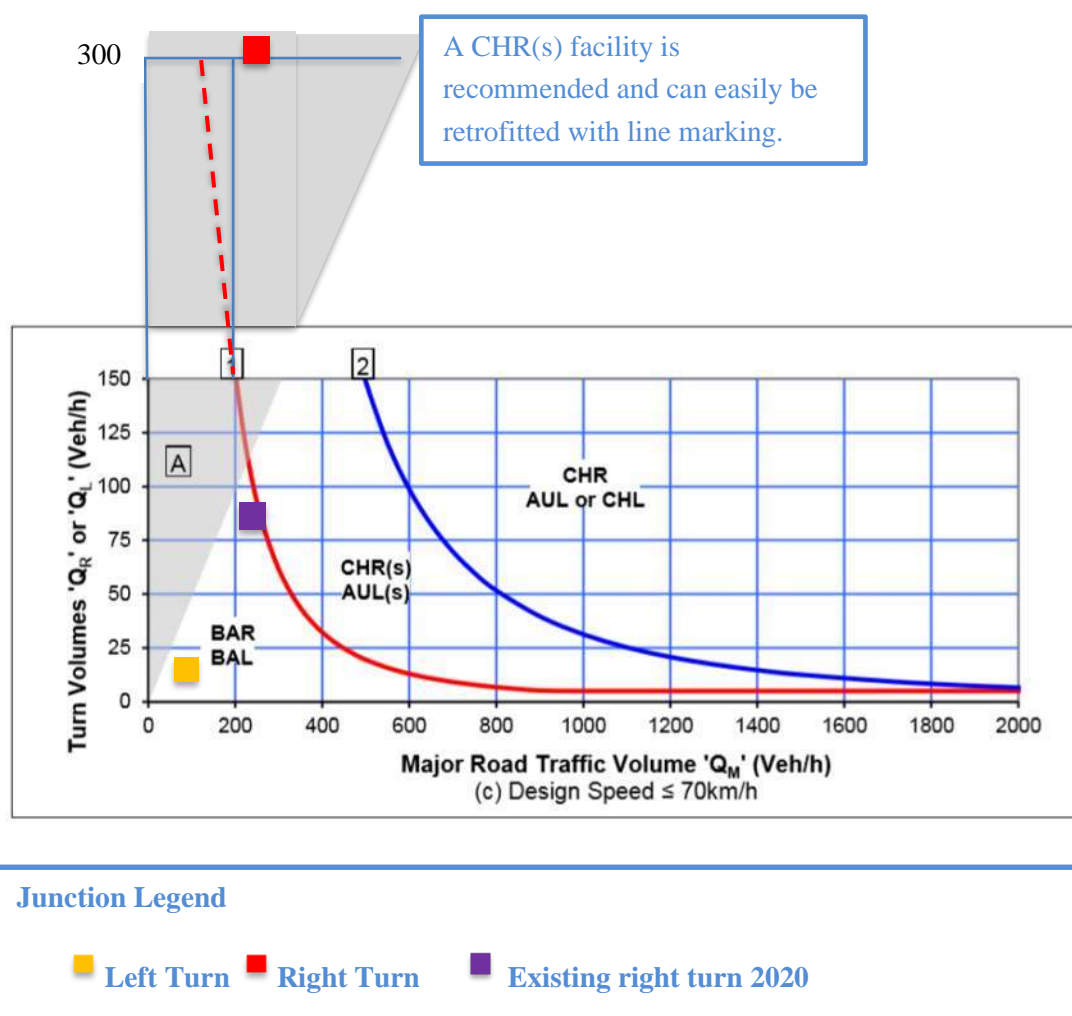




### 6.2.5 Junction of Country Club Avenue and Casino Rise

Country Club Avenue is 12.2m wide with 3.5m traffic lanes and 2.6m parking lanes.

**Figure 31e – Junction Layout Warrants for projected traffic activity by 2030**



#### The Country Club Avenue – Casino Rise junction peak hour flow case

- For right turn into Panorama Road
  - Major road flow is 238vph
  - Right turn flow is 308vph.
  - From figure 31e, **a CHR (s) is required, see figure 34.**
- For left turn into Panorama Road
  - Major road flow is 91vph
  - Left turn flow is 16vph.
  - From figure 31e **a Simple Left (SL) layout is adequate**

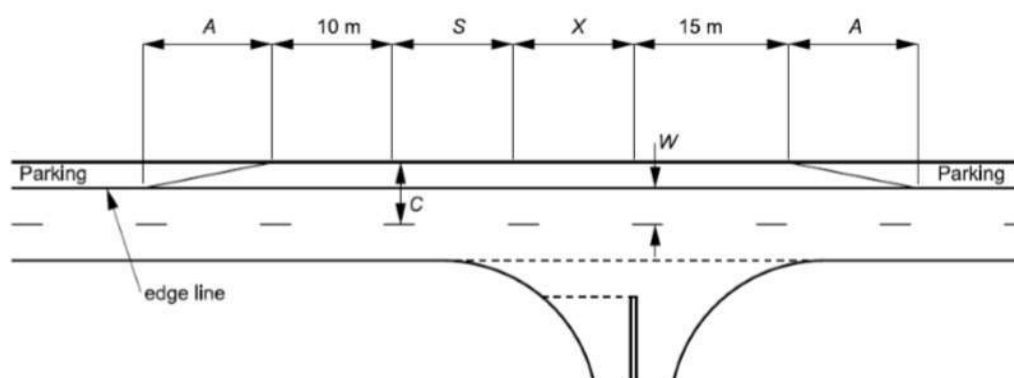


## 6.2.6 Westbury Road / Country Club Avenue roundabout

Based on a traffic survey conducted by TCS in November 2018 at the roundabout, the proposed development will be expected to increase activity at the roundabout by less than 5%, which will have negligible impact on the operation and safety of the roundabout.

## 6.3 Applicable junction layout standards

Figure 32 – BAR junction layout



Notes: This diagram does not show any specific bicycle facilities. Where required bicycle facilities should be provided in accordance with this Part.

The dimensions of the treatment are defined thus:

$W$  = Nominal through lane width (m) (including widening for curves). Width to be continuous through the intersection.

$C$  = On straights – 6.0 m minimum  
 – 6.5 m minimum for 19 m semi-trailers and B-doubles  
 – 7.0 m minimum for Type 1 and Type 2 road trains

On curves – widths as above + curve widening (based on widening for the design turning vehicle plus  
 – widening for the design through vehicle).

$$A = \frac{0.5V(C - W)}{3.6}$$

Increase length  $A$  on tighter curves (e.g. where side friction demand is greater than the maximum desirable). Where the design through vehicle is larger than or equal to a 19 m semi-trailer, the minimum speed used to calculate  $A$  is 80 km/h.

$V$  = Design speed of major road approach (km/h).

$S$  = Storage length to cater for one design turning vehicle (m) (minimum length 12.5 m).

$X$  = Distance based on design vehicle turning path, refer to Design Vehicles and Turning Path Templates (Austroads 2013f).

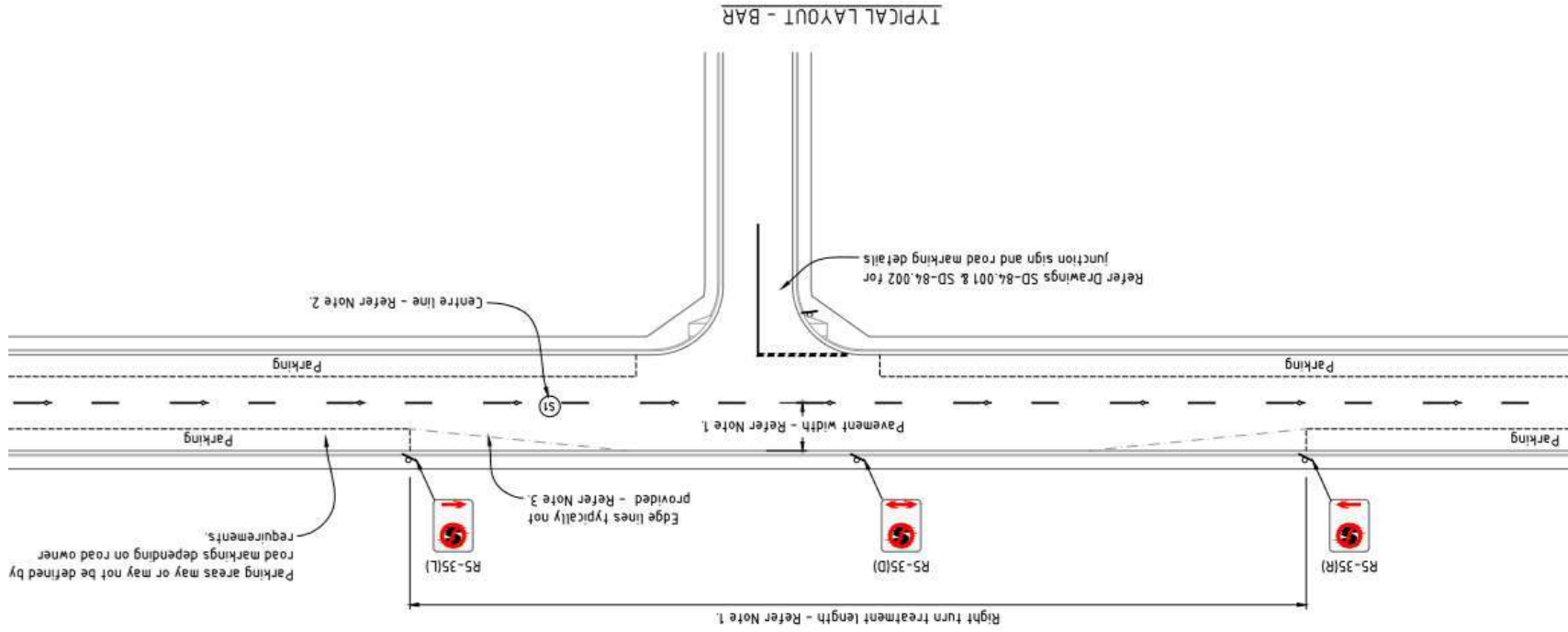
Figures 33 – 35 are extracts from DSG junction layout standards for Urban areas that are appropriate for the junctions considered in this TIA.

Full versions are available at the following address.

[https://www.transport.tas.gov.au/road/contractor/specifications/standard\\_drawings\\_roadworks2](https://www.transport.tas.gov.au/road/contractor/specifications/standard_drawings_roadworks2)



Figure 33 – BAR layout for urban roads (Refer to DSG Standard Drawing SD-84.003)





TYPICAL LAYOUT - (CHR(S))

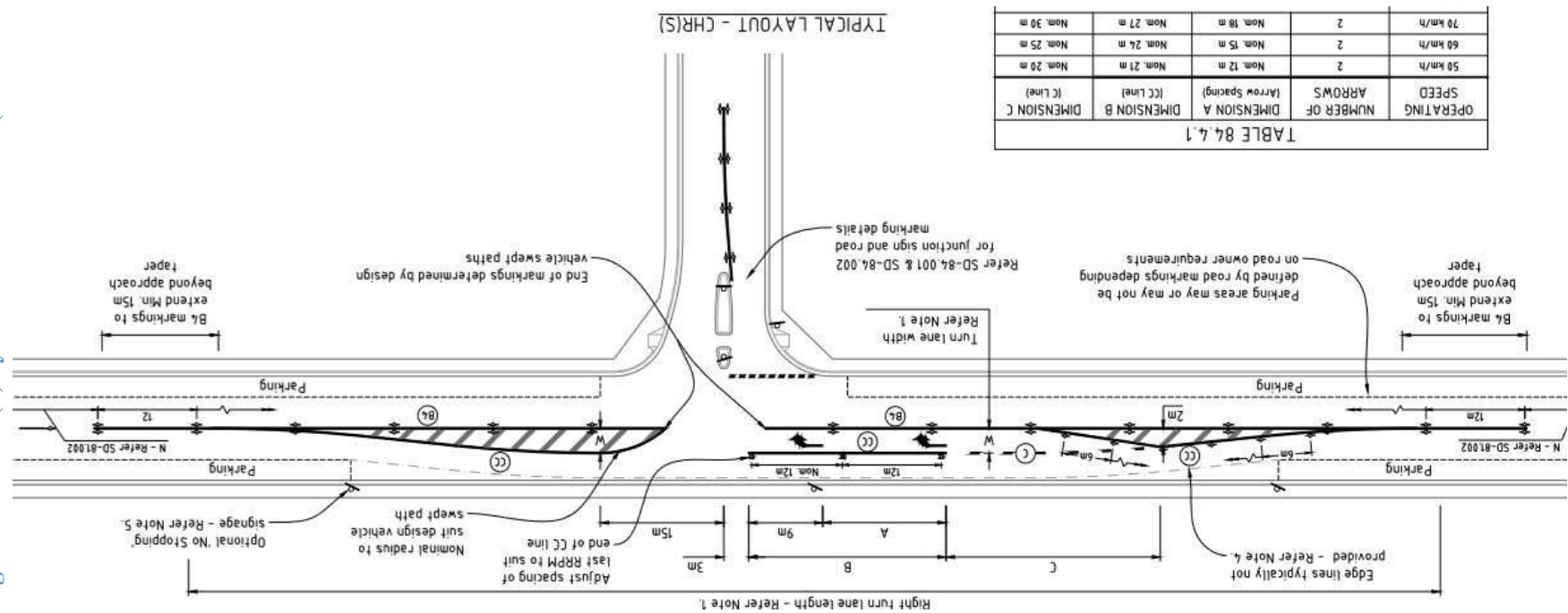
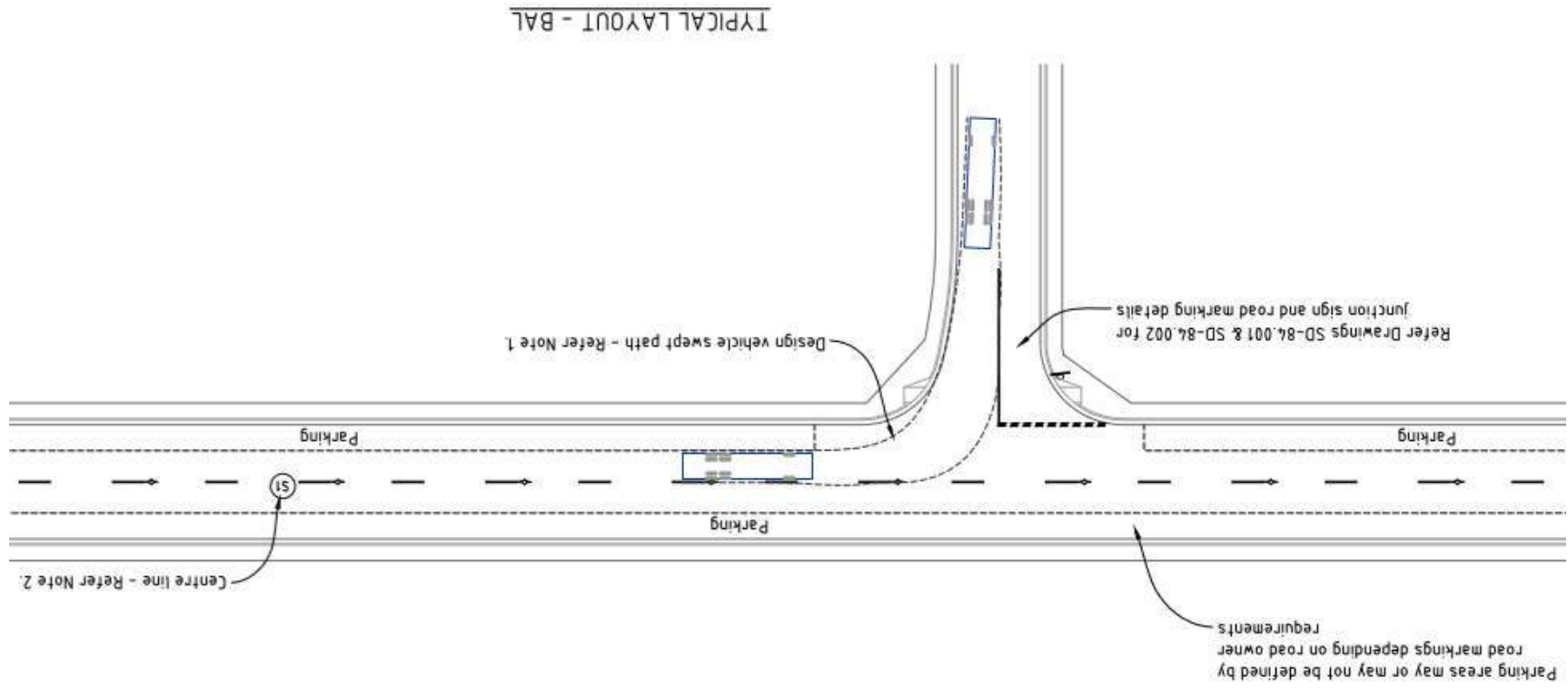


TABLE 84.4.1			
OPERATING SPEED	NUMBER OF ARROWS	DIMENSION A (arrow spacing)	DIMENSION B (CC line)
50 km/h	2	Non. 12 m	Non. 21 m
60 km/h	2	Non. 15 m	Non. 24 m
70 km/h	2	Non. 18 m	Non. 27 m
			Non. 30 m



Figure 35 – BAL layout for urban roads (Refer to DSG Standard Drawing SD-84.006)







#### **6.4 Road Safety Review**

From road safety review the following issues were identified:

##### **Panorama Road**

- The proposed extension of Kelsey Road must ensure sight distance requirements for the junction with Longvista Road. From site observations it is expected that sight distance requirement should be easily achieved.
- The culvert headwall and steep drop off opposite the Blackstone Road / Panorama Road junction is a roadside hazard. Treatment of this issue is a Meander Valley Council responsibility as the Council road owner.
- The 45km/h advisory sign on Casino Rise, 370m north of the Country Club Avenue junction is concealed by branches from an adjacent tree. This is a maintenance issue for Meander Valley Council.

##### **The Country Club Avenue / Casino Rise junction**

- The Country Club Avenue / Casino Rise junction layout for the right turn into Casino Rise is technically deficient for the level of traffic activity.

##### **Safe System Assessment**

From Austroads Safe System Assessment (SSA) using the Safe Systems Assessment Framework, Panorama Road has a crash risk score of 16/488, see figure 36. An SSA score of 16/488 indicates a very low crash risk due to low traffic volume, good general road standard and low speed environment.



Figure 36 – Safe System Assessment of Panorama Road

## Safe System Assessment

## Existing situation

		Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist	
Exposure	Justification (AADT 1200vpd 1 Fatal crash)	Low traffic volume, 1 fatal crash involving leaving the road due to hitting animal on the road	Low traffic volume	Low traffic at Blackstone / Panorama junction, several roadside hazards( culvert headwall, narrow shoulder opp. junction, drop off)	Low bus use	Low pedestrian activity	Low volumes	Low volumes	
	Score / 4	2	1	2	1	1	1	1	
Likelihood	Justification (7.8m seal and 1m unsealed shoulders)	Good delineation, road width and road alignment, good sight distance	Good delineation, road width and road alignment, good sight distance	Blackstone Road junction layout deficient with roadside hazards present	Few bus stops, bus stops clear of traffic lane	grassed and mowed road edges available for pedestrians	No specific facilities provided	Good consistent road surface condition	
	Score / 4	1	1	2	1	1	1	1	
Severity	Justification (60km/h speed limit)	low speed	low speed	low speed	low speed	high speed for pedestrians	high speed for cyclists	medium speed for motorcyclists	
	Score / 4	1	1	1	1	3	3	2	Total /448
Product	Total Score /64	2	1	4	1	3	3	2	16





## 6.5 Meander Valley Interim Planning Scheme 2013

### Road and Railway Assets Code E4

#### E4.6.1 Use and road or rail infrastructure

*Acceptable solution A2: For roads with a speed limit of 60 km/hr or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.*

The proposed development does not satisfy acceptable solution A2 because it generates 215 vehicles per day on Kelsey Road and 640 vehicles per day on Panorama Road.

*Performance criteria P2: For roads with a speed limit of 60 km/hr or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.*

Suitable safe junction layouts for the estimated traffic activity can be provided with required sight distances at the proposed and existing junctions (see Figures 28 and 31a-e). Accordingly, performance criteria P2 is satisfied.

#### E4.7.2 Management of Road Accesses and Junctions

*Acceptable solution A1: For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.*

It is intended that each lot within the proposed subdivision will comply with acceptable solution A1.

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

*Acceptable solution A1: An access or junction must comply with the Safe Intersection Sight Distance (SISD) shown in Table E4.7.4 of the Meander Valley Interim Planning Scheme 2013.*

Acceptable solution A1 is satisfied as all sight distances are adequate (see Figure 28). Extension of Kelsey Road must ensure that sight distance from Longvista Road is adequate.





## **6.6 Other impacts**

### **6.6.1 Environmental**

No environmental impacts were identified in relation to:

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

### **6.6.2 Street Lighting and Furniture**

Street lighting, roadside furniture and landscaping should be in accordance with Council requirements.

### **6.6.3 Internal Road Layout**

The internal road layout appears to follow existing tracks on the vacant land, and relatively aligns with site contours. Site photos are included in Appendix D.





## 7. Recommendations and Conclusions

This traffic impact assessment has been prepared to assess the impact of the proposed development of a 95-lot subdivision at 1 Panorama Road, Blackstone Heights.

The assessment has reviewed the crash history on the local road network, the junctions directly affected and road safety. Compliance with Meander Valley Interim Planning Scheme 2013 - Road and Railway Assets Code E4 requirements is also considered.

### 7.1 Crash History

The five-year crash history does not indicate any crash propensities.

### 7.2 Junctions

The increase in traffic generated by the proposal impacts on the junctions in the area and from traffic projections the following observations have been made:

#### **Proposed Panorama / new road junction.**

A Basic Left (BAL) and Simple Right (SR) junction layout would be adequate.

#### **Proposed Panorama / Kelsey Road junction.**

A Basic Left (BAL) Left and Simple Right (SR) turn junction layout would be adequate.

#### **Blackstone Road / Kelsey Road junction**

The existing Simple Left (SL) and Simple Right (SR) junction layout is adequate.

#### **Blackstone Road / Panorama Road junction**

The existing Simple Left (SL) is adequate, and a Basic Right (BAR) layout is warranted. The BAR is warranted with the current traffic activity and provision of an appropriate junction layout for the situation is considered a Meander Valley Council responsibility.

#### **Country Club Avenue / Casino Rise junction**

The existing Simple Left (SL) is adequate and a Channelized Right Short (CHR Short) turn layout is warranted with the current traffic activity and provision of an appropriate junction layout for the situation is considered a Meander Valley Council responsibility.

#### **Westbury Road / Country Club Avenue roundabout**

The existing roundabout is adequate to cope with the predicted increase in use.

### 7.3 Road Safety

From a road safety audit of Country Club Avenue /Casino Rise junction, Blackstone Road, Panorama Road and Kelsey Road and the associated junctions the following road safety issues were identified:

- The proposed extension of Kelsey Road must ensure sight distance requirements for the junction with Longvista Road.





- The culvert headwall and steep drop off opposite the Panorama Road junction is a roadside hazard.
- The 45km/h advisory sign on Casino Rise, 370m north of the Country Club Avenue junction is concealed by branches from an adjacent tree.
- The Country Club Avenue / Casino Rise junction standard for the right turn into Casino Rise is deficient for the level of traffic activity

From Safe System Assessment of Panorama Road, a crash risk score of 16/488 has been calculated indicating a very low crash risk.

#### **7.4 Meander Valley Interim Planning Scheme 2013, Road & Railway Assets Code E4**

Evidence is provided that demonstrates the proposal complies with Code E4 requirements.

#### **7.5 Recommendations**

##### **Proposed Panorama / new road junction.**

- Developer provide BAL and SR junction layout.

##### **Proposed Panorama / Kelsey Road junction.**

- Developer provide BAL and SR junction layout.
- Satisfy sight distance requirement for Kelsey Road junction with Longvista Road (105m for 50km/h zone)

##### **Blackstone Road / Panorama Road junction**

- Meander Valley Council retrofit a BAR layout.
- Remove roadside hazard or retrofit barrier fence to protect traffic from roadside hazard and drop off.

##### **Country Club Avenue / Casino Rise junction**

- Meander Valley Council retrofit a CHR (Short) right turn facility.
- Remove vegetation concealing the 45km/h advisory sign on Casino Rise, 370m north of the Country Club Avenue junction.

Overall, it has been concluded that the proposed development will not create any traffic or safety issues and traffic will continue to operate safely and efficiently along the surrounding road network.

Based on the findings of this report and subject to the recommendations above, the proposed development is supported on traffic grounds.





## Appendices

### Appendix A – Blackstone/Panorama Rd Survey

Traffic and Civil  
1 Cooper Crescent  
Launceston, TAS, 7250  
0456535746

#### Turn Count Summary

**Location:** Panorama Rd at Blackstone Rd, Blackstone Heights  
**GPS Coordinates:** Lat=-41.470119, Lon=147.088590  
**Date:** 2019-01-03  
**Day of week:** Thursday  
**Weather:**  
**Analyst:** Daniel

#### Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:36	9	0	0	0	16	7	0	0	0	0	10	0	42
17:45	7	0	0	0	14	18	0	0	0	0	6	0	45

#### Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:36	8	0	0	0	16	7	0	0	0	0	9	0	40
17:45	7	0	0	0	14	17	0	0	0	0	6	0	44

#### Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:36	1	0	0	0	0	0	0	0	0	0	0	0	1
17:45	0	0	0	0	0	1	0	0	0	0	0	0	1

#### Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:36	0	0	0	0	0	0	0	0	0	0	1	0	1
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0

#### Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
17:36	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0





## Intersection Count Summary

17:36 - 17:56

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	16	0	0	0	30	25	0	0	0	0	16	0	87

## Vehicle Summary

Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	15	0	0	0	30	24	0	0	0	0	15	0	84
Truck	1	0	0	0	0	1	0	0	0	0	0	0	2
Bicycle	0	0	0	0	0	0	0	0	0	0	1	0	1

## Pedestrians Summary

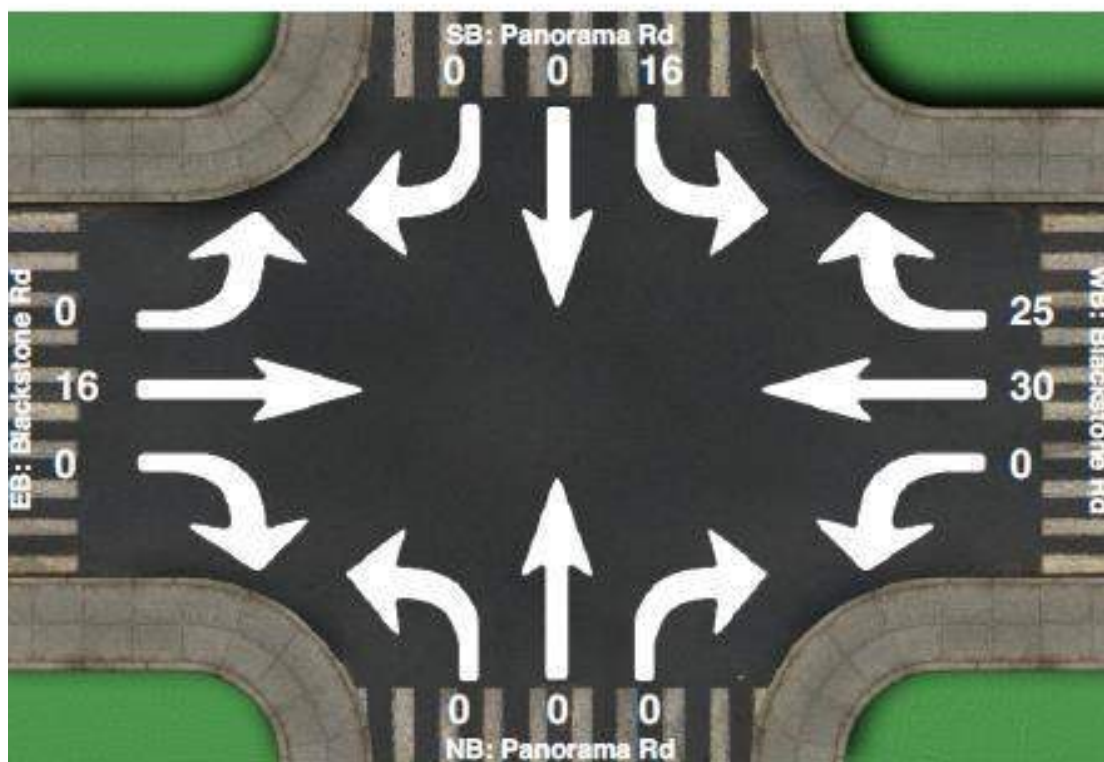
	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0





## Intersection Count Summary

**Location:** Panorama Rd at Blackstone Rd, Blackstone Heights  
**GPS Coordinates:** Lat=-41.470119, Lon=147.088590  
**Date:** 2019-01-03  
**Day of week:** Thursday  
**Weather:**  
**Analyst:** Daniel



## Intersection Count Summary

17:36 - 17:56

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	16	0	0	0	30	25	0	0	0	0	16	0	87





## Appendix B – Blackstone/Kelsey Road Survey

Traffic and Civil  
1 Cooper Crescent  
Launceston, TAS, 7250  
0456535746

### Turn Count Summary

**Location:** Blackstone Rd at Kelsey Rd, Blackstone Heights  
**GPS Coordinates:** Lat=-41.461745, Lon=147.074849  
**Date:** 2019-01-03  
**Day of week:** Thursday  
**Weather:**  
**Analyst:** Daniel

#### Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:11	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	6	0	0	0	4	8	0	0	0	18
17:30	0	1	0	0	0	0	0	2	1	0	0	0	4

#### Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:11	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	5	0	0	0	4	8	0	0	0	17
17:30	0	1	0	0	0	0	0	2	1	0	0	0	4

#### Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:11	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	1	0	0	0	0	0	0	0	0	1
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0

#### Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
17:11	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0





## Intersection Count Summary

17:11 - 17:31

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	0	1	0	6	0	0	0	6	9	0	0	0	22

## Vehicle Summary

Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	0	1	0	5	0	0	0	6	9	0	0	0	21
Truck	0	0	0	1	0	0	0	0	0	0	0	0	1

## Pedestrians Summary

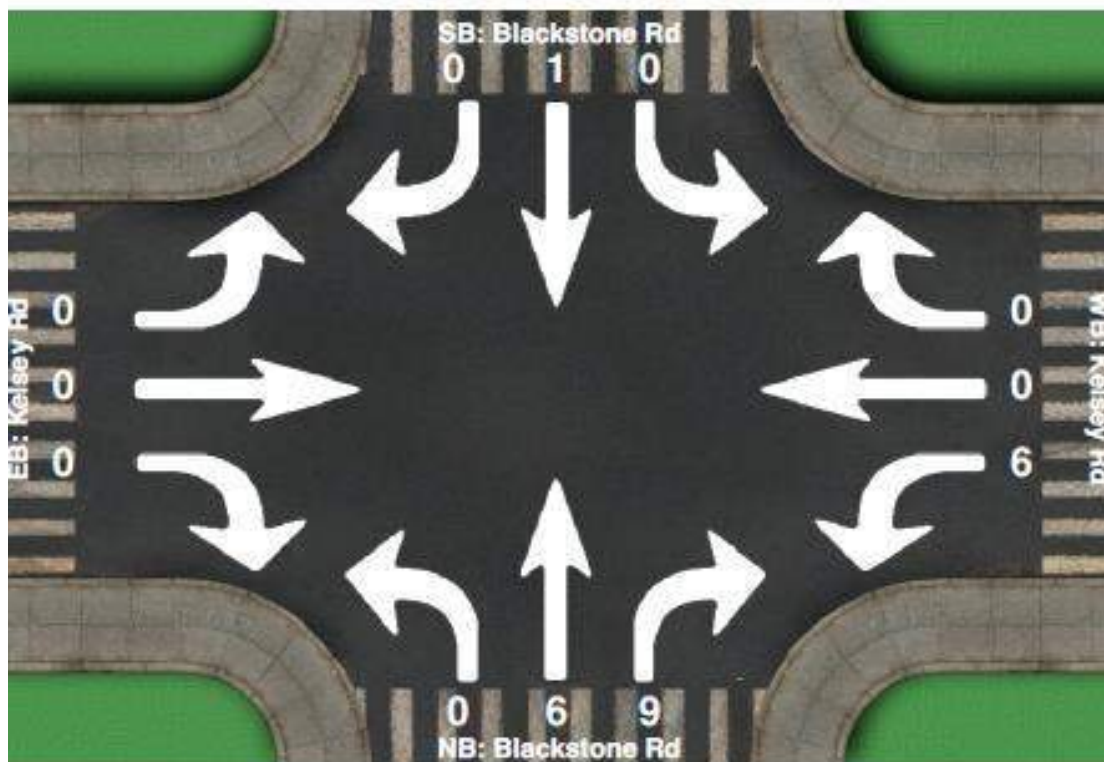
	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0





## Intersection Count Summary

**Location:** Blackstone Rd at Kelsey Rd, Blackstone Heights  
**GPS Coordinates:** Lat=-41.461745, Lon=147.074849  
**Date:** 2019-01-03  
**Day of week:** Thursday  
**Weather:**  
**Analyst:** Daniel



## Intersection Count Summary

17:11 - 17:31

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	0	1	0	0	0	0	0	6	9	0	0	0	22





## Appendix C – Country Club Ave / Casino Rise

### Turn Count Summary

**Location:** Casino Rise at Country Club Ave, Prospect Vale

**GPS Coordinates:** Lat=-41.481544, Lon=147.110261

**Date:** 2019-01-30

**Day of week:** Wednesday

**Weather:**

**Analyst:** Daniel

#### Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:24	8	0	0	0	8	26	0	0	0	0	8	0	50
17:30	34	0	4	0	26	61	0	0	0	2	19	0	146
17:45	13	1	1	0	26	37	0	0	0	4	14	0	96

#### Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:24	8	0	0	0	8	25	0	0	0	0	8	0	49
17:30	32	0	4	0	26	61	0	0	0	2	19	0	144
17:45	13	1	1	0	26	36	0	0	0	4	13	0	94

#### Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:24	0	0	0	0	0	1	0	0	0	0	0	0	1
17:30	2	0	0	0	0	0	0	0	0	0	0	0	2
17:45	0	0	0	0	0	1	0	0	0	0	1	0	2

#### Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:24	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0

#### Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
17:24	0	0	0	1	0	1	0	0	0	0	0	0	1
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0





## Intersection Count Summary

17:24 - 17:54

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	55	1	5	0	60	124	0	0	0	6	41	0	292

## Vehicle Summary

Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	53	1	5	0	60	122	0	0	0	6	40	0	287
Truck	2	0	0	0	0	2	0	0	0	0	1	0	5
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

## Pedestrians Summary

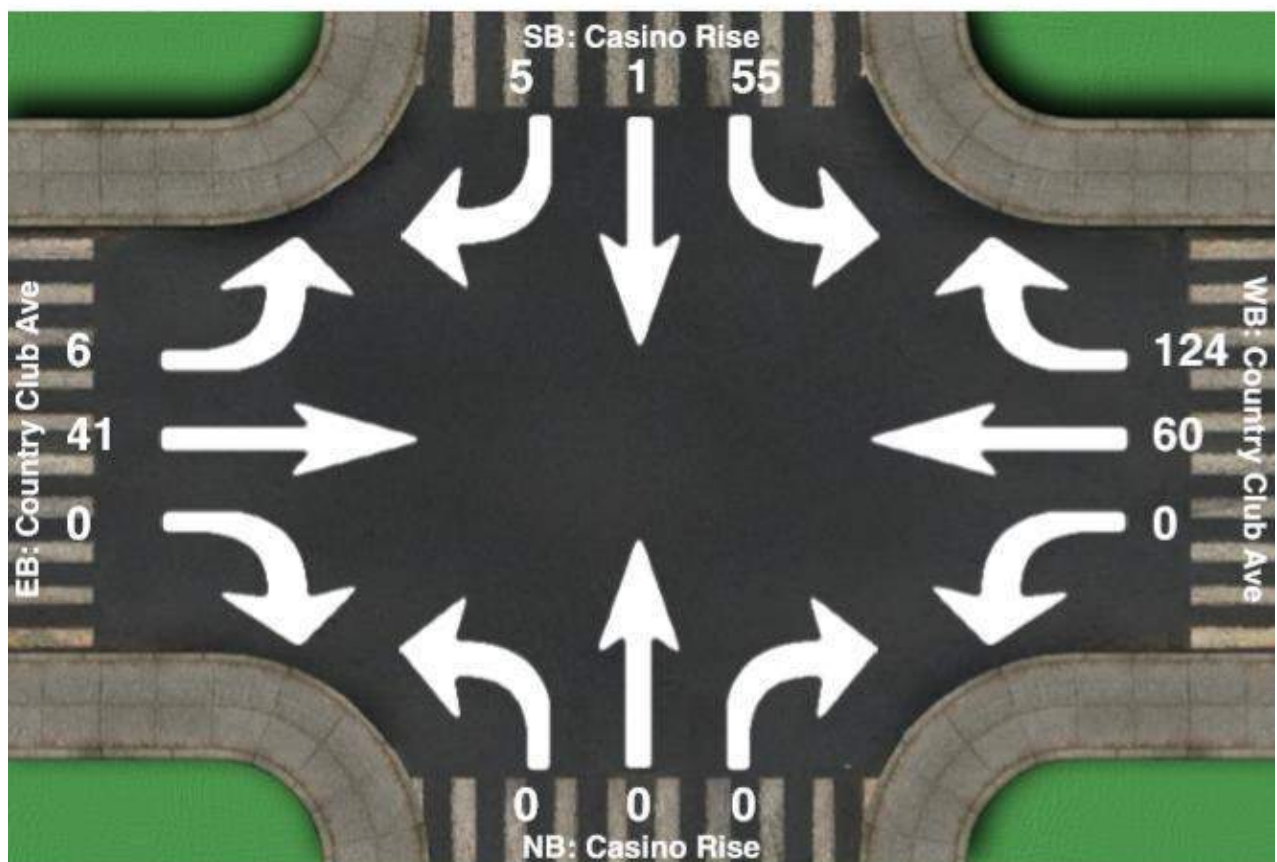
	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	1	0	1	0	0	0	0	0	0	1





## Intersection Count Summary

**Location:** Casino Rise at Country Club Ave, Prospect Vale  
**GPS Coordinates:** Lat=-41.481544, Lon=147.110261  
**Date:** 2019-01-30  
**Day of week:** Wednesday  
**Weather:**  
**Analyst:** Daniel



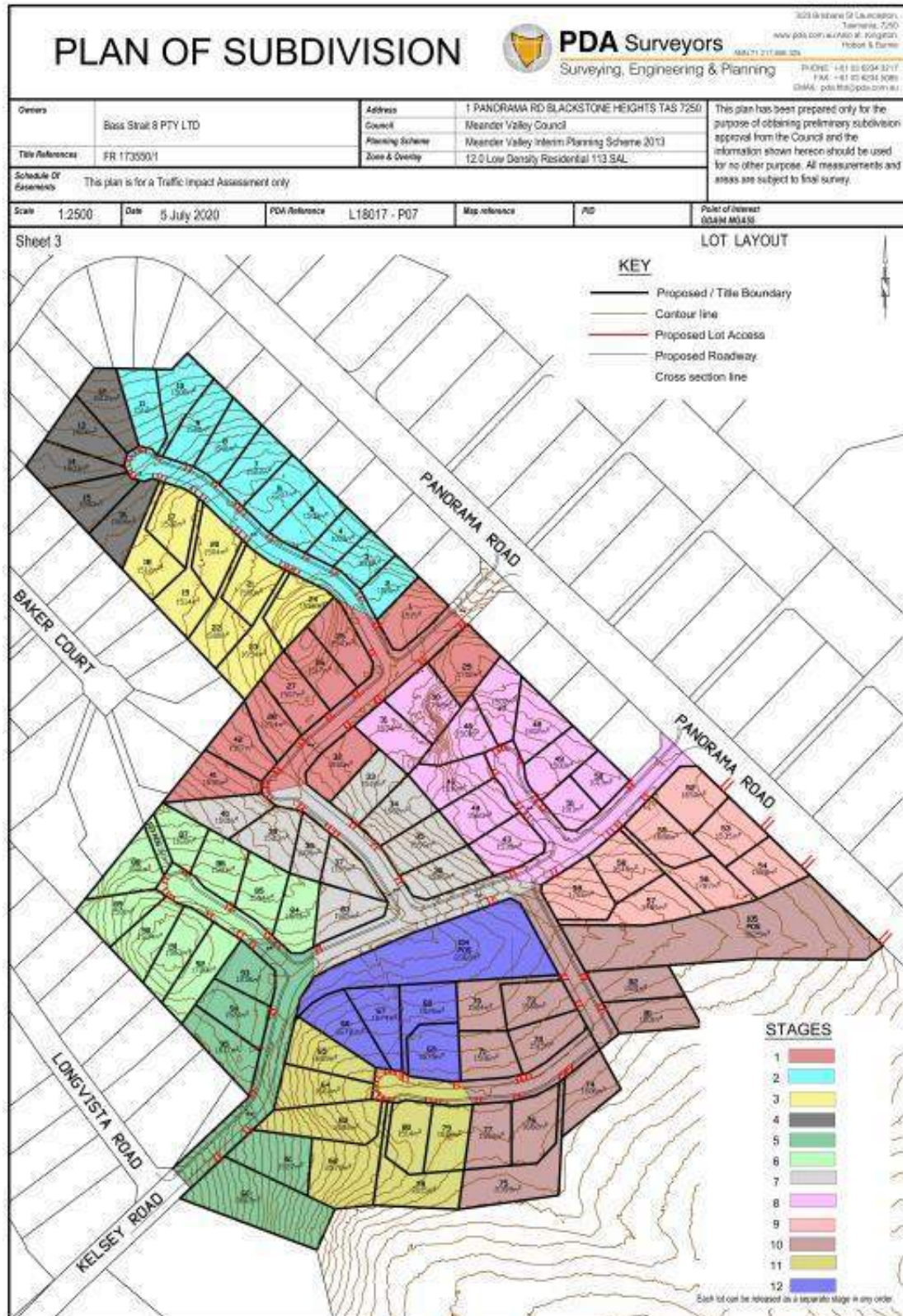
## Intersection Count Summary

17:24 - 17:54

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	55	1	5	0	60	124	0	0	0	6	41	0	292

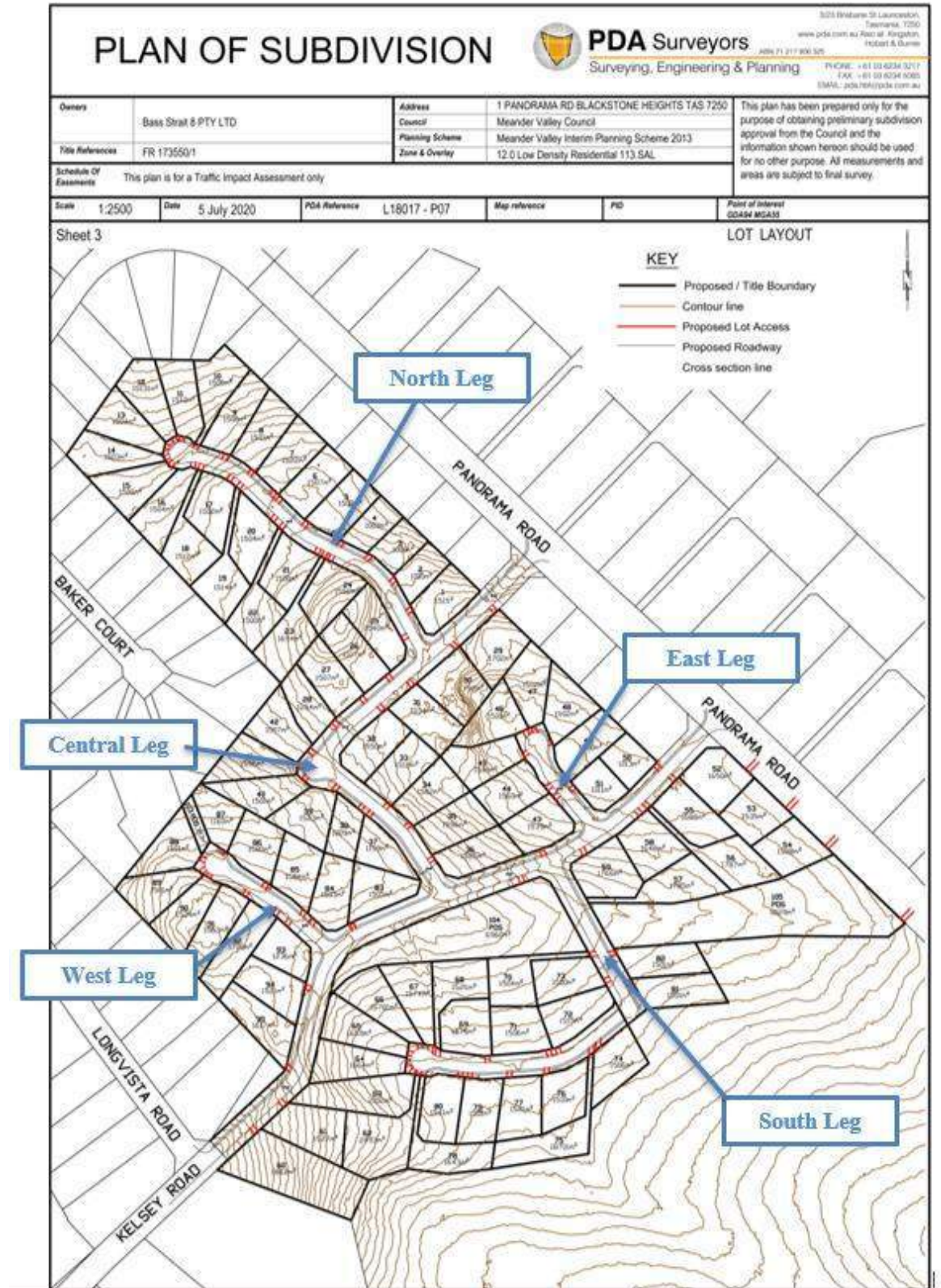


## Appendix D – Proposed subdivision layout





## Appendix E – Internal Road Site Photos







**Figure D1 – Looking right from northern leg junction**



**Figure D2 – Looking left from northern leg junction**



**Figure D3 – Looking back at northern leg junction**







**Figure D4 – Looking right from Eastern Leg**



**Figure D5 – Looking left from Eastern Leg**



**Figure D6 – Looking back at Eastern leg**







**Figure D7 – Looking right from Southern Leg**



**Figure D8 – Looking left from Southern Leg**



**Figure D9 – Looking back at Southern Leg**







**Figure D10 – Looking right from Central Leg**



**Figure D11 – Looking right from Central Leg**



**Figure D12 – Looking back at Central Leg**







**Figure D13 – Looking right from Western Leg**



**Figure D14 – Looking left from Western Leg**



**Figure D15- Looking back at Western Leg**







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28<sup>th</sup> January 2020

Mr Matthew Reid

Associate Surveyor

PDA Surveyors

3/23 Brisbane Street

Launceston 7250

**PA\_20\_0030\_PANORAMA ROAD\_BLACKSTONE HEIGHTS\_SUBDIVISION  
(89 LOTS)**

This letter is to provide feedback on the representations received from the advertised PA and Meander Valley Council queries in regards the TIA prepared to assess the development in terms of traffic engineering considerations.

***1) Meander Valley Council query – TCS turning count surveys.***

It is agreed that early January is not an ideal time of year to conduct traffic count surveys however bearing in mind time constraints surveys were conducted to progress the project.

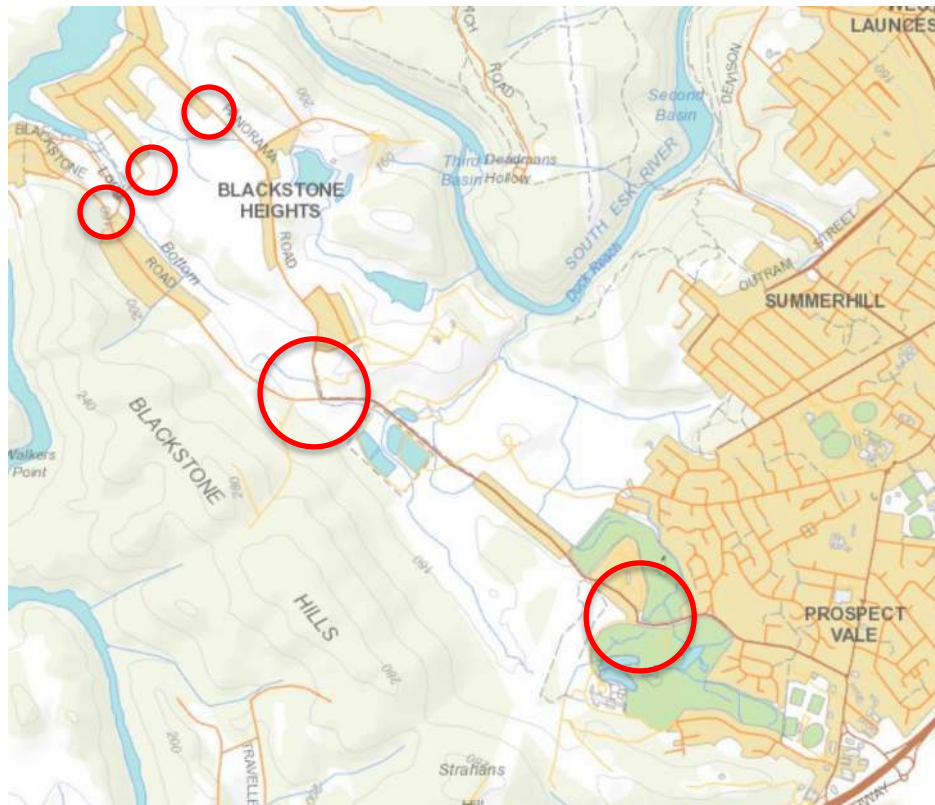
Traffic surveys in early January do not include school traffic activity and there are holiday season effects with people on leave. The net result is that the traffic data collected is likely to be 10 to 20% less than annual average daily traffic.

The data is still useful as it gives a ballpark indication of turning movements and the splits between the various movements possible, which is useful for the purposes of a TIA. Counts were taken over 20-minute durations however 15minute duration surveys are enough to get a reasonable indication of traffic activity levels at peak periods for rural residential T junctions.

The recommendations of the report would be the same if traffic surveys were conducted at more typical times of the year. The recommended junction improvements would be the same. Figure 1 shows the junctions analysed in the report.



**Figure 1 – Junctions analysed in the TIA**



## **2) Meander Valley Council query – Emergency Access**

Council has queried bushfire safety and the suitability of Pitcher Parade, Blackstone Road in an emergency. The main concern here is the suitability of the only road into and out of Blackstone Heights in an emergency and how people will be able to get out of the suburb when needed.

Bushfire safety and emergency access is a valid concern with subdivision development in rural residential settings.

In this case Pitcher Parade (Country Club Avenue to Panorama Road ) is relatively remote from land susceptible to attack from bushfire.

Blackstone Road (Panorama Road – Kelsey Road) is more exposed to bushfire attack as the density of trees and bushes is higher than for Pitcher Parade.

Accordingly linking Kelsey Road to Panorama Road provides an alternative route for traffic and emergency vehicles seeking to exit Blackstone Road and particularly the enclave to the north west including Lakeview Court which is the most exposed to bushfire attack due to the higher density of forest and bushland.



Accordingly, it is suggested the subdivision proposal, which will result in the Kelsey Road link, is beneficial in terms of emergency access and bushfire management.

### **3) Response to Representations**

It is important to understand the impact of the proposal in terms of traffic capacity and safety. The TIA demonstrates the local road network does not and will not have a traffic capacity issue due to the proposal. The level of traffic activity on Pitcher Parade (3,000 vpd) and the roads beyond is low. The proposal adds some 720 vpd. The total traffic volume is still low.

The only location where there is a capacity issue, though minor, is at the Casino Rise/ Country Club Avenue junction, which is an existing issue and made marginally worse by the proposal. This junction can easily be improved with some line marking to channelize the junction as detailed in the TIA.

In terms of traffic safety some minor hazards that can be easily fixed were identified in the TIA. Traffic activity is low, traffic speeds are low (60km/h speed limit) and the infrastructure standard reasonable and from Austroads Safe System Assessment the crash risk on the local road network is assessed as very low.

### **4) Assessor Credentials**

Richard Burk is a qualified Traffic and Civil Engineer with over 32 years of experience with State and Local Government in the Roads and Traffic industry in Tasmania. Visit [www.trafficandcivil.com.au](http://www.trafficandcivil.com.au) .

Yours faithfully



**Richard Burk**

Director

Traffic and Civil Services

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# Natural Values Report

**Report for:** PDA Surveyors

**Property Location:** 1 Panorama Road, Blackstone Heights

**Prepared by:** Scott Livingston  
Livingston Natural Resource Services  
12 Powers Road  
Underwood, 7268

**Date:** 19<sup>th</sup> February 2019





<b>Client:</b>	PDA Surveyors obo Aaron Winnell
<b>Property identification</b>	The property is located on Panorama Road, Blackstone Heights. Current zoning is Low Density Residential, ( <i>Meander Valley Interim Planning Scheme 20153</i> ). CT 173550/1 (53.15 ha), PID 352587 Lot 1 Panorama Road, Blackstone Heights
<b>Proposal:</b>	A 6 stage, 89 residential lot subdivision and associated subdivision roads, Public Open Spaces and balance lot are planned for land at 1 Panorama Road, Blackstone Heights
<b>Assessment comments:</b>	Under the Meander Valley Interim Planning Scheme 2013, consideration of the impact on natural values is required. Impacts of the development proposal on watercourses is also assessed under the Water Quality Code. A field inspection was conducted on the 27 <sup>th</sup> January 2019. <i>This field assessments were used</i> to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.

**Assessment by:**

Scott Livingston,

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





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## INTRODUCTION

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The title (CT 173550/1, PID 352587) is located at Panorama Road, Blackstone Heights, the lot also has frontage to Kelsey Road.

A 6 stage, 77 residential lot subdivision and associated subdivision roads, and Public Open Spaces for the northern portion of the existing lot. The balance lot is not currently proposed for any development and will remain as an agricultural use.

An initial desktop assessment was undertaken followed by a field inspection on the 26th January 2019 to confirm or otherwise the desktop study findings.

## METHODS

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A Natural Values report was accessed from the DPIWE website on 26/1/2019, The Forest Practices Authority Biodiversity Values database was also accessed on 29/1/2019 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 26/1/2019 was undertaken by Scott Livingston. All areas of the proposed subdivision were assessed. The assessment the site was inspected with a spaced wandering meander technique, with all areas of variation within the site vegetation inspected.

The survey was conducted in January, 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

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The title is encircled by Panorama Road, with the majority of boundaries formed by residential lots. The property is largely pasture with occasional trees, more significant



forest/ woodland occurs on the southern portion of the property which was not assessed for this report.

The proposed development area slopes from approximately 170m ASL on the southern boundary down to 150m ASL at the north western boundary. A small watercourse crosses the proposal area from the south east to the north west, this watercourse is within proposed Public Open Space with the exception of a single road crossing. There are no existing dwellings on the title, the balance lot contains several farm sheds and stockyards.

## NATURAL VALUES

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### VEGETATION

TASVEG3.0 mapping shows the proposed lots to be Agricultural Land (FAG), the site survey found a complex mosaic of exotic and native grasses, with extensive weed infestations and patches of *Acacia dealbata* (silver wattle) regrowth. Scattered *Eucalyptus viminalis* (white gum) occur across the property with a 1ha patch near the Kelsey Road that is considered dense enough to be classed as woodland and ascribed to *Eucalyptus viminalis* grassy forest and woodland (DVG).

The species mix within the pastures is highly variable, portions are dominated by exotic grasses while in others native species dominate. Where significant wattle regrowth occurs, the community may be best described as regenerating cleared land however the boundaries of communities within this mosaic are “fuzzy”. Overall the proposed development is best ascribed to lowland grassland complex (GCL) under TasVeg classification. Kangaroo grass, *Themeda triandra*, is the dominant species in small patches, however these are not extensive enough to delineate as a separate vegetation community. Lowland Grassland Complex is not included in the listing of Lowland Native Grasslands listed under the EPBC Act.

While no formal assessment of vegetation condition was undertaken, in general the presence of exotic grasses and weeds being widespread indicate a poor condition. The general lack of herbs, legumes and prostrate are also indicative of a depauperate grassland.

### FLORA

The Natural Vales Atlas (Department of Primary Industries, (accessed 26/1/2019) has 2 records of threatened flora (lesser joyweed and bristle blowngrass) observations within 500m of the proposed lots, there is no suitable habitat (rocky river margins) on the proposal areas for lesser joyweed. Bristle blowngrass if it occurs would be in moist situation within the POS around the watercourse. 73 threatened flora species have been recorded within 5 km, see table 1. Note this extensive list is largely due to the presence of the South Esk River and associated riparian areas and gorges which provide a far differing habitat within that distance.



An assessment of the proposed lots was undertaken, and no threatened flora species were identified. An assessment conducted during flowering (late spring/ autumn) may identify further threatened flora species. Of the 73 threatened species known from within 5km of the site. The majority are considered unlikely to occur with no suitable habitat. Of the 11 species with potential habitat most are unlikely to have been missed (7) in the site survey. The 4 species that have potential habitat all have members of that genus on site and it is conceivable individual where overlooked., noting none of these species has been recorded within 1.5km of the site.

Appendix 5 provides habitat descriptions and habitat suitability for threatened flora species known within 5km of the development area

### **FAUNA**

The Natural Values Atlas has a record of a sighting (2004) of eastern barred bandicoot within 500m of the proposed lots. Appendix 6 provides habitat descriptions and habitat suitability for threatened fauna species within 5km of the development area (based on range boundaries and observations).

Potential foraging habitat is present for wide ranging species such as devils and quolls. Eastern barred bandicoot has been recorded within 500m of the property and it provides suitable habitat for this species., particularly the larger clumps of gorse and blackberry.

### **RAPTOR NESTS**

Nest for both *Aquila audax* (wedge-tailed eagle) and *Halaeetus leucogaster* (white-bellied sea eagle) have both been report nests within 5km, but none within 1km of the property. The property has a mostly low (0-1/10) probability for Eagle Nest (FPA Model)., no suitable nest trees occur within the development site.

The property has a mature habitat rating of nil in the Forest Practices Biodiversity Database, indicating that the regrowth trees are unlikely to have significant hollows development. No evidence of existing nests or suitably sized hollows for masked owl was found on title.



## **WATER COURSES**

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The water quality code applies to any development within 50m of a wetland or watercourse. There are 2 mapped watercourses on the property, with these converging just with the southern POS. The watercourses have no definable stream banks and is largely pasture. Naturalness, Conservation Management Priority and Integrated Conservation Values are all rated Low in Conservation of Freshwater Ecosystems dataset. The catchments of these watercourses are agricultural land or residential with limited forest / woodland vegetation. Downstream of the subdivision the watercourse passes through residential lots before entering constructed waterbodies in Blackstone Park. The watercourse is within proposed Public Open Space with the exception of a single road crossing.

### **EXISTING DISTURBANCE**

In addition to prevalent exotic grasses within the pastures, the site has widespread blackberry and briar rose infestations, north of the proposed Kelsey Road extension. Gorse occurs in at least 4 individual well established large clumps. A single specimen of Spanish Heath was located adjacent to the old quarry area, the rock outcrop above this had several "garden escapes" with Gazinias well established and single specimens of plum, oregano and garlic in close proximity.

The Natural Values Atlas records the following weeds,) as being present within 500m.

## **PROPOSED DEVELOPMENT- CLEARING OF VEGETATION**

---

The proposed lots and roads will require partial clearing for buildings, infrastructure and hazard management areas. However, native and exotic grasses are likely to be retained up to and possibly after construction of dwellings. Weed control and removal of wattles will be required across all areas of the subdivision, the occasional eucalypts present may be retained in grassland areas or managed land when separated from other bushfire prone vegetation by more than 20m. Lots in the vicinity of Kelsey Road boundary may require thinning or removal of eucalypts to meet hazard management requirements.

Clearing for residential development is exempt from the Forest Practices Code, where the clearing is approved under LUPA. Where not approved under LUPA for residential use or development, clearing in excess of 1ha in a twelve-month period on any property or any clearing within the threatened vegetation community or stream side reserve (vulnerable land), no matter the extent, will require a Forest Practices Plan. Under the Permanent Forest Estate Policy, no more than 20ha can be cleared on a property in any 5-year period where that land is zoned other than Rural Resource.

## **PROPOSED DEVELOPMENT- WATER QUALITY**

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The road crossing point on the watercourse within the development is at an existing crossing and will require only limited additional disturbance to stream banks. Limited disturbance to the watercourse is expected within the areas of Public Open Space.

## CONCLUSIONS

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The development area supports a degraded native grassland community, which has substantial weed infestations. The grassland is not a threatened vegetation community under State or Federal Listings. A 1 ha area in the vicinity of Kelsey Road has sufficient tree cover to be considered woodland.

The title has suitable habitat for threatened flora, none were identified on the site visit and if present, are most likely to occur within the POS. Given past disturbance levels it is considered to be unlikely there will be significantly impact by further development.

The title has suitable habitat for several threatened fauna species, vegetation clearance for infrastructure or bushfire hazard management, may have a minor impact on foraging habitat for wide ranging species such as devils and quolls. The clearing associated development in particular removal of dense weed patches, will have some impact on eastern barred bandicoot habitat which

The subdivision will have potential impact on the identified natural values including threatened fauna species, however retained vegetation on surrounding land will provide alternate habitat and therefore the impact is expected to be minimal as staging progressively disturbs the habitat.

Clearing and earth works for construction of the subdivision road will be at an existing crossing no adverse impact water quality is likely.

## REFERENCES

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- Forest Practices Authority, (accessed 29/1/2019). *Biodiversity Values Database, online database.*
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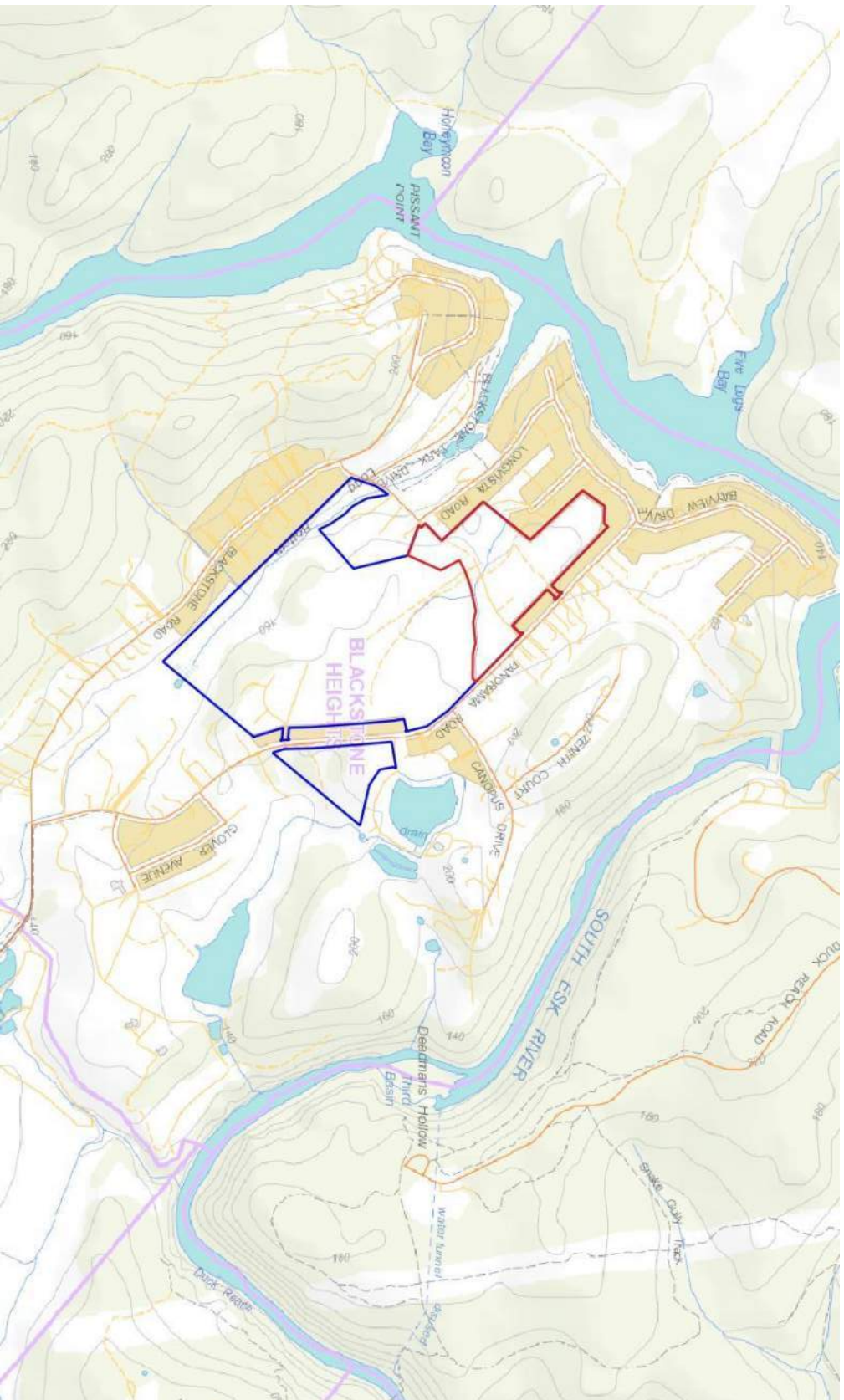
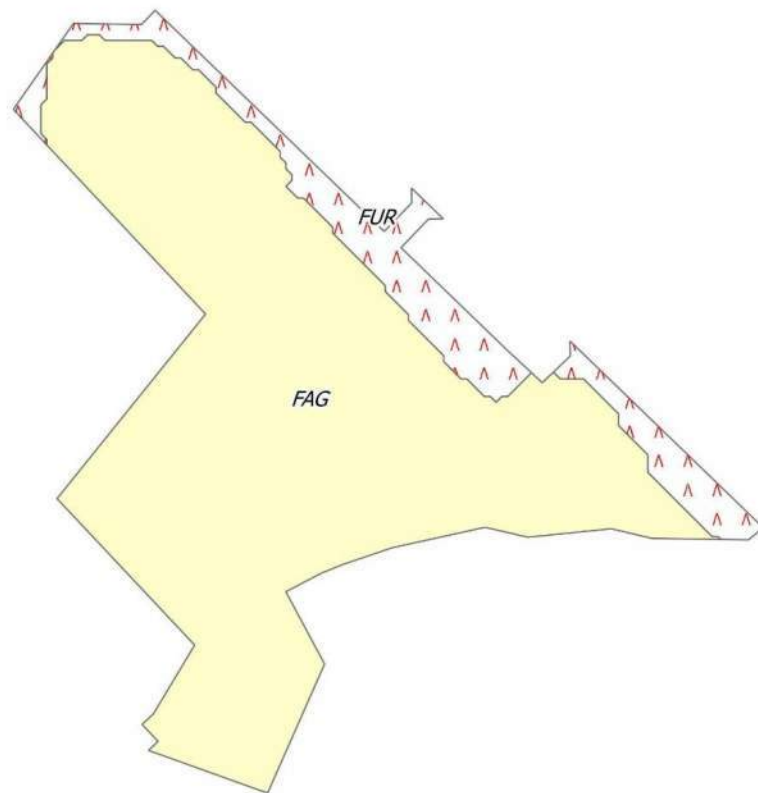


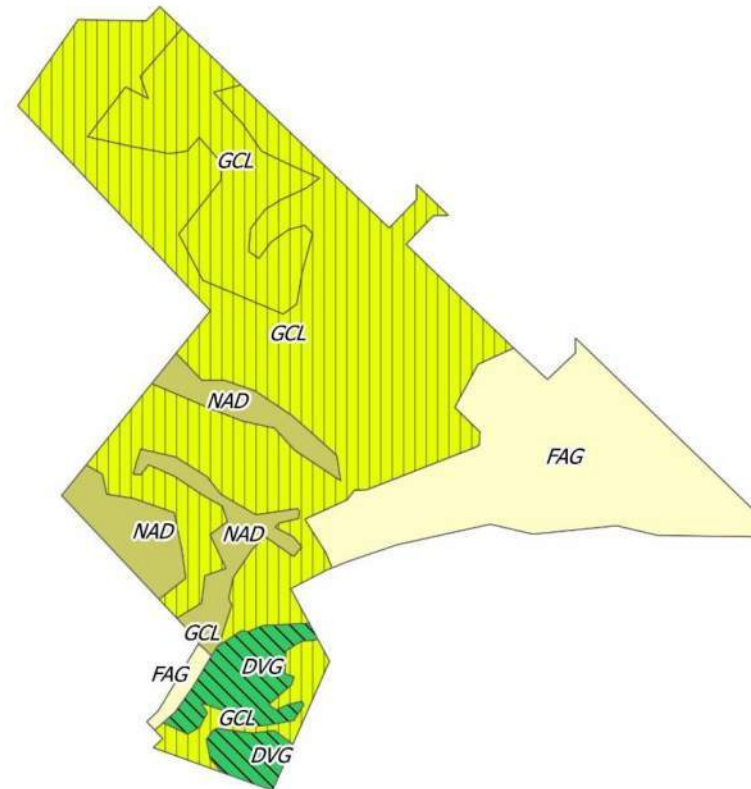
Figure 1: Location Map

Title in blue, development area in red





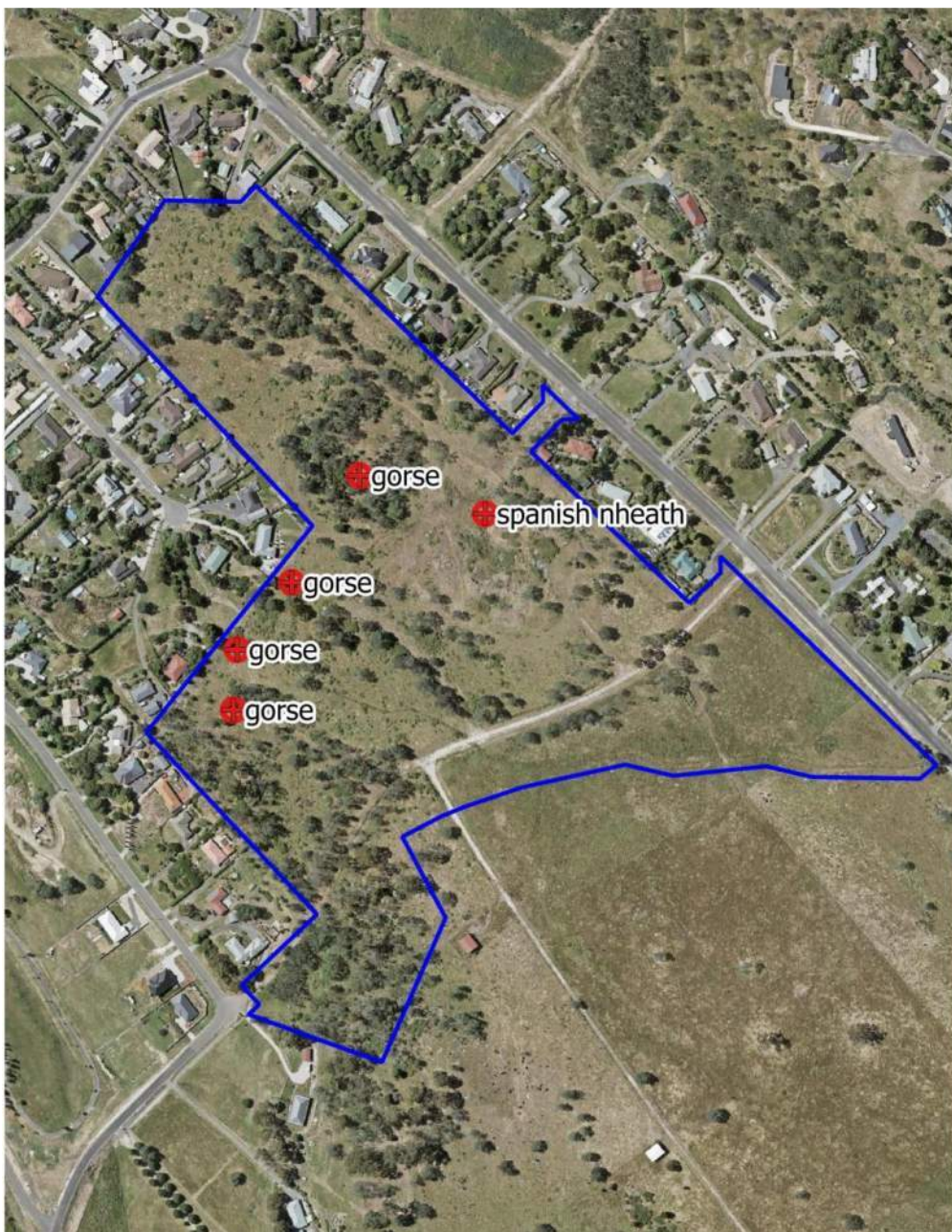
TasVeg Mapped communities



Revised Vegetation Communities

**Figure 2: Vegetation**





**Figure 3: Weeds**

Note: blackberry and briar rose widespread and not mapped



## APPENDIX 2 – PHOTOS

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Taken by Scott Livingston 26<sup>th</sup> January 2019



**Figure 4: regenerating eucalypt and wattle, blackberry**



**Figure 5: grassy woodland.**





**Figure 6: gorse patch**



**Figure 7: creek line northern section**



## APPENDIX 3 –FLORA SPECIES LIST

SPECIES NAME	COMMON NAME	STATE SCHEDULE	NATIONAL SCHEDULE	Status	Weed Status
<i>Acacia dealbata</i>	silver wattle				
<i>Acacia melanoxylon</i>	Blackwood			e	
<i>Acaena novae-zelandiae</i>	common buzzy				
<i>Agrostis stolonifera</i>	creeping bent			i	
<i>Aira caryophyllea subsp. caryophyllea</i>	silvery hairgrass				
<i>Allium sativum</i>	garlic			i	garden escape
<i>Austrodanthonia sp</i>	wallaby grass				
<i>Avena sp.</i>	wild oats			i	
<i>Bursaria spinosa</i>	prickly box				
<i>Cardus pycnocephalus</i>	slender thistle				declared
<i>Carex flaviformis</i>	yellow fruit sedge				
<i>Carrex apressa</i>	tall sedge				
<i>Carrex iynx</i>	tussock sedge				
<i>Centaureum erythraea</i>	common centaury			i	non declared weed
<i>Cirsium vulgare</i>	spear thistle				
<i>Coprosma quadrifida</i>	Currant Bush				
<i>Dactylis glomerata</i>	cocksfoot			i	
<i>Eucalyptus viminalis</i>	white gum				
<i>Exocarpos cupressiformis</i>	native cherry				
<i>Festuca arundinacea</i>	tall fescue			i	
<i>Gahnia grandis</i>	cutting grass				
<i>Gazania sp.</i>	<i>Gazania</i>			i	garden escape
<i>Geranium solanderi</i>	southern cranesbill				
<i>Holcus lanatus</i>	yorkshire fog			i	
<i>Hypochoeris radicata</i>	rough catsear			i	
<i>Juncus procerus</i>	tall rush				
<i>Lolium perenne</i>	Perennial ryegrass			i	
<i>Lomandra longifolia</i>	sagg				
<i>Onopordum acanthium</i>	cotton (scotch) thistle			l	Declared weed.
<i>Origanum vulgare</i>	oregano			i	garden escape
<i>Plantago varia</i>	variable plantain				
<i>Poa labillardierei</i>	Silver tussock grass				
<i>Prunus sp.</i>	plum sp				garden escape
<i>Pteridium esculentum</i>	bracken				
<i>Roosa rubiginosa</i>	rosehip				
<i>Rubrus fruticosus agg.</i>	blackberry				declared WONS
<i>Rumex obtusifolius</i>	broad leaved dock			i	secondary
<i>Themeda triandra</i>	kangaroo grass				
<i>Ulex europaeus</i>	gorse				declared WONS
<i>Viola hederacea subsp hederacea</i>	ivyleaf violet				



## APPENDIX 4 –WEEDS

### Weeds within 5km

Species	Common Name	Reorded within 5km of site (NVA)	Located on site	Notes
<i>Allium sativum</i>	garlic		x	garden escape 1 site
<i>Asparagus asparagoides</i>	bridal creeper	x		
<i>Carduus pycnocephalus</i>	slender thistle	x	x	widespread
<i>Carduus tenuiflorus</i>	winged thistle	x		
<i>Centaureum erythraea</i>	common centaury		x	widespread
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	x		
<i>Cirsium arvense</i> var. <i>arvense</i>	creeping thistle	x		
<i>Cortaderia selloana</i>	silver pampasgrass	x		
<i>Cortaderia</i> sp.	pampas grass	x		
<i>Cytisus scoparius</i>	english broom	x		
<i>Echium plantagineum</i>	patersons curse	x		
<i>Erica lusitanica</i>	spanish heath	x	x	single clump
<i>Erica scoparia</i>	twig heath	x		
<i>Foeniculum vulgare</i>	fennel	x		
<i>Gazania</i> sp.	<i>Gazania</i>		x	garden escape 1 site
<i>Genista monspessulana</i>	montpellier broom	x		
<i>Hypericum perforatum</i> subsp. <i>veronense</i>	perforated st johns-wort	x		
<i>Ilex aquifolium</i>	holly	x		
<i>Leycesteria formosa</i>	himalayan honeysuckle	x		
<i>Lycium ferocissimum</i>	african boxthorn	x		
<i>Oenanthe pimpinelloides</i>	dropwort	x		
<i>Onopordum acanthium</i>	cotton (scotch) thistle		x	
<i>Origanum vulgare</i>	oregano		x	garden escape 1 site
<i>Prunus</i> sp.	plum sp		x	garden escape 1 site
<i>Rubrus fruticosus</i> agg.	blackberry	x	x	widespread
<i>Rumex obtusifolius</i>	broad leaved dock		x	occasional
<i>Salix x fragilis</i> nothovar. <i>fragilis</i>	crack willow	x		
<i>Salix x sepulcralis</i> nothovar. <i>chrysocoma</i>	golden weeping willow	x		
<i>Senecio jacobaea</i>	ragwort	x		previously recorded on property, not found
<i>Ulex europaeus</i>	gorse	x		4 large clumps



## APPENDIX 5 – THREATENED FLORA WITHIN 5KM

Species	Common Name	SS	NS	Observation within 500m	Observation within 5km	Habitat Description	Habitat suitability	Notes
<i>Alternanthera denticulata</i>	lesser joyweed	e		y	y	<i>Alternanthera denticulata</i> displays a preference for rocky (dolerite) river margins but has also been recorded from disturbed <i>Melaleuca ericifolia</i> swamp forest and damp riparian grasslands.	no suitable habitat	
<i>Anogramma leptophylla</i>	annual fern	v			y	<i>Anogramma leptophylla</i> grows in shallow soil layers over rock, on exposed or semi-exposed outcrops in dry or damp sclerophyll forest. Plants are mostly found on rock ledges, often on, or just inside, the drip line of the overhead rock-face. The substrate is variable, including dolerite, basalt and sandstone.	no suitable habitat	
<i>Aphelia gracilis</i>	slender fanwort	r			y	<i>Aphelia gracilis</i> inhabits damp sandy ground and wet places in the Midlands and north-east of the State. It may readily colonise sites after fire or other disturbance.	no suitable habitat	
<i>Aphelia pumilio</i>	dwarf fanwort	r			y	<i>Aphelia pumilio</i> is found growing on damp flats, often with impeded drainage. The main vegetation types are lowland grassland ( <i>Themeda triandra</i> ) and dry sclerophyll forest and woodland dominated by <i>Eucalyptus viminalis</i> , <i>E. amygdalina</i> or <i>E. ovata</i> .	no suitable habitat	



Asperula subsimplex	water woodruff	r			y	Asperula subsimplex occurs in sites with impeded drainage, including damp grasslands, floodplains and sometimes in grassy forest and woodland along drainage depressions (even at the outfall of artificial dams).	no suitable habitat	
Blechnum spinulosum	small raspfern	e			y	Blechnum rupestre is associated with major rivers in northern Tasmania. It is strictly riparian, occurring on shaded banks (e.g. Pipers River), amongst the shade of boulders (e.g. First Basin, Cataract Gorge) and on steep soil banks in wet forest above the high flood zone (e.g. River Leven).	no suitable habitat	
Bolboschoenus caldwellii	sea clubsedge	r			y	Bolboschoenus caldwellii is widespread in shallow, standing, sometimes brackish water, rooted in heavy black mud.	no suitable habitat	
Boronia gunnii	river boronia	v	VU		y	Boronia gunnii is strictly riparian in habitat, occurring in the flood zone of the Apsley, St Pauls, and Dukes rivers (where extant) and the Denison Rivulet and South Esk River (where presumed extinct) in rock crevices or in the shelter of boulders. The base substrate is always dolerite.	no suitable habitat	
Brunonia australis	blue pincushion	r			y	Brunonia australis typically occurs in grassy woodlands and dry sclerophyll forests dominated by Eucalyptus amygdalina or less commonly E. viminalis or E. obliqua. Some smaller populations are found in heathy and shrubby dry forests. The species occurs on well-drained flats and gentle slopes between 10-350 metres above sea level. It is most	potential habitat	unlikely to have been missed



						commonly found on sandy and gravelly alluvial soils, with a particular preference for ironstone gravels. Populations found on dolerite are usually small.		
Caesia calliantha	blue grasslily	r			y	Caesia calliantha is found predominantly in the Midlands in grassland or grassy woodland including wattle and prickly box "scrub" (occasionally extending into forest, then usually dominated by Eucalyptus viminalis or E. amygdalina). It has also been recorded from grassy roadsides.	potential habitat	unlikely to have been missed
Caladenia filamentosa	daddy longlegs	r			y	Caladenia filamentosa occurs in lowland heathy and sedgy eucalypt forest and woodland on sandy soils.	no suitable habitat	
Caladenia patersonii	patersons spider-orchid	v			y	Caladenia patersonii favours coastal and near-coastal areas in northern Tasmania, growing in low shrubby heathland and heathy forest/woodland in moist to well-drained sandy and clay loam.	no suitable habitat	
Caladenia tonellii	robust fingers	e	CR		y	In Henry Somerset Conservation Area, Caladenia tonellii occurs in Eucalyptus obliqua-E. amygdalina forest with a shrubby understorey, on shallow clay loam and shallow gravelly loam over clay. Topography varies from flats to slopes up to about 80 m above sea level. Sites near Scottsdale and Sisters Beach require confirmation as the habitat is quite	no suitable habitat	



						different (e.g. quartzite-based soils on steeper slopes around Sisters Beach).		
<i>Callitris oblonga</i> subsp. <i>oblonga</i>	south esk pine	v	EN		y	<i>Caladenia sylvicola</i> has only been found in dry forest adjacent to Huon Road, near Hobart. One site is on a highly insolated hillside on well- drained gravelly loam overlying mudstone in heathy/shrubby <i>Eucalyptus tenuiramis</i> forest at about 240 m above sea level. A second site is at slightly lower elevation (160 m above sea level) on a moist, sheltered slope (on a similar substrate), growing among leaf litter and dense shrubs in <i>E. obliqua</i> dry sclerophyll forest.	no suitable habitat	
<i>Calocephalus</i> <i>lacteus</i>	milky beautyheads	r			y	<i>Calocephalus lacteus</i> occurs in open, dry sites in lowland areas of eastern and northern Tasmania and on lower altitudes of the Central Plateau. It requires bare ground for recruitment, and may benefit from disturbance. It is often found on roadsides and beside tracks.		
<i>Calochilus</i> <i>campestris</i>	copper beard-orchid	e			y	On mainland Australia, <i>Calochilus campestris</i> occurs on ridges and slopes in forest and woodland and can also be found in coastal heath and headlands. The species is known to colonise	no suitable habitat	



						embankments and road verges. The habitat in Tasmania is poorly understood.		
Calystegia sepium	swamp bindweed	r			y	Calystegia sepium has been recorded from riverbanks and the margins of forests in the north of the State around the Tamar region, where it mainly occurs in Melaleuca ericifolia swamp forest and amongst Phragmites australis swampland.	no suitable habitat	
Carex gunniana	mountain sedge	r			y	The habitat of Carex gunniana is poorly understood and highly variable. It includes wet eucalypt forest, sandy heathlands, margins of streams, littoral sands, shingle with seepage, damp grasslands within dry forest and rough pasture.	no suitable habitat	
Carex longebrachiata	drooping sedge	r			y	Carex longebrachiata grows along riverbanks, in rough grassland and pastures, in damp drainage depressions and on moist slopes amongst forest, often dominated by Eucalyptus viminalis, E. ovata or E. rodwayi.	potential habitat	unlikely to have been missed
Centipeda cunninghamii	erect sneezeweed	r			y	Centipeda cunninghamii is found in a wide variety of soil types, usually in areas subject to flooding or where water is stagnant. The seasonally dry margins of wetlands and lagoons also have the potential to support this species. It is currently known from the Sea Elephant River on King Island, the lower reaches of the South Esk River near Launceston, and Panatana Rivulet near Port Sorell.	no suitable habitat	



Chiloglottis trapeziformis	broadlip bird-orchid	e			y	Chiloglottis trapeziformis is known from near Wynyard on sandy soil in damp sclerophyll forest. There is a historical record from dry open forest near Legana. It has also been recorded from Leptospermum (teatree) and Allocasuarina (sheoak) scrub on sandy humus overlying granite on Great Dog Island (Furneaux group).	no suitable habitat	
Corunastylis nuda	tiny midge-orchid	r			y	Corunastylis nuda occurs in a wide range of habitats from near sea level to 1,000 m above sea level, on a range of different soil types and geologies. Vegetation types include scrub, subalpine grassland, open rock plates, heathy open forest, shrubby dry sclerophyll forest and wet sclerophyll forest.	potential habitat	unlikely to have been missed
Deyeuxia lawrencei	lawrences bentgrass	x	EX		y	Deyeuxia lawrencei is known only from the type specimen collected around 1831 from an unknown location, possibly from the Launceston area. Habitat is unknown because the precise location of the only collection is not known. Deyeuxia lawrencei is presumed extinct.	unknown/extinct	
Dianella amoena	grassland flaxlily	r	EN		y	Dianella amoena occurs mainly in the northern and southern Midlands, where it grows in native grasslands and grassy woodlands.	outside known range	



Discaria pubescens	spiky anchorplant	e			y	Discaria pubescens is found sporadically in the Midlands and more abundantly in drier parts of the Central Highlands. It grows on sandy or gravelly soil, in basalt talus slopes and clefts amongst fractured dolerite rocks and flood channels. Many sites are in rough pasture, and it also grows on roadsides. Recent collections indicate the species is occasionally associated with sandstone outcrops.	outside known range	
Diuris palustris	swamp doubletail	e			y	Diuris palustris occurs in coastal areas in grassy open eucalypt forest, sedgy grassland and heathland with Leptospermum (teatree) and Melaleuca (paperbark) on poorly- to moderately-drained sandy peat and loams, usually in sites that are wet in winter.	no suitable habitat	
Epacris exserta	south esk heath	e	PEN		y	Epacris exserta occurs along the lower reaches of the South Esk, North Esk and Supply rivers. It is a strictly riparian species that grows in areas subject to periodic inundation, mainly on alluvium amongst dolerite boulders within dense riparian scrub, and occasionally in open rocky sites. It has been recorded from 10-310 m above sea level.	no suitable habitat	
Epilobium pallidiflorum	showy willowherb	r			y	Epilobium pallidiflorum occurs in wet places (e.g. natural wetlands amongst forest, margins of Melaleuca ericifolia swamp forest, scrubby- sedgy E. ovata woodland on heavy soils, etc.) mostly in the north and north-west of the State.	no suitable habitat	



Euphrasia scabra	yellow eyebright	e			y	Euphrasia scabra occurs in moist herb/sedge communities in grassy leads in marshes and in drier open grassy areas at the headwaters of creeks. Its habitat is associated with gaps created by grazing, flooding or other disturbance. It has been recorded from scattered sites throughout lowland areas of Tasmania, including the north-west coast, central north, Midlands, Eastern Tiers and around Hobart. However, it is considered to be extinct from many of these sites, and populations are low and transient in areas (Eastern Tiers and Hobart) with the greatest probability of still supporting the species.	no suitable habitat	
Gratiola pubescens	hairy brooklime	v-r			y	Gratiola pubescens is most commonly located in permanently or seasonally damp or swampy ground, including the margins of farm dams.	no suitable habitat	
Gyrostemon thesioides	broom wheelfruit	r			y	Gyrostemon thesioides occurs predominately on dolerite or granite in Allocasuarina (sheoak) forest in the State's east and north-east, including the Furneaux Group.	no suitable habitat	
Haloragis heterophylla	variable raspwort	r			y	Haloragis heterophylla occurs in poorly-drained sites (sometimes only marginally so), which are often associated with grasslands and grassy woodlands with a high component of Themeda triandra (kangaroo grass). It also occurs in grassy/sedgy Eucalyptus ovata forest and woodland, shrubby creek lines, and broad	no suitable habitat	



						sedgy/grassy flats, wet pasture and margins of farm dams.		
Hovea tasmanica	rockfield purplepea	r			y	Hovea tasmanica occurs in central and north-eastern regions. It is usually found on dry, rocky ridges or slopes (mostly dolerite) in forest and riverine scrub.	no suitable habitat	
Hypolepis muelleri	harsh groundfern	r			y	Hypolepis muelleri occurs along watercourses, swampy areas or deep, rich, alluvial soils below 120 m elevation in northern Tasmania (including King and Flinders islands). It has also been recorded from forest dominated by Acacia melanoxylon (blackwood), Melaleuca (paperbark) or Eucalyptus species.	no suitable habitat	
Isoetes elatior	tall quillwort	r			y	Isoetes elatior is only known from the South Esk, St Pauls, Break O'Day, Prosser and Apsley rivers, where it occurs in various depth waters, rooted in gravel/silt substrates in moderate to swiftly flowing water or in mud/silt in calmer water.	no suitable habitat	
Juncus amabilis	gentle rush	r?			y	Juncus amabilis occurs in a variety of habitats, usually poorly-drained sites such as damp grasslands and grassy woodlands, wet pastures, roadside ditches and edges of still and slow-flowing waterbodies. As presently understood, the species is mainly	no suitable habitat	



						confined to lowland areas in the eastern half of the State but there are potential higher elevation and more western records that require confirmation.		
Lachnagrostis punicea subsp. punicea	bristle blowgrass	r		y	y	Lachnagrostis punicea subsp. punicea occurs in moist depressions in grassy woodlands/forests and grasslands, and on the edges of swamps and saline flats.	no suitable habitat	
Lycopus australis	australian gypsywort	e			y	Lycopus australis occurs in moist shaded places including disturbed areas within Melaleuca ericifolia swamp forest, Phragmites australis reed beds, and rocky (dolerite) riverbeds fringed by riparian scrub.	no suitable habitat	
Lythrum salicaria	purple loosestrife	v			y	Lythrum salicaria inhabits swamps, stream banks and rivers mainly in the north and north-east of the State. It can also occur between gaps in Melaleuca ericifolia forest. This species can act as a weed, proliferating along roadsides and other disturbed areas, and, as horticultural strains are in cultivation and birds can disperse seed, some occurrences may not be native.	no suitable habitat	
Mentha australis	river mint	e			y	Mentha australis is known from riparian habitats along the lower reaches of the South Esk River, Lake Trevallyn and the Rubicon River, where it occurs along the rocky (dolerite) margins of rivers and lakes.	no suitable habitat	



Muehlenbeckia axillaris	matted lignum	r		y	y	Muehlenbeckia axillaris is predominantly found in moist gravelly or rocky places on the Central Plateau, extending out to the west, north-west and lower reaches of the South Esk River.	no suitable habitat	
Myriophyllum integrifolium	tiny watermilfoil	v			y	Myriophyllum integrifolium occurs mostly in the Northern Midlands, with isolated populations in the State's north, north-east and south. It grows at the margins of wetlands and in seasonally wet places, including depressions associated with small ephemeral lakes. It can occur in coastal heathland and in forest in the Midlands, where it is often associated with old muddy tracks.	no suitable habitat	
Parietaria debilis	shade pellitory	r			y	Parietaria debilis occurs around muttonbird rookeries, on cliffs/rocks in the salt spray zone, in moist shaded areas in dune scrubs, and under rock overhangs in forested gullies.	no suitable habitat	
Persicaria decipiens	slender waterpepper	v			y	Persicaria decipiens occurs on the banks of rivers and streams, mostly in the north of the State, including King Island. The species may colonise farm dams.	no suitable habitat	
Persicaria subsessilis	bristly waterpepper	e			y	Persicaria subsessilis is found in a variety of habitats, including rocky (dolerite) river margins, disturbed Melaleuca ericifolia (coast paperbark) swamp forest and lagoon margins, Cyperus lucidus (leafy flatsedge) sedgeland and within openings in riparian scrub on alluvium. It is known from the Ringarooma River, the South Esk River downstream of Trevallyn	no suitable habitat	



						Dam, and the West Tamar near Launceston.		
Phyllangium divergens	wiry mitrewort	v			y	Phyllangium divergens occurs in a wide variety of near-coastal habitats on a range of substrates, a common feature usually being bare ground (e.g. tracks) and rock exposures (e.g. outcrops, coastal cliffs, etc.).	no suitable habitat	
Poa mollis	soft tussockgrass	r			y	Poa mollis is relatively widespread in the eastern half of the State, in dry sclerophyll forest and woodland (often dominated by Eucalyptus amygdalina, E. viminalis or Allocasuarina verticillata). Sites are often steep and rocky (e.g. Cataract Gorge).	potential habitat	
Prostanthera cuneata	alpine mintbush	x			y	On the mainland Prostanthera cuneata occurs in the alpine and subalpine heaths of Victoria and New South Wales. Apart from planted specimens, this species appears to be extinct in Tasmania, but was collected from a lowland site (but flood debris in the sample suggests it could have been washed down from higher elevations).	no suitable habitat	
Prostanthera rotundifolia	roundleaf mintbush	v			y	Prostanthera rotundifolia mainly occurs along flood-prone rocky riverbeds as a component of the dense riparian shrubbery but also extends to adjacent rocky slopes.	no suitable habitat	



Pterostylis grandiflora	superb greenhood	r			y	Pterostylis grandiflora occurs mostly in heathy and shrubby open eucalypt forests and in grassy coastal Allocasuarina (sheoak) woodland on moderately to well-drained sandy and loamy soils. It prefers to grow amongst undergrowth on lightly shaded sites. A recent population has been detected in wet sclerophyll forests.	no suitable habitat	
Pterostylis squamata	ruddy greenhood	v			y	Pterostylis squamata occurs in heathy and grassy open eucalypt forest, woodland and heathland on well-drained sandy and clay loams.	marginal habitat	
Ranunculus pumilio var. pumilio	ferny buttercup	r			y	Ranunculus pumilio var. pumilio occurs mostly in wet places (e.g. broad floodplains of permanent creeks, "wet pastures") from sea level to altitudes of 800-900 m above sea level.	no suitable habitat	
Rytidosperma indutum	tall wallabygrass	r?			y	Rytidosperma indutum is relatively widespread on mudstone and dolerite in dry sclerophyll woodlands and associated lowland grasslands in drier parts of the State.	potential habitat	
Schenkia australis	spike centaury	r			y	Schenkia australis has been recorded from rainforest, wet sclerophyll forest, dry sclerophyll forest and heathland in the east and north of the State. It has also been recorded from forest sites which were cleared for pasture. Several recent sites are from windswept coastal heathland/scrub.	potential habitat	
Schoenoplectus tabernaemontani	river clubsedge	r			y	Schoenoplectus tabernaemontani inhabits the margins of lagoons on King	no suitable habitat	



						Island, Flinders Island and on some riverbanks in the Midlands.		
Scleranthus fasciculatus	spreading knawel	v			y	Scleranthus fasciculatus is only recorded from a few locations in the Midlands and south-east. The vegetation at most of the sites is Poa grassland/grassy woodland. Scleranthus fasciculatus appears to need gaps between the tussock spaces for its survival and both fire and stock grazing maintain the openness it requires. Often found in areas protected from grazing such as fallen trees and branches.	marginal habitat	
Scutellaria humilis	dwarf skullcap	r			y	Scutellaria humilis is found in moist, shady places in the north-east and south-east of the State. Recent sites have been associated with rocky slopes and rises.	no suitable habitat	
Senecio campylocarpus	bulging fireweed	v			y	Senecio campylocarpus occurs on grassy margins of permanent rivers in the Midlands and on broad floodplains.	no suitable habitat	
Senecio squarrosus	leafy fireweed	r			y	Senecio squarrosus occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types.	potential habitat	unlikely to have been missed
Siloxerus multiflorus	small wrinklewort	r			y	Siloxerus multiflorus occurs in a range of somewhat exposed lowland habitats, including bare soil and rocks amongst dense windswept coastal shrubbery to rock outcrops and bare ground associated with native grassland, grassy woodland and forest.	marginal habitat	



Spyridium eriocephalum var. eriocephalum	heath dustymiller	e			y	Spyridium eriocephalum var. eriocephalum is known to be extant at a single subpopulation within East Risdon State Reserve where it grows on mudstones in open shrublands or low open eucalypt woodlands, the species being closely associated with Aboriginal middens, with abundant crushed and burnt shell. The dominant eucalypt is Eucalyptus amygdalina, with Eucalyptus risdonii occurring at the small inland site. Allocasuarina verticillata (drooping sheoak) is also prominent at one site. The aspect of the East Risdon sites ranges from west to north-west, the slope from 2-25 degrees, elevation above sea level from 5-30 m above sea level, while the majority of plants are within 150 m of the River Derwent.	no suitable habitat	
Spyridium vexilliferum var. vexilliferum	helicopter bush	r			y	Spyridium vexilliferum occurs in a range of vegetation types, including sandy heaths, rock plates and dry sclerophyll forest and woodland (mainly dominated by Eucalyptus amygdalina). It is found on a range of substrates (e.g. mudstone, granite, laterite gravels) from near-coastal areas in the east, north and west of the State, to the Midlands and lower Derwent Valley. It is most abundant in open or disturbed areas, as it can proliferate from soil-stored seed after disturbance.	potential habitat	unlikely to have been missed



Stylidium despectum	small triggerplant	r			y	Stylidium despectum has mainly been recorded from wet sandy heaths, moist depressions, soaks and hollows in near-coastal areas. It extends to similar habitat amongst forest and woodland in the Midlands.	no suitable habitat	
Tetratheca ciliata	northern pinkbells	r			y	Tetratheca ciliata occurs from near-coastal areas in the State's north at elevations below 70 m, ranging from Rocky Cape in the west to Tomahawk/Boobyalla in the east, and an outlying site near Liffey about 60 km inland and 320 m above sea level. It has been recorded from	no suitable habitat	
Teucrium corymbosum	forest germander	r			y	Teucrium corymbosum occurs in a wide range of habitats from rocky steep slopes in dry sclerophyll forest and Allocasuarina (sheoak) woodland, riparian flats and forest.	marginal habitat	
Triptilodiscus pygmaeus	dwarf sunray	v			y	Triptilodiscus pygmaeus grows within grasslands, grassy woodlands or rockplates, with the underlying substrate being mostly Tertiary basalt or Jurassic dolerite. The elevation range of recorded sites in Tasmania is 30- 470 m above sea level, with an annual rainfall of about 450-600 mm. The species occurs within native grassland dominated by Themeda triandra (kangaroo grass).	marginal habitat	



Utricularia australis	yellow bladderwort	r			y	Utricularia australis has a widespread distribution, ranging from the Gordon River in the south-west to the northern part of Flinders Island in the far north-east (and also reportedly from the Derwent River in the State's south). It grows in stationary or slow-moving water, including natural lakes, farm dams and reservoirs, where it has been reported as forming 'locally dense swards'.	no suitable habitat	
Velleia paradoxa	spur velleia	v			y	Velleia paradoxa is known from the Hobart and Launceston areas, and the Midlands and the Derwent Valley, where it occurs in grassy woodlands or grasslands on dry sites. It has been recorded up to 550 m above sea level at sites with an annual rainfall range of 450-750 mm.	potential habitat	unlikely to have been missed
Veronica plebeia	trailing speedwell	r			y	Veronica plebeia typically occurs in dry to damp sclerophyll forest dominated by Eucalyptus amygdalina on dolerite or Tertiary sediments, but can also occur in Eucalyptus ovata grassy woodland/forest and Melaleuca ericifolia swamp forest.	no suitable habitat	
Viola caleyana	swamp violet	r			y	The habitat of Viola caleyana in Tasmania is poorly understood but includes lowland wet grasslands, possibly wet heathlands and a variety of forest types.	no suitable habitat	
Vittadinia gracilis	woolly new-holland-daisy	r			y	Vittadinia gracilis occurs in native grassland and grassy woodland.	potential habitat	unlikely to have been missed



Westringia angustifolia	narrowleaf westringia	r			y	Westringia angustifolia occurs mainly in mid elevations, always on dolerite (but can be close to dolerite-sediment contact zones), in dry to wet sclerophyll forest on broad ridges, slopes and dense riparian shrubberies.	no suitable habitat	
Xerochrysum bicolor	eastcoast paperdaisy	r			y	Species of Xerochrysum are poorly understood in Tasmania, especially the identification of coastal species (X. bicolor and X. bracteatum). X. bicolor may be restricted to stabilised dune systems.	no suitable habitat	



## APPENDIX 6 – THREATENED FAUNA

Threatened fauna recorded or with suitable habitat within 500m of the subject titles from the Natural Values Atlas (based on range boundaries).

Common name	Scientific Name	Tasmanian Schedule	Federal Schedule	Observation within 5km	Observation within 500m	range class	Habitat Description	Habitat suitability	Notes
grey goshawk	<i>Accipiter novaehollandiae</i>	e			y	Potential Range	Potential habitat for the grey goshawk is native forest with mature elements below 600 m altitude, particularly along watercourses. FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat. Significant habitat for the grey goshawk may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.). FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat.	no suitable habitat	



wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	e	EN	y	Potential Range	<p>Potential habitat for the wedge-tailed eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only one is used for breeding in any one year. Breeding failure often promotes a change of nest in the next year. [see FPA's Fauna Technical Note 1 and FPA's Fauna Technical Note 6 for more information] Significant habitat for the wedge-tailed eagle is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where the nest tree is still present).</p>	No suitable trees for nesting. Rated as nil probability in predictive mapping. May forage on open areas.	Nearest known nest 1.2km west



Green Lined Ground	<i>Catadromus lacordairei</i>	e			y	Potential Range	Potential habitat for the Green-lined Ground Beetle is open, grassy/sedgy, low altitude grasslands and woodlands associated with wetlands and low-lying plains or flats adjacent to rivers/streams. Key habitat elements that need to be present include sheltering sites such as patches of stones, coarse woody debris and/or cracked soils. The species is a highly active and mobile flyer that often comes to ground close to water sources and is rarely found further than 250 m from such a source.	no suitable wetlands/ water courses	
spotted-tailed quoll	<i>Dasyurus maculatus</i>	r	VU		y	Core Range	Potential habitat for the spotted-tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted-tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted-tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and	Potential foraging but no denning habitat.	



							caves. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.		
eastern quoll	<i>Dasyurus viverrinus</i>		EN		y	Core Range	Potential habitat for the Eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the Eastern Quoll is the whole of mainland Tasmania and Bruny Island. Core range for the Eastern Quoll is a specialist-defined area based primarily on modelling work published in Fancourt et al 2015 and additional expert advice.	Potential foraging but no denning habitat.	
Swan galaxias	<i>Galaxias fontanus</i>					Potential Range	Potential habitat for the Swan Galaxias is slow to moderately fast flowing streams containing permanent water (even when not flowing), which have good instream cover from overhanging banks and/or logs, and shade from overhanging vegetation. A population can only be maintained where barriers have prevented establishment of trout and redfin perch. The nature of these barriers is variable and can include permanent natural structures such	no suitable habitat	



							as waterfalls and chutes and also low flow-dependent features such as marshes, ephemeral water-losing and remnant channels, braided channel floodplain features. Significant habitat for the Swan galaxias is all potential habitat and a 30m stream-side reserve within the core range. This includes the Wildlife Priority Areas (Fauna Special Management Zones) on the upper Swan River, Tater Garden Creek and upper Blue Tier Creek, and other upper catchments of tributaries of the Macquarie, Blackman and Isis Rivers.		
white-bellied sea-eagle	<i>Haliaeetus leucogaster</i>	v			y	Potential Range	Potential habitat for the White-Bellied Sea-eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat for the white-bellied sea-eagle is all native forest and native non-forest vegetation within 500 m or 1 km	No suitable trees for nesting. Rated as nil probability in predictive mapping. May forage on open areas.	



							line-of-sight of known nest sites (where nest tree still present).		
green and golden frog	<i>Litoria raniformis</i>	v	VU		y	Potential Range	Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water-holding sites such as old quarries, slow-flowing stretches of streams and rivers and drainage features. Significant habitat for the green and gold frog is high quality potential habitat. See FPA Fauna Technical Note 18 for guidance on assessing significant habitat for the green and gold frog.	no suitable habitat	
snail (cataract gorge)	<i>Pasmaditta jungermanniae</i>					Potential Range	Potential habitat for the Cataract Gorge snail is intact or disturbed native vegetation with extensive exposed rock faces (usually dolerite), usually greater than 2 m high (e.g. distinct outcrops/cliffs or several large boulders), with well-developed moss and/or lichen cover on rock faces and ledges (such sites often occur in more	no suitable habitat	



							deeply incised drainage features or steeper slopes).		
Plomley's trapdoor spider or spider (cataract gorge)	<i>Migas plomleyi</i>	e			y	Potential Range	Moss covered boulders in Launceston's Cataract Gorge	no suitable habitat	
Cataract Gorge Pinhead Snail or snail (cataract gorge)	<i>Pasmaditta jungermanniae</i>	v			y	Potential Range	Potential habitat for the Cataract Gorge snail is intact or disturbed native vegetation with extensive exposed rock faces (usually dolerite), usually greater than 2 m high (e.g. distinct outcrops/cliffs or several large boulders), with well-developed moss and/or lichen cover on rock faces and ledges (such sites often occur in more deeply incised drainage features or steeper slopes	no suitable habitat	
eastern barred bandicoot	<i>Perameles gunnii</i>		VU	y	y	Core Range	Potential habitat for the eastern barred bandicoot is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Significant habitat for the Eastern Barred Bandicoot is dense tussock grass-sagg-sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground	Potential habitat-	



							providing shelter) within the core range of the species.		
australian grayling	<i>Prototroctes maraena</i>	v	VU		y	Potential Range	Potential habitat for the Australian Grayling is all streams and rivers in their lower to middle reaches. Areas above permanent barriers (e.g. Prosser River dam, weirs) that prevent fish migration, are not potential habitat.	no suitable habitat	
tasmanian devil	<i>Sarcophilus harrisii</i>	e	EN		y	Potential Range	Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (4-27 km <sup>2</sup> ). Significant habitat for the Tasmanian devil is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100 m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1 km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Potential denning habitat for the Tasmanian devil is areas of burrowable, well-drained soil, log piles or sheltered overhangs such as cliffs, rocky	Potential foraging but no denning habitat.	



							outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat		
masked owl	<i>Tyto novaehollandiae</i>	e	VU		y	Core Range	Potential habitat for the masked owl is all areas with trees with large hollows ( $\geq 15$ cm entrance diameter). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may also constitute potential habitat. Significant habitat for the masked owl is any area of native dry forest, within the core range, with trees with large hollows ( $\geq 15$ cm entrance diameter). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may also constitute significant habitat. See FPA Fauna Technical Note 17 for guidance on assessing masked owl habitat using 'on-ground' and remote methods.	No large hollow trees.	



**Livingston Natural Resource Services**

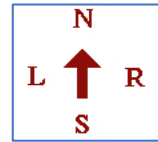
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20<sup>th</sup> August 2020

PDA Surveyors  
PO Box 284  
Launceston  
7250

**Re: Natural Values Report, 1 Panorama Road, Blackstone Heights**

I have reviewed the Natural Values Report for 1 Panorama Road, dated 19/2/2019, regarding the extension to the south of the proposed subdivision. The extension of development is within agricultural land with the exception of lot 62 which is a small extension into dry grassy *Eucalyptus viminalis* forest that occurs within the report area. No additional natural values are likely within the extension area. The increased area will have no significant increased impact on values affected by the development or the report conclusions.

Yours sincerely

Scott Livingston

Master Environmental Management,  
Forest Practices Officer, Planning  
Bushfire Practitioner, Accreditation # 105



# Bushfire Hazard Management Report: Subdivision

**Report for:** PDA Surveyors

**Property Location:** 1 Panorama Road, Blackstone Heights

**Prepared by:** Scott Livingston  
Livingston Natural Resource Services  
12 Powers Road  
Underwood, 7268

**Date:** 20<sup>th</sup> August 2020  
**Version:** 2





## Summary

**Client:** PDA Surveyors obo Figure 8 Pty Ltd

Current zoning: Low Density Residential, *Meander Valley Interim Planning Scheme 2013*

## Property

**identification:** 1 Panorama Road, Blackstone Heights, CT 173550/1 PID 3523587

**Proposal:** A 12 stage, 82 lot + balance, POS and road lots subdivision is proposed from an existing title at 1 Panorama Road, Blackstone Heights

**In Assessment comments:** A field inspection of the site was conducted to determine the Bushfire Risk and Attack Level.

**Assessment  
by:**



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Scott Livingston,  
Master Environmental Management,  
Natural Resource Management Consultant.  
Accredited Person under part 4A of the Fire Service Act 1979:  
Accreditation # BFP-105.



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## DESCRIPTION

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This report and BHMP supersedes one issued as SRL19/06S, 19/2/2019.

A 12 stage, 82 lot subdivision plus POS, roads and balance lot is proposed from existing title CT 173550/1, 1 Panorama Road, Blackstone Heights.

The property is grassland with occasional woodland patches. Surrounding land is a mosaic of residential land and grassland with forest further to the west. The subdivision fronts Panorama and Kelsey Roads. The property is bisected by a creek line and slopes to the north west at 0-5o.

It is assumed that developed lots, public open space and subdivision road verges will be maintained as low threat vegetation after construction. No development is proposed for the balance lot.

The area is serviced by a reticulated water supply.

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

## BAL AND RISK ASSESSMENT

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The land is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation to the south and east greater than 1 ha in area.

### VEGETATION AND SLOPE

Stage 1	North East	South East	South West	North West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m grassland	0-100m grassland	0-100m grassland (managed land in western portion)
Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 2	North East	South East	South West	North West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m managed land (S1)	0-100m managed land	0-100m grassland



Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 3	North East	South East	South West	North West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m managed land (S1)	0-100m grassland	0-100m grassland
Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 4	North East	South East	South West	North West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m managed land	0-100m managed land	0-100m managed land
Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 5	North	East	South	West (north section, 93-95)	West (south section 60, 61)
Vegetation, within 100m Stage boundaries	0-100m grassland	0-100m grassland	0-15/50m POS	0-100m grassland	0-100m woodland some managed land
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low	BAL 19

Stage 6	North East	South East	South West	North West
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Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m grassland north portion, managed land S5, south portion	0-100m managed land	0-100m managed land
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 7	North East	South East	South West	North West
Vegetation, within 100m Stage boundaries	0-100m grassland	0-100m managed land	0-100m managed land	0-100m managed land
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 8	North East	South East	South West	North West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m grassland	0-100m managed land	0-100m managed land
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 9	North East	South East	South West	North West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m grassland	0-100m managed land	0-100m managed land
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 9	North East	South East	South West	North West
Vegetation, within 100m	0-100m managed land	0-100m grassland	0-100m managed land	0-100m managed land



Stage boundaries				
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 10	North	East	South	West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m grassland	0-100m grassland	0-100m grassland
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Flat /upslope
BAL Rating with HMA 70-73	BAL Low	BAL Low	BAL Low	BAL Low
BAL Rating with HMA 74-77, 81, 82	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5

Stage 11	North	East	South	West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-70m low threat, 70-100m grassland	0-100m grassland	0-100m grassland
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Flat /upslope
BAL Rating with HMA on adjoining lots 63~65	BAL Low	BAL Low	BAL Low	BAL Low
BAL Rating with HMA 62, 78-80	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5

Stage 11	North	East	South	West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-70m low threat, 70-100m grassland	0-100m grassland	0-100m grassland
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Flat /upslope
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low



Balance Lot	North	East	South	West
Vegetation, within 100m indicative dwelling location	0-100m grassland	0-30m grassland, 30-100m low threat	0-100m grassland	0-100m grassland
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Flat /upslope
BAL Rating with HMA	BAL 19	BAL 19	BAL 19	BAL 19

### **BUILDING AREA BAL RATING**

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

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other building constraints such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

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

### **BUILDING SETBACKS**

BAL	Slope	Grassland	Woodland
BAL Low	all	50m	100m
BAL 12.5	Flat/ Upslope	14m	22m



	Down slope 0-5°	16m	26m
BAL 19	Flat/ Upslope	10m	15m
	Down slope 0-5 °	11m	18m

**PROPOSED LOT BAL RATING**

Stage	Lots	BAL Rating with HMA
1	1	BAL Low
	25~29	
	32	
	41~42	
2	2~11	BAL Low
3	17~24	BAL Low
4	12~16	BAL Low
5	60	BAL 19 *part BAL 12.5)
	61	BAL 12.5
	93~95	BAL Low
6	84~92	BAL Low
7	33~40, 83	BAL Low
8	30, 31, 43~51	BAL Low
9	52~59	BAL Low
10	70~73	BAL Low
	47~77, 81, 82	BAL 12.5
11	63~65	BAL Low
	62, 78	BAL 12.5
	79, 80	BAL 12.5 (part BAL Low)
12	59, 66~68	BAL Low
-	Balance lot	BAL 12.5 (indicative only)



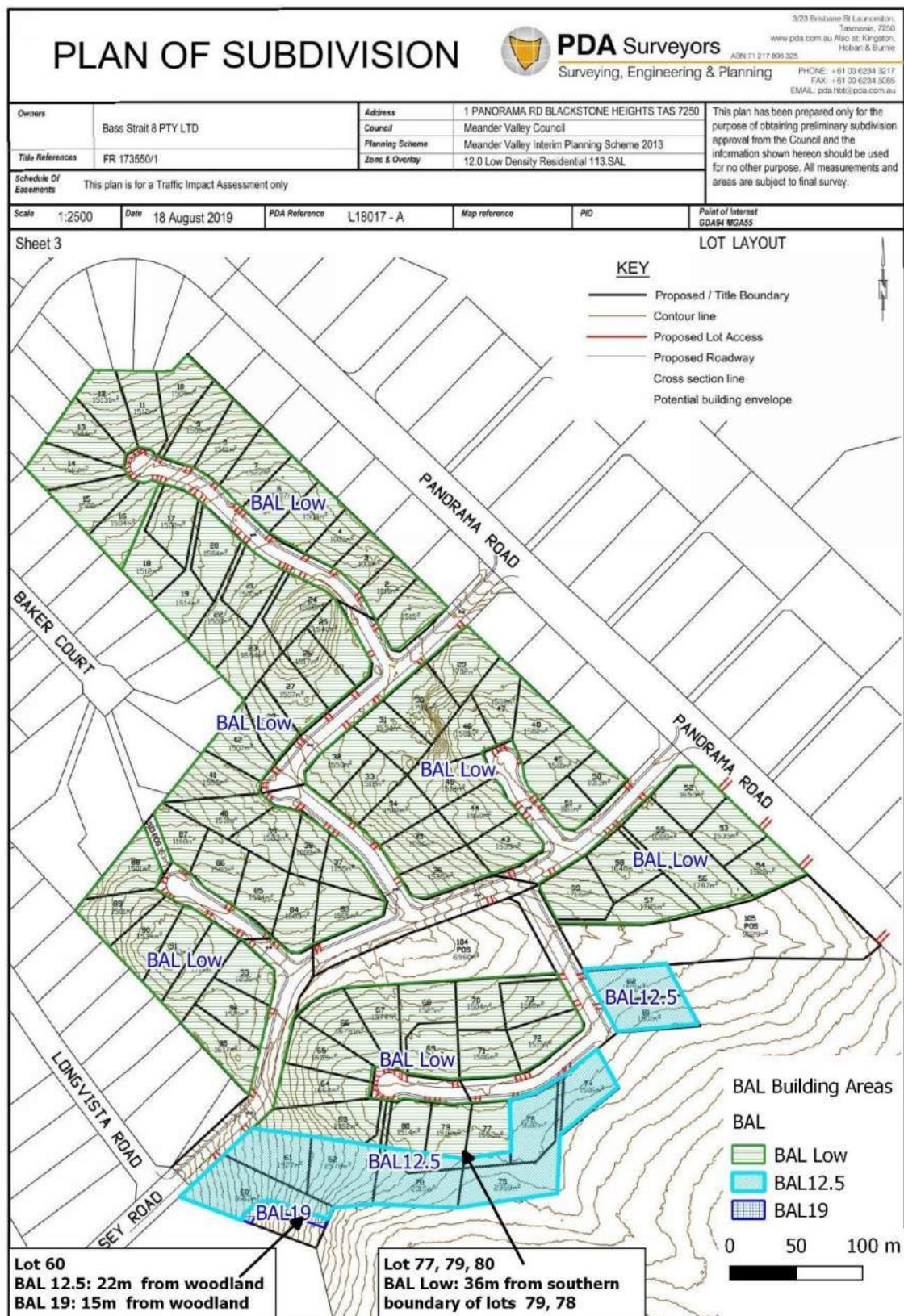


Figure 1: Proposed Lots and building areas



## HAZARD MANAGEMENT AREAS - STAGING

At completion of development the majority of lots will not be within 100m of bushfire prone vegetation. To achieve a BAL Low rating for these dwellings during staged development hazard management areas shown below achieve a setback from bushfire prone vegetation (grassland) of at least 50m. Dwellings along the southern boundary are adjacent to either the balance lot which may continue to be bushfire prone vegetation. The Hazard Management Areas shown below for these areas allows a BAL12.5 rating to apply with no setback from boundaries needed.

All land within developed lots and road verges must be managed as low threat vegetation from commencement of construction of habitable buildings in any stage,  
Land within the 100m of BAL Low lots must be managed as low threat vegetation for at least 50m and at no higher fuel load than grassland for the 50-100m zone from any developed lot from commencement of construction of habitable buildings in any stage,  
Land within 14m of any BAL12.5 rated lot must be managed as low threat vegetation from commencement of construction of habitable buildings in any stage and continue in perpetuity.

Land within 16m downslopes and 14m in other direction of a habitable building on the balance lot must be managed as low threat vegetation from commencement of construction.

Low Threat/ Managed Land: managed gardens orchards or lawns maintained to < 100mm in height.

Grassland: may be unmown grass, tree canopy cover must be < 5%

Woodland: must have a grassy understory with only occasional shrubs and a tree canopy cover of less than 30%.

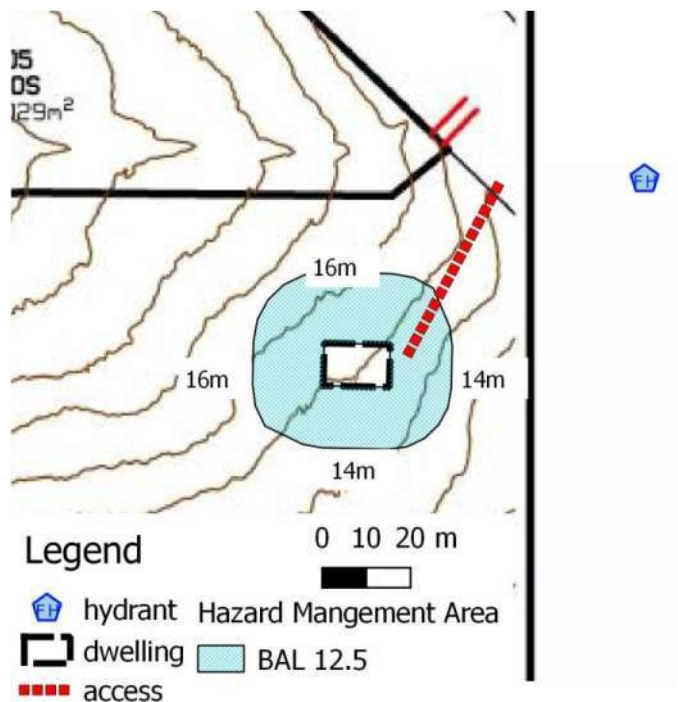


Figure 2: HMA indicative dwelling balance lot



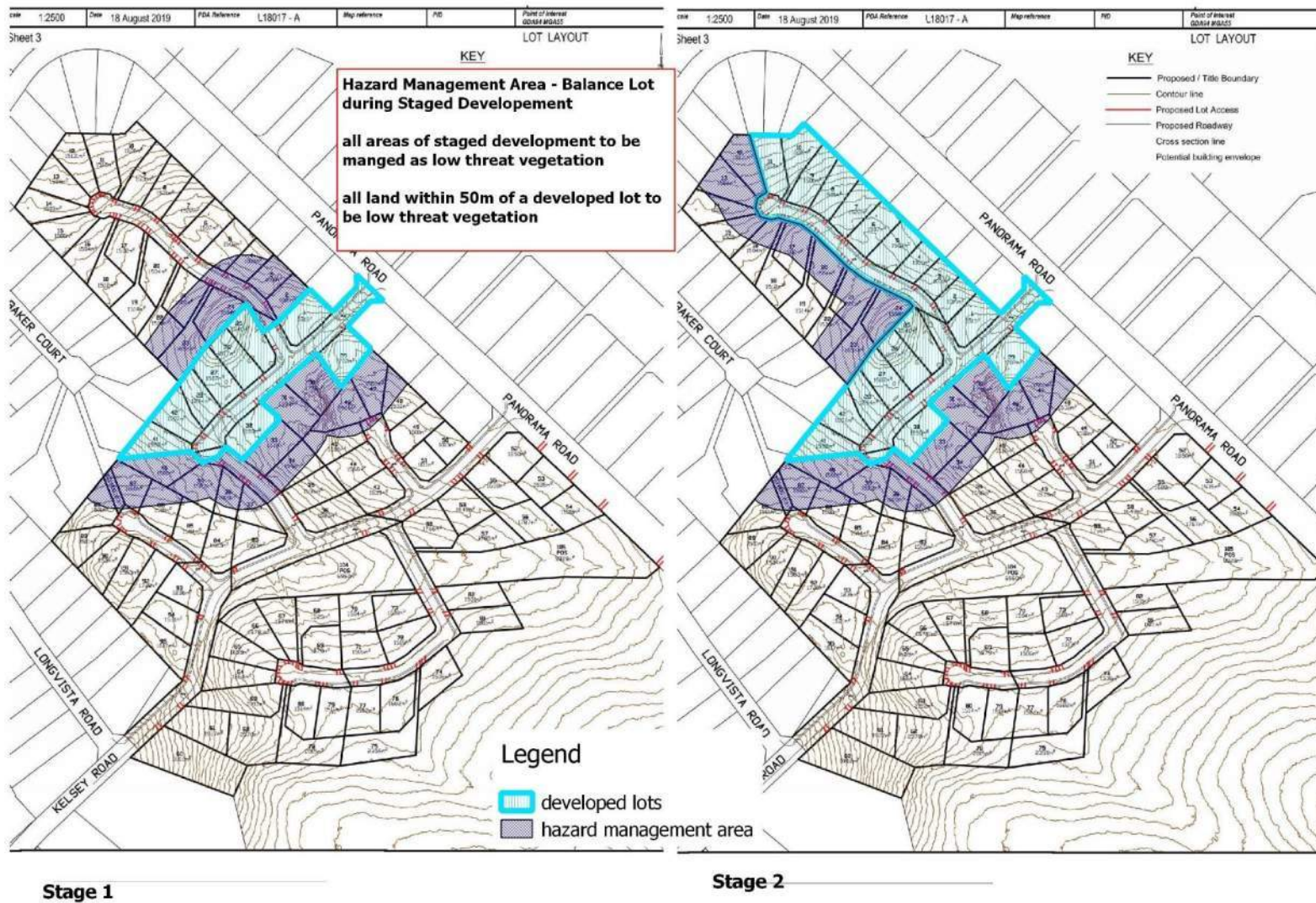


Figure 3: Hazard management Balance Lot Stages 1 & 2



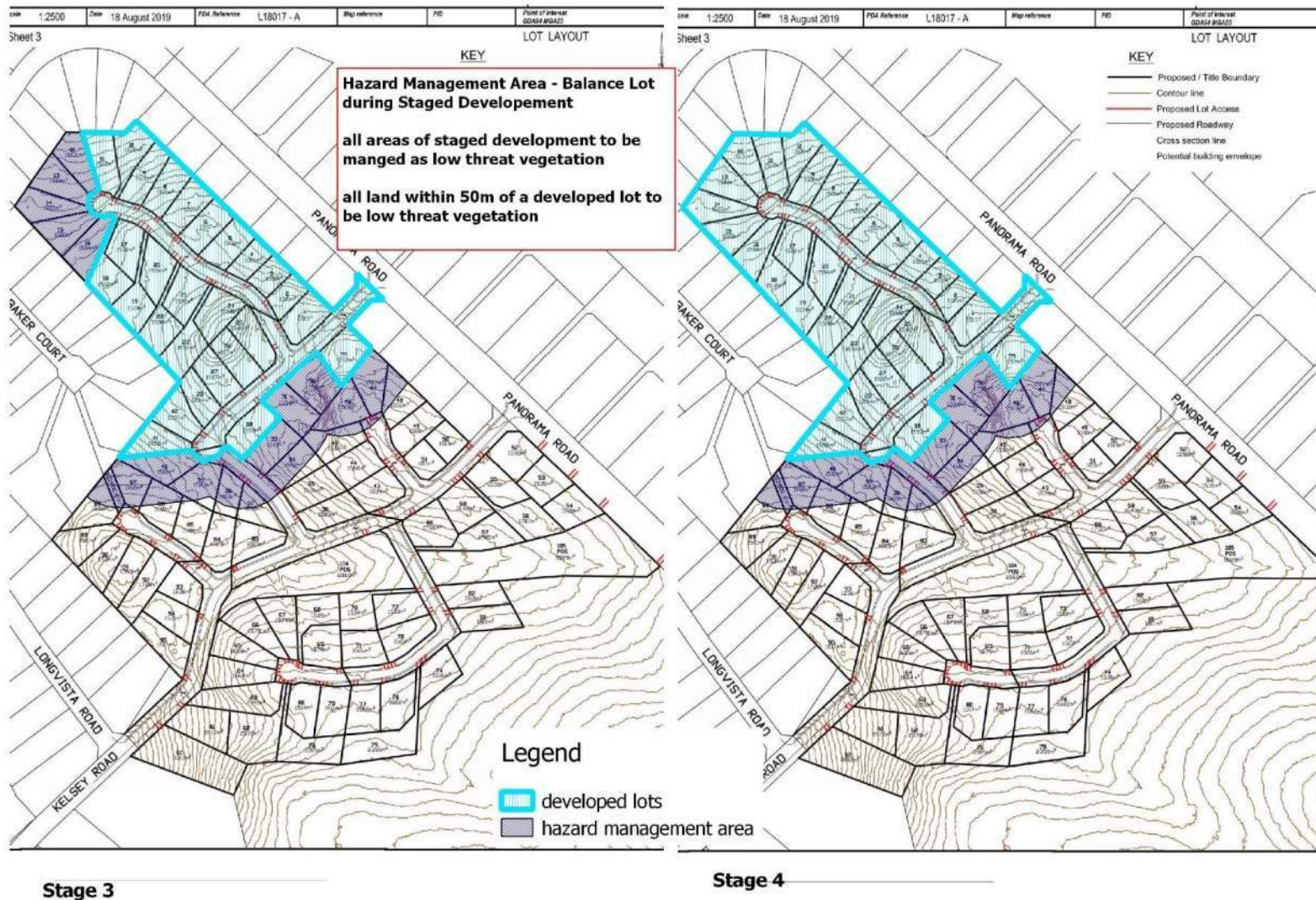


Figure 4: Hazard management Balance Lot Stages 3 & 4



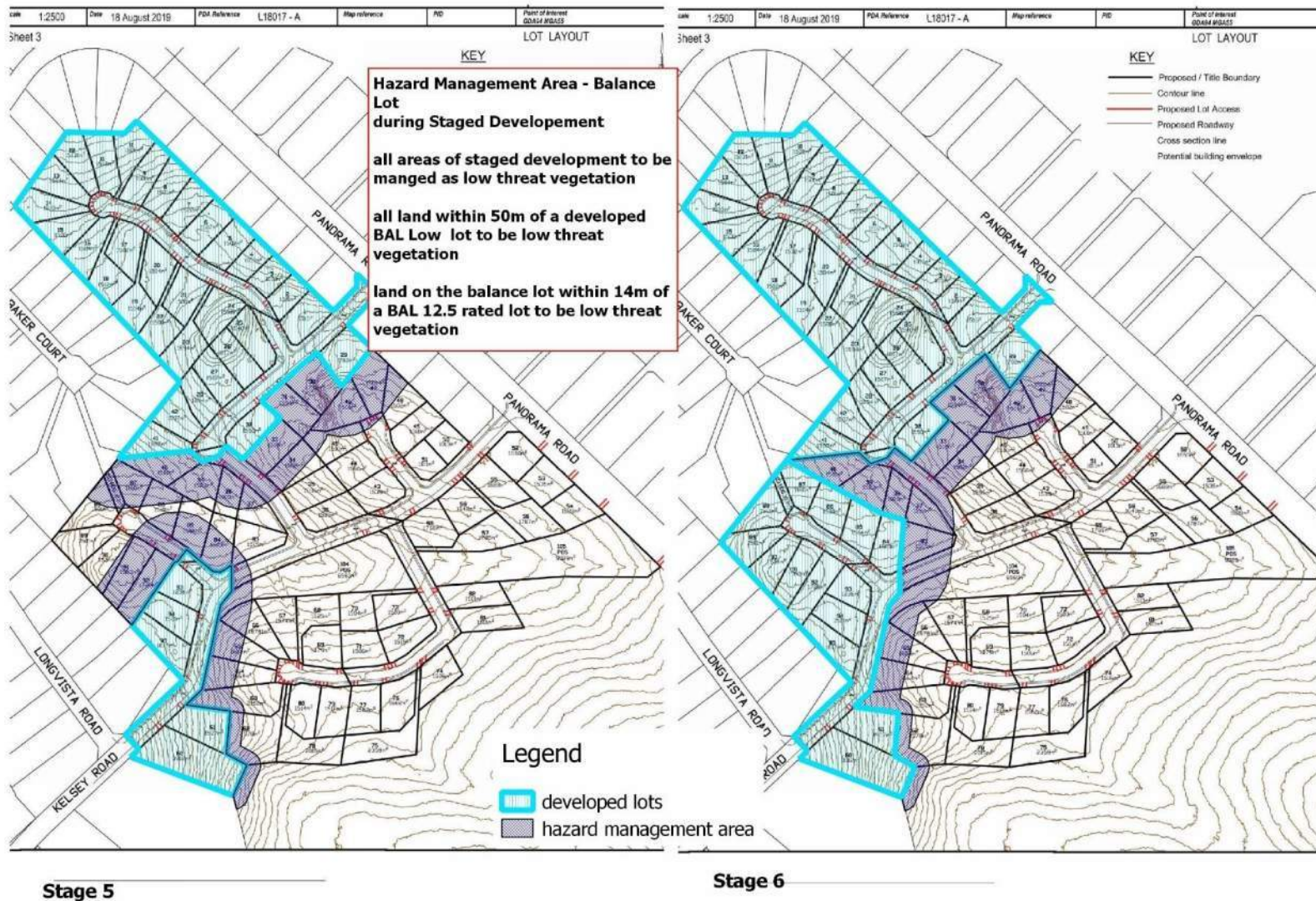


Figure 5: Hazard management Balance Lot Stages 5 and 6



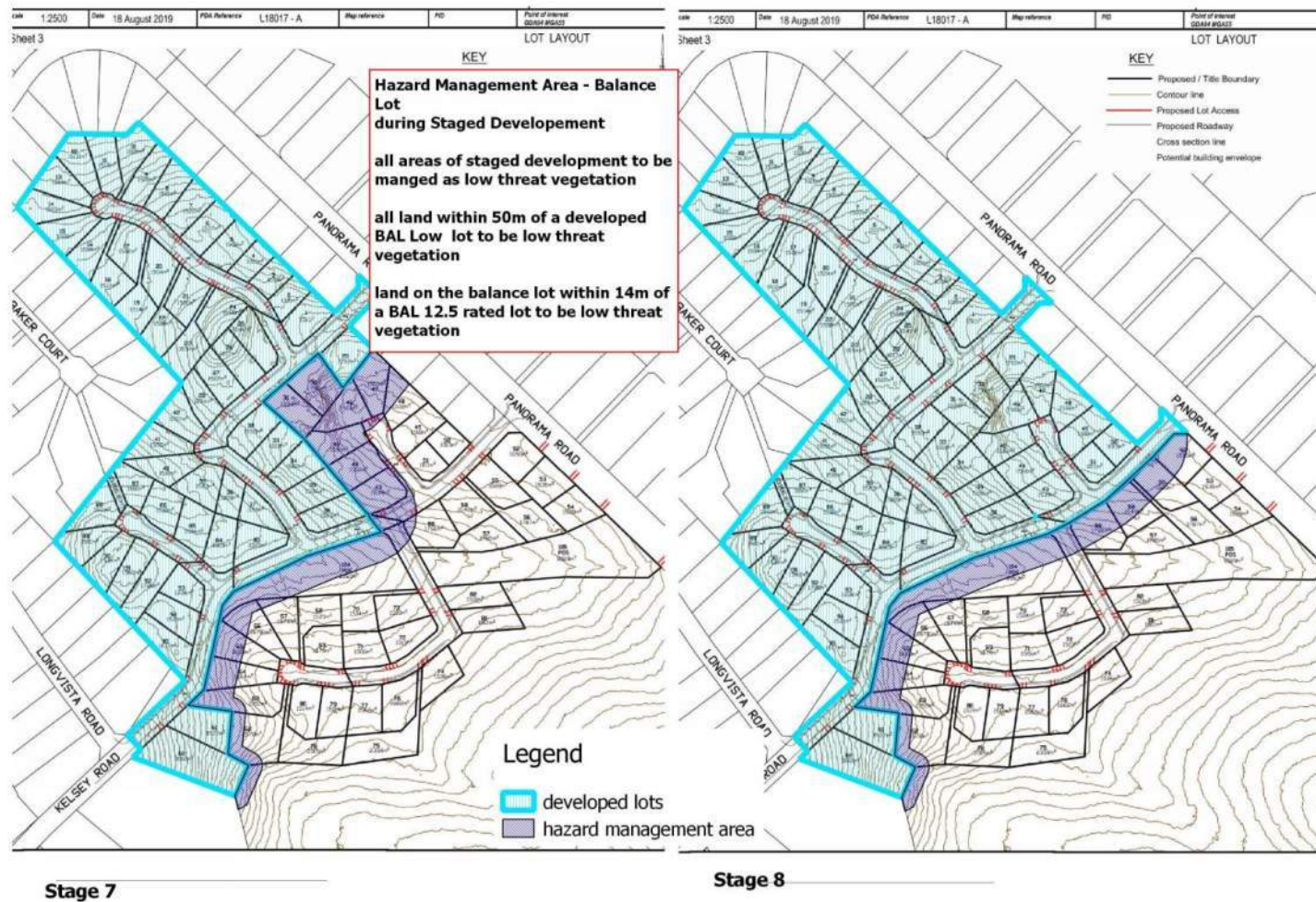


Figure 6: Hazard management Balance Lot Stages 7 & 8



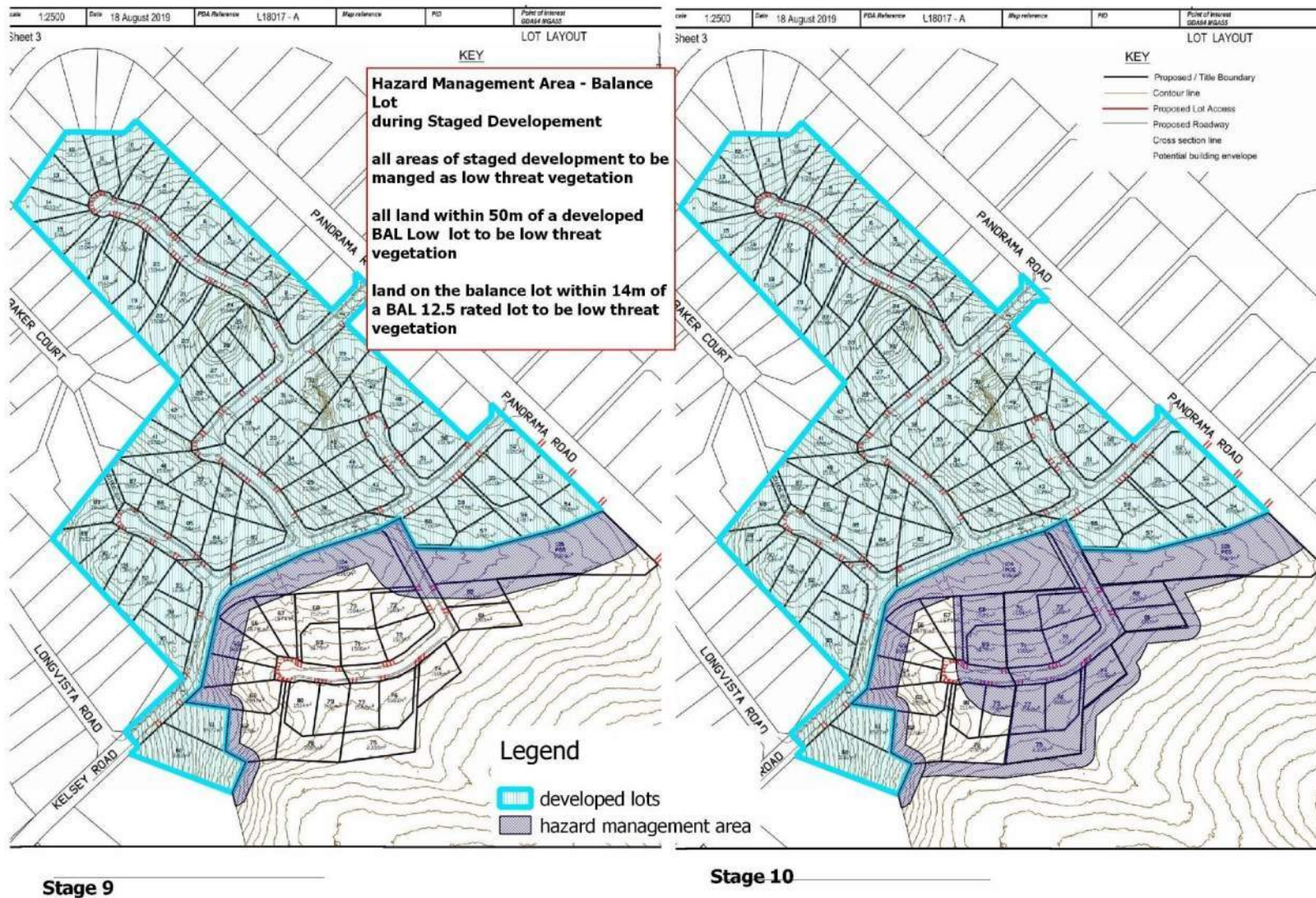


Figure 7: Hazard management Balance Lot Stages 9-10



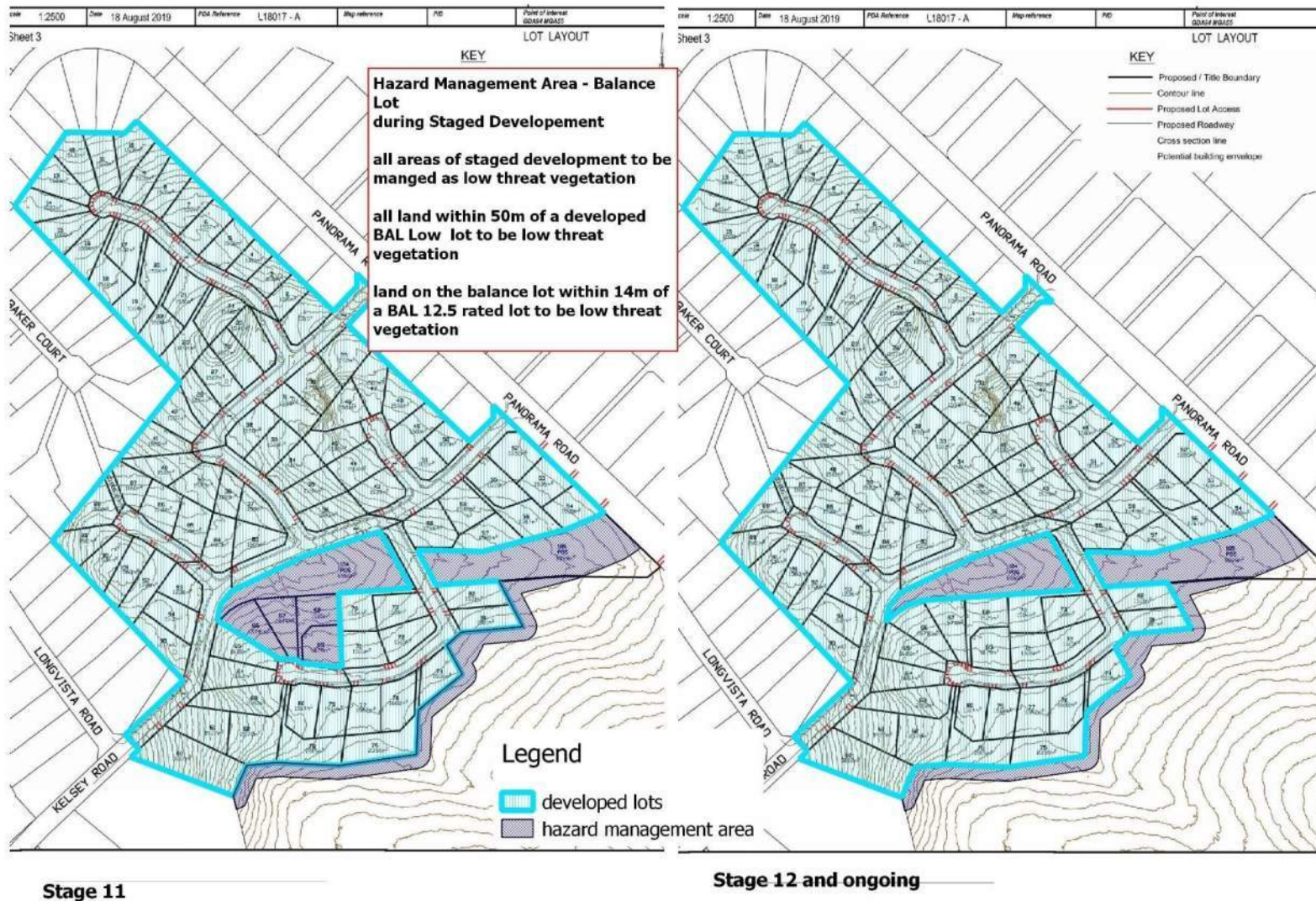


Figure 8: Hazard management Balance Lot Stages 11 & 12 and ongoing






## ROADS

Subdivision roads within bushfire prone areas must comply with the relevant elements of Table E1 Roads from *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. The terminus of any dead-end road, including during staging, must meet turning circle provisions including a 12m outer radius. For staged roads this may be gravelled and temporary until further stages are added.

Cul de sac heads must have no parking signs, and if the carriageway is less than 12m outer radius, mountable kerbs and footpaths must be installed to provide compliant trafficable surface.

### Legend

-  Temporary staged road construction: turning 12m radius
-  dwelling (indicative 10m x15m) BAL Low dwellings omitted for clarity
-  access (indicative, >30m)

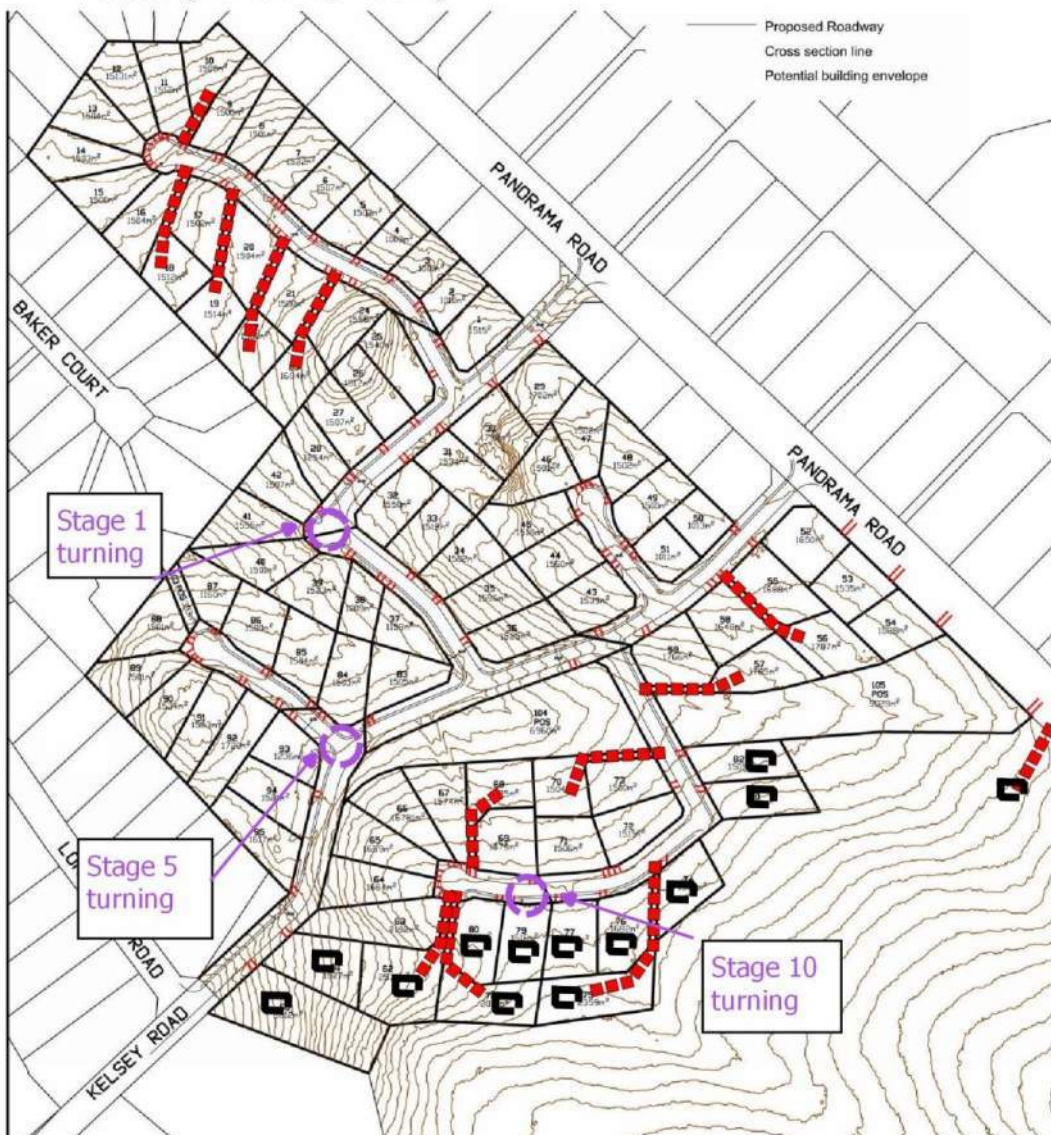


Figure 9: temporary turning required



Table E1: Standards for roads

Element		Requirement
A.	Roads	<p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> <li>(a) two-wheel road, all-weather construction;</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 2m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;</li> <li>(h) curves have a minimum inner radius of 10m;</li> <li>(i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;</li> <li>(j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and</li> <li>(k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with <i>Australian Standard AS1743-2001 Road signs-Specifications.</i></li> </ul>

## PROPERTY ACCESS

Access to bushfire prone lots must comply with the relevant elements of Table E2 Access from *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. The majority of lots will have access less than 30m, no access is likely to be greater than 200m, no access to water supply points is likely to be required.



**Table E2: Standards for Property Access**

<b>Column I</b>		<b>Column</b>
<b>Element</b>		<b>Requirement</b>
<b>A.</b>	Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point.	There are no specified design and construction requirements.
<b>B.</b>	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(1) All-weather construction;</li> <li>(2) Load capacity of at least 20 tonnes, including for bridges and culverts;</li> <li>(3) Minimum carriageway width of 4 metres;</li> <li>(4) Minimum vertical clearance of 4 metres;</li> <li>(5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;</li> <li>(6) Cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(7) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(8) Curves with a minimum inner radius of 10 metres;</li> <li>(9) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and</li> <li>(10) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(a) A turning circle with a minimum inner radius of 10 metres; or</li> <li>(b) A property access encircling the building; or</li> <li>(c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.</li> </ul> </li> </ul>
<b>C.</b>	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(1) The Requirements for B above; and</li> <li>(2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200</li> </ul>
<b>D.</b>	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(1) Complies with Requirements for B above; and</li> <li>(2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.</li> </ul>



## FIRE FIGHTING WATER SUPPLY

The subdivision is partially serviced by existing hydrants and will be serviced by a new reticulated supply. New hydrants must meet the requirements of Table 4 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Where the furthest extents of any habitable buildings are greater than 120m from a hydrant, static water supplies must be installed prior to construction that meet the requirements of Table E5 of the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

**Table E4 Reticulated water supply for fire fighting**

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply:  (a) the building area to be protected must be located within 120m of a fire hydrant; and  (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants	The following requirements apply:  (a) fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2<sup>nd</sup> Edition</i> ; and  (b) fire hydrants are not installed in parking areas.
C.	Hardstand	A hardstand area for fire appliances must be:  (a) no more than 3m from the hydrant, measured as a hose lay;  (b) no closer than 6m from the building area to be protected;  (c) a minimum width of 3m constructed to the same standard as the carriageway; and  (d) connected to the property access by a carriageway equivalent to the standard of the property access.

**Table E5 Static water supply for fire fighting**



Column Element		Column 2 Requirement
<b>A.</b>	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and</li> <li>b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.</li> </ul>
<b>B.</b>	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> <li>a) May have a remotely located offtake connected to the static water supply;</li> <li>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;</li> <li>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;</li> <li>d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6 mm thickness.</li> </ul> </li> </ul>



Column Element		Column 2 Requirement
<b>C.</b>	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) Have a minimum nominal internal diameter of 50mm;</li> <li>(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) Be metal or lagged by non-combustible materials if above ground;</li> <li>(d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>);</li> <li>(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) Ensure the coupling is accessible and available for connection at all times;</li> <li>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</li> <li>(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and</li> <li>(i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by fire fighting equipment;</li> <li>(iii) At a working height of 450 – 600mm above ground level; and</li> <li>(iv) Protected from possible damage, including damage by vehicles</li> </ul> </li> </ul>
<b>D.</b>	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> <li>(a) comply with: Water tank signage requirements within <i>AS 2304-2011 Water storage tanks for fire protection systems</i>; or</li> <li>(b) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or</li> <li>(c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.</li> </ul>



Column Element		Column 2 Requirement
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> <li>(a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(b) No closer than six metres from the building area to be protected;</li> <li>(c) With a minimum width of three metres constructed to the same standard as the carriageway; and</li> <li>(d) Connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>



## CONCLUSIONS

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A 12 stage 82 lot subdivision + balance lot, POS and roads is proposed from existing title CT 173550/11 Panorama Road, Blackstone Heights.

The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size. There is sufficient area on all lots to provide for a BAL 19 or lower, with the majority of lots BAL Low during staging and at completion of development not bushfire prone. Lot 60 is the only lot requiring a set back from a boundary for its building area and may require construction to BAL 19.

At any stage of development all land within the subdivision and within 100m of any BAL Low and within 14m of any BAL 12.5 rated lot must be managed in accordance with Hazard management prescriptions. At the completion of development land on the POS and balance lot must be managed in accordance with hazard management prescriptions in perpetuity.

Subdivision roads must comply with the relevant elements of Table E1 Roads from *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. If staged road construction occurs the terminus must meet turning circle requirements. Access to all lots must comply with the relevant elements of Table E2 Access from *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

The subdivision will be serviced by a new reticulated supply. New hydrants must meet the requirements of Table 4 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Where the furthest extents of habitable buildings are greater than 120m from a hydrant, static water supplies must be installed prior to concoction that meet the requirements of Table E5 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

## REFERENCES

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Meander Valley Council (2013), Meander Valley Interim Planning Scheme 2013

Planning Commission (2017) *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.



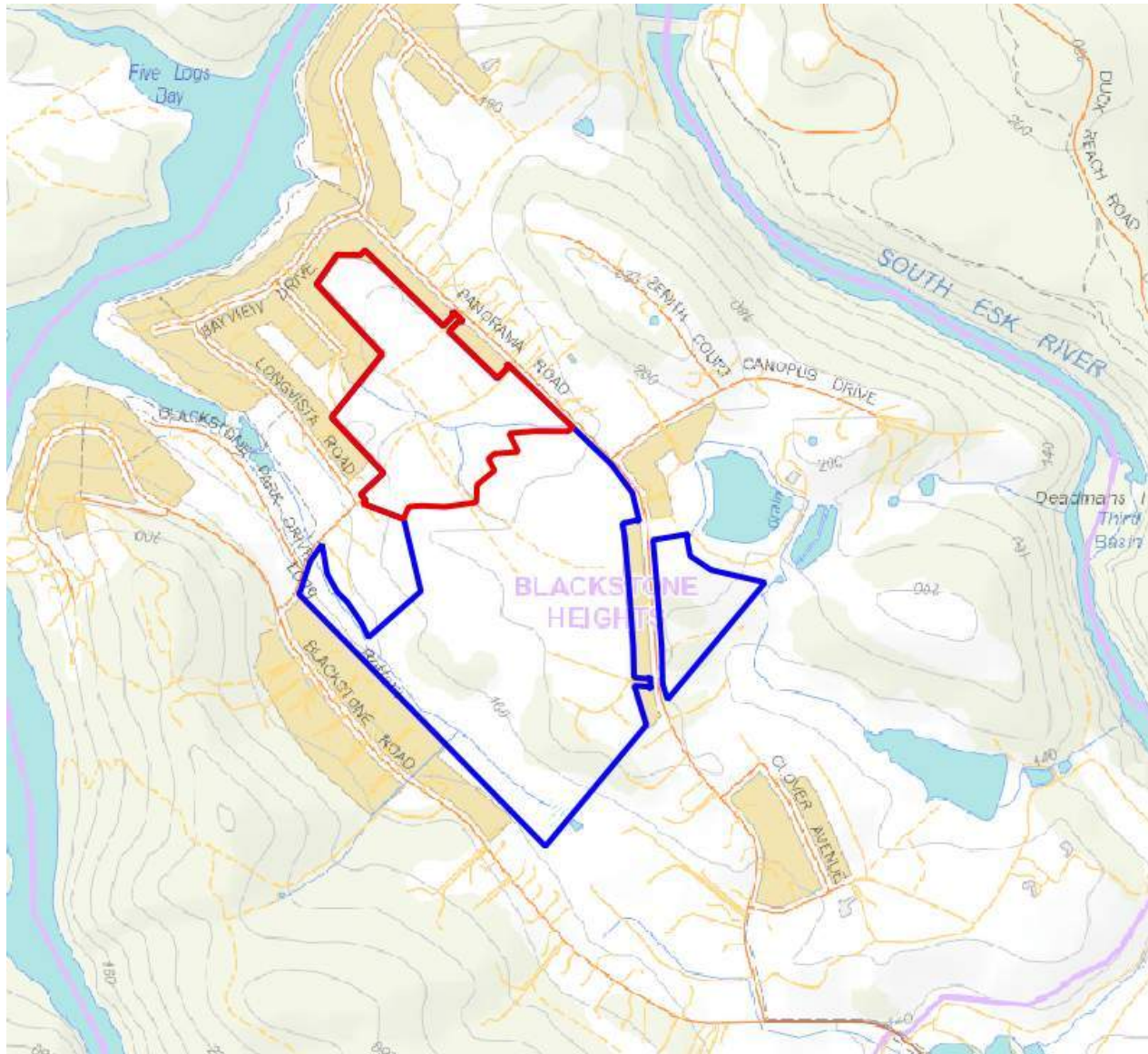


Figure 10: Location existing lot in blue, development area in red



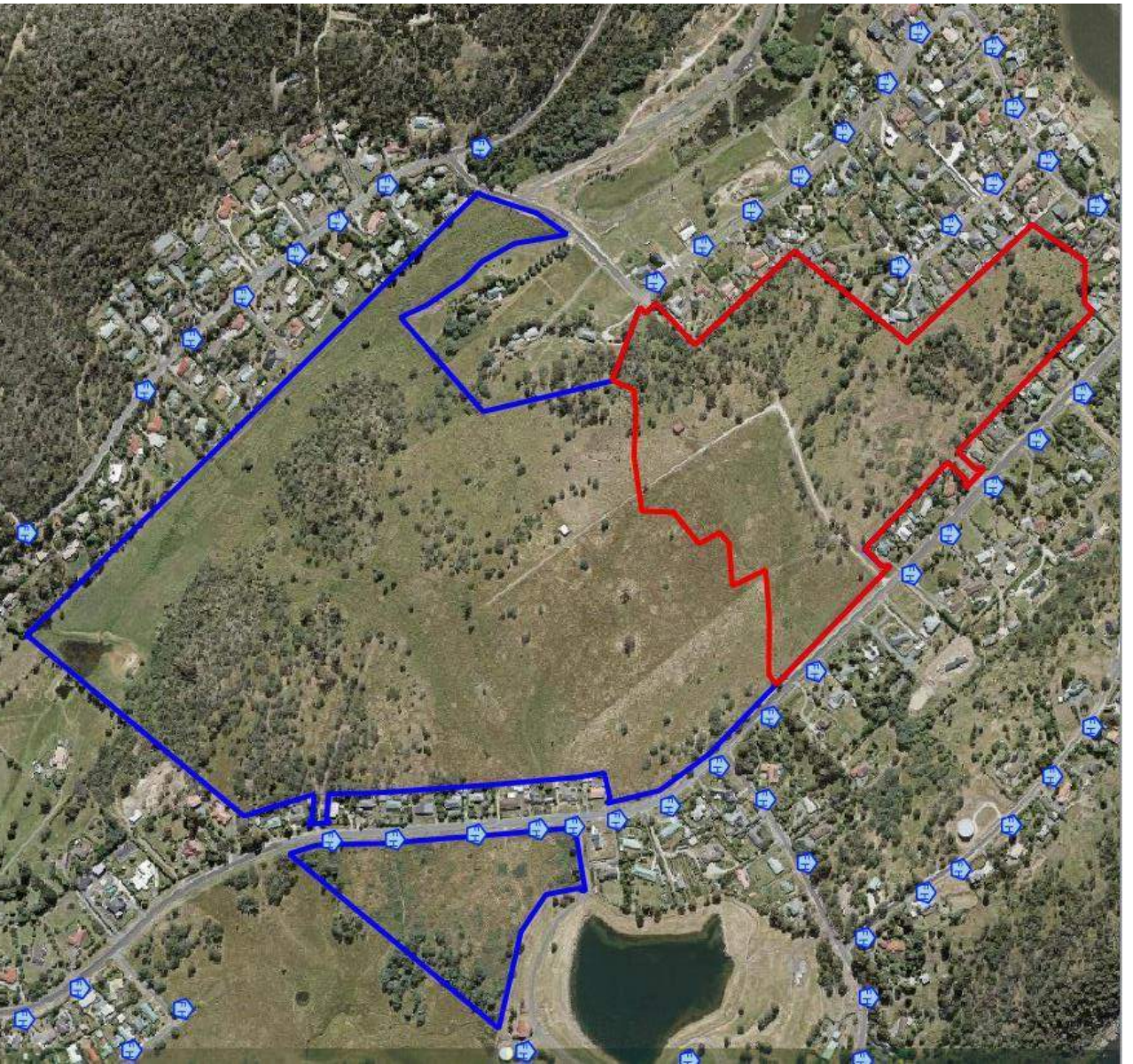
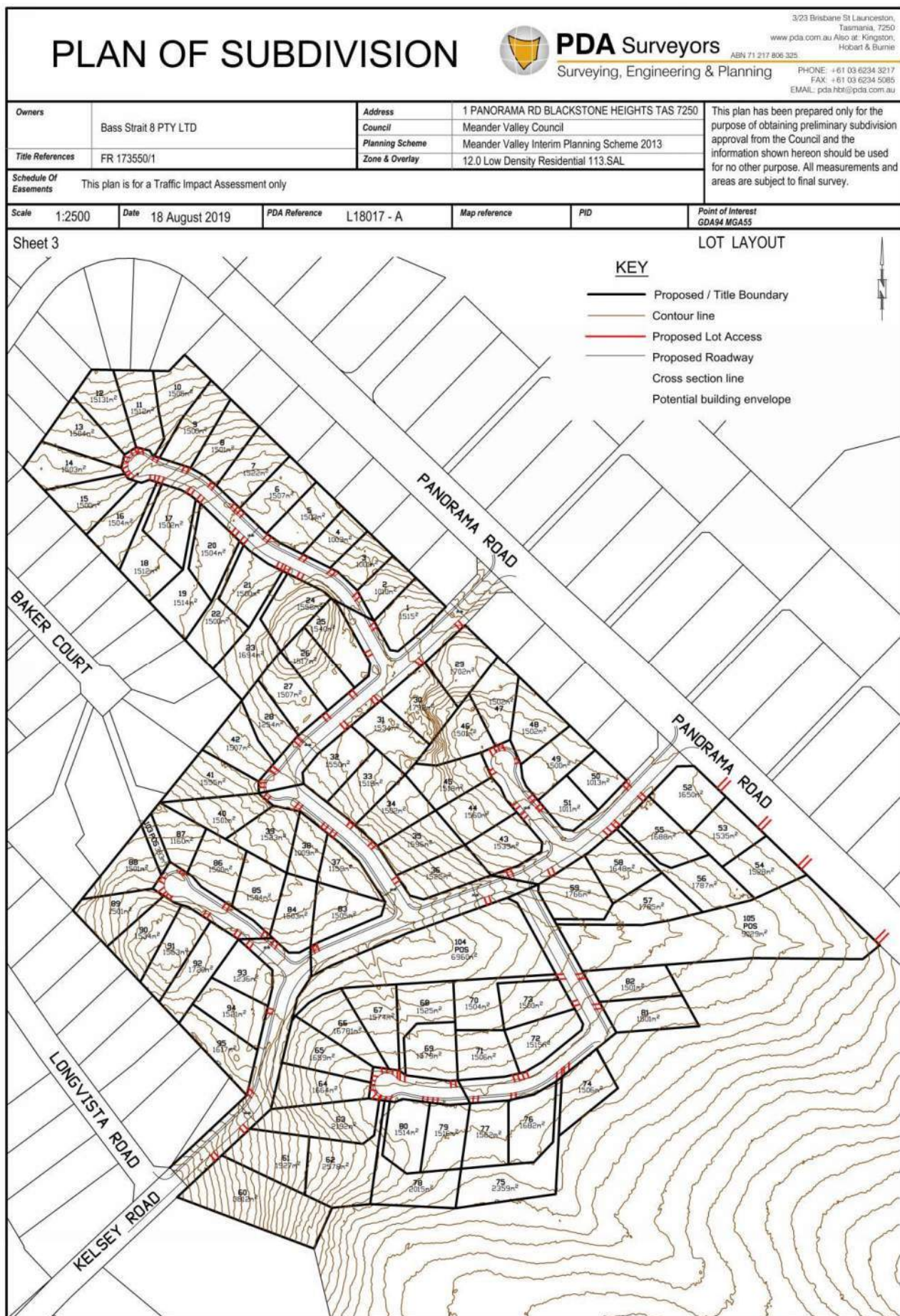


Figure 11: Aerial Image





**Figure 12: Proposed Subdivision Plan**



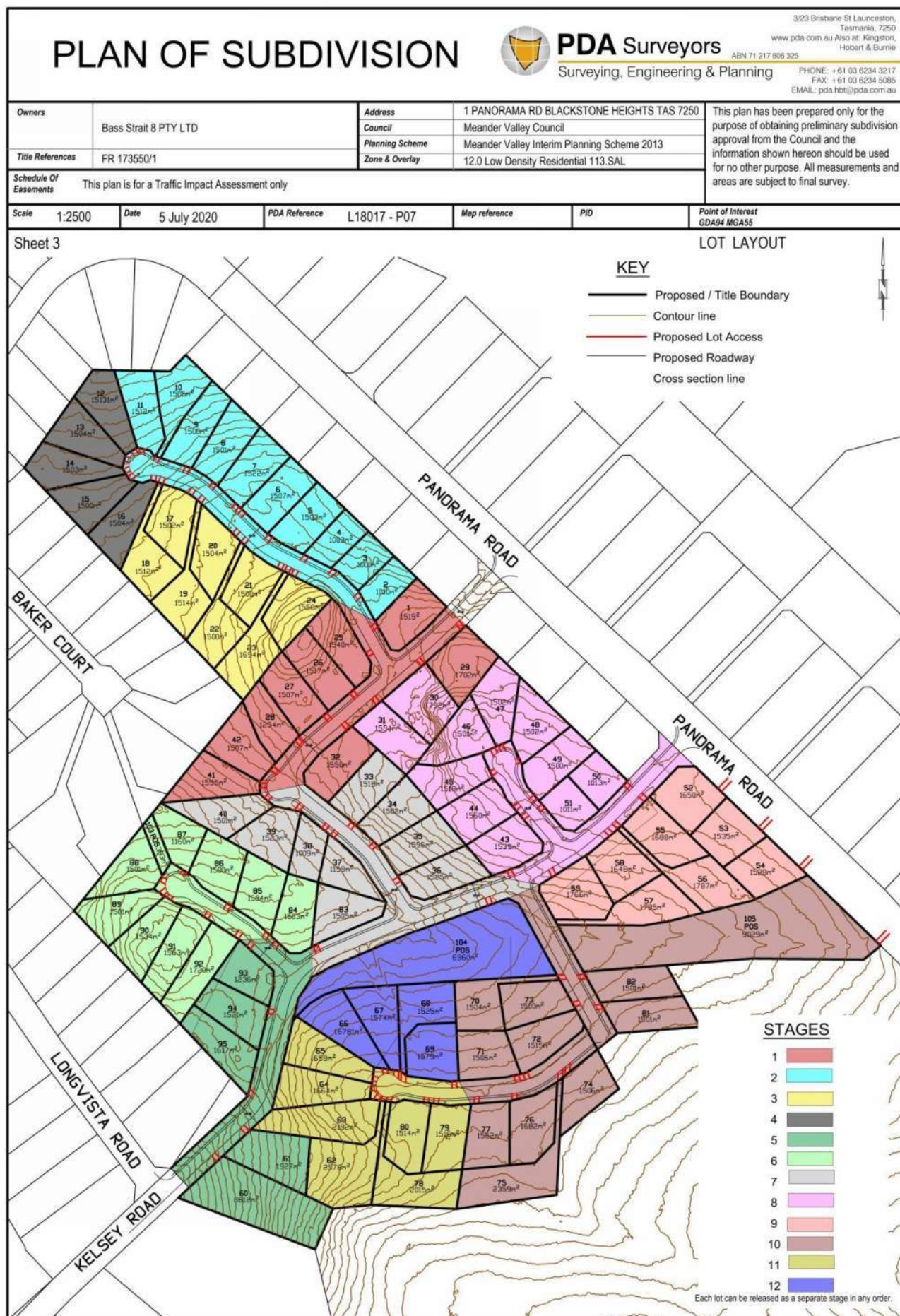


Figure 13: staging plan



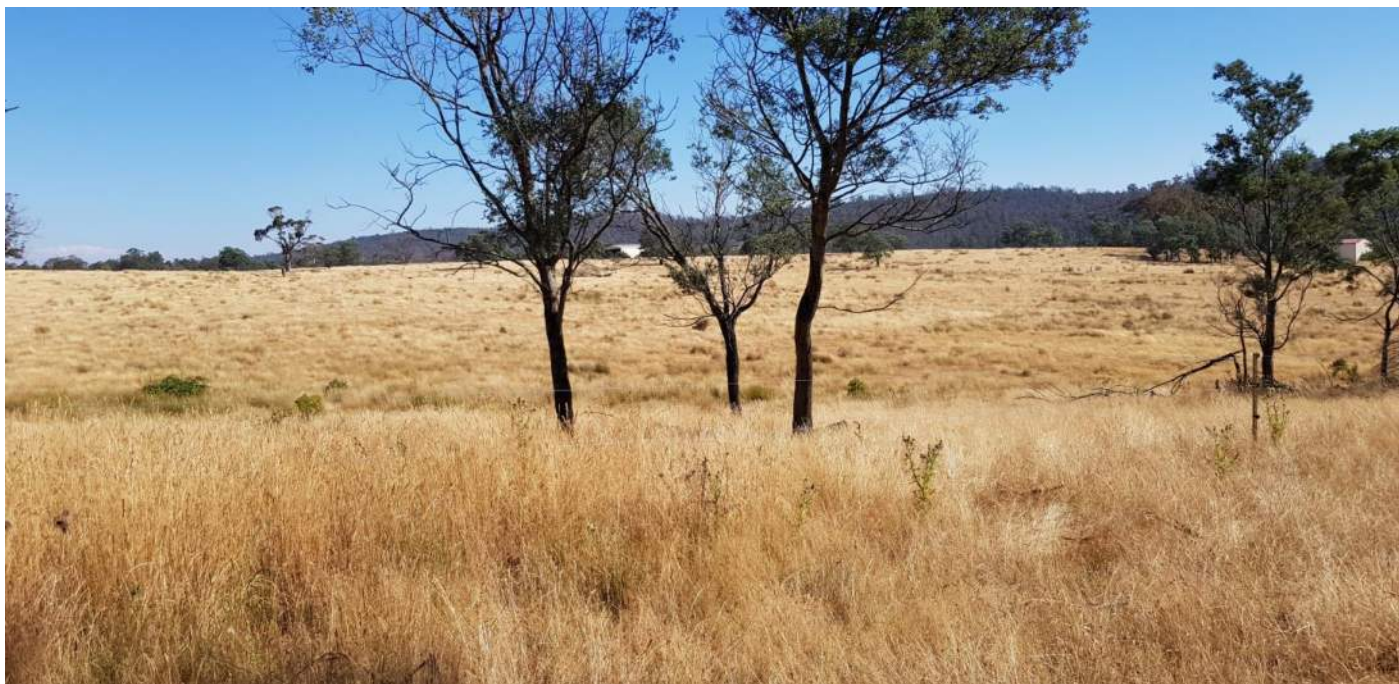


Figure 14: south across POS and balance lot



Figure 15: vegetation on property Stages 5-6





Figure 16:northern property boundary

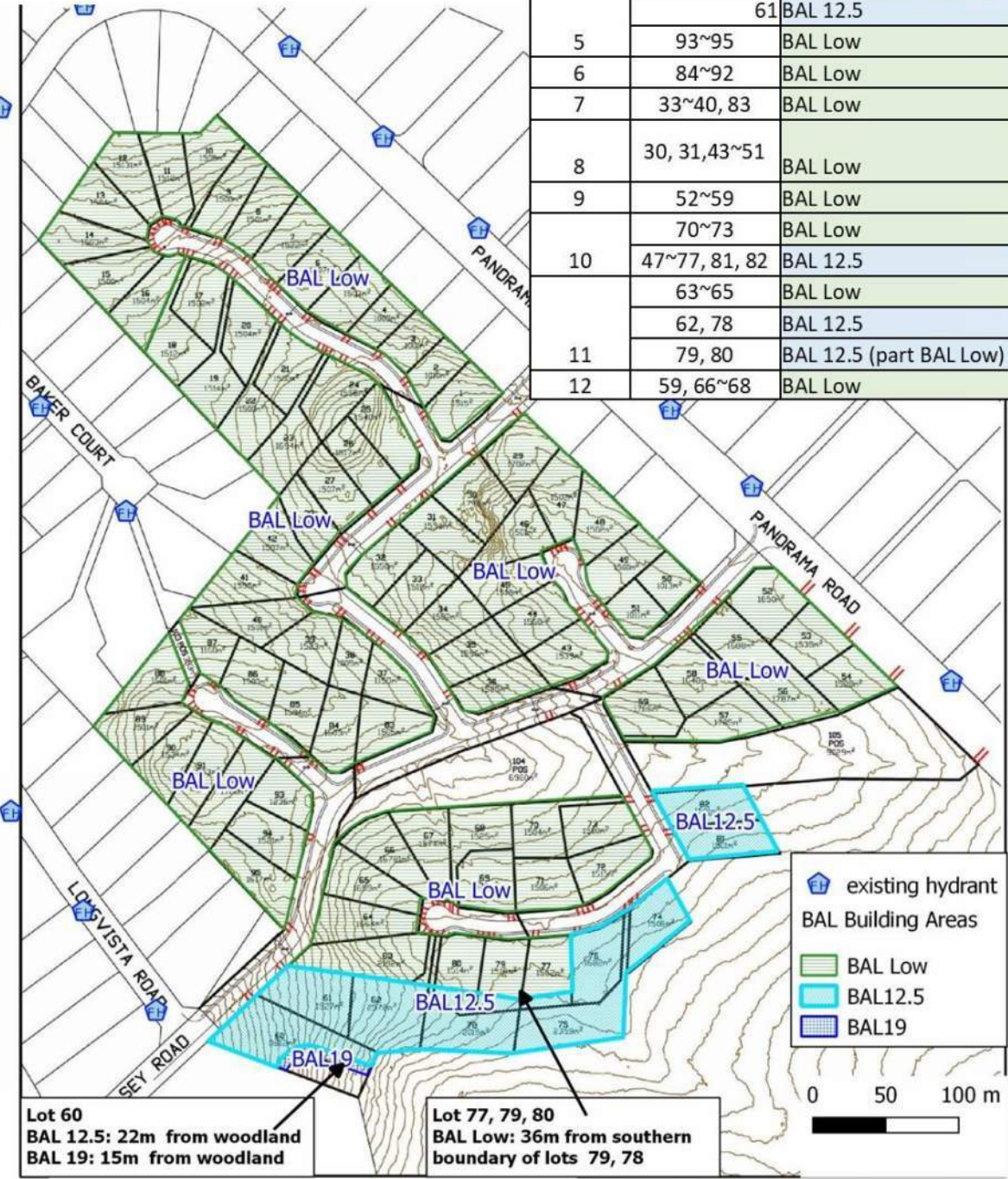


Figure 17: woodland vegetation on property Stage 5 area



Bushfire Hazard Management Plan: Subdivision of CT 173550/1, 1 Panorama Road, Blackstone Heights

Lot BAL Building Areas



Stage	Lots	BAL Rating with HMA
1	1	BAL Low
	25~29	
	32	
	41~42	
2	2~11	BAL Low
3	17~24	BAL Low
4	12~16	BAL Low
5	60	BAL 19 *part BAL 12.5)
	61	BAL 12.5
	93~95	BAL Low
6	84~92	BAL Low
7	33~40, 83	BAL Low
8	30, 31, 43~51	BAL Low
9	52~59	BAL Low
10	70~73	BAL Low
	47~77, 81, 82	BAL 12.5
	63~65	BAL Low
11	62, 78	BAL 12.5
	79, 80	BAL 12.5 (part BAL Low)
12	59, 66~68	BAL Low

Proposed Development	Subdivision, 82+ balance, roads and POS lots from 1 lot
Plan of Subdivision	PDA Surveyors, Plan of Subdivision PO7. 18/8/2020
Property Owner	Bass Straight 8 Pty Ltd
Address	1 Panorama Road, Blackstone Heights
CT	173550/1
PID	3523587

Construction: BAL Low - BAL12.5- BAL 19 as shown

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2 3, 8 or 9 ) and class 10a buildings within 6m of a habitable building.

Water Supply

Additional Hydrants must comply with :

- a. Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and
- b. Fire hydrants are not installed in parking areas

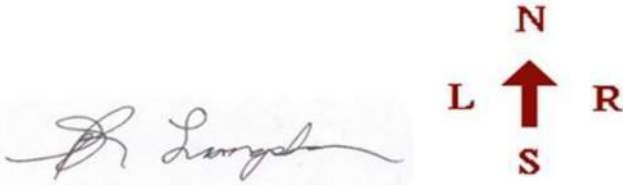
A hardstand area for fire appliances must be provided:

- a. no more than 3m from the hydrant, measured as a hose lay;
- b. No closer than six metres from the building area to be protected;
- c. With a minimum width of three metres constructed to the same standard as the carriageway; and
- d. Connected to the property access by a carriageway equivalent to the standard of the property access

This BHMP has been prepared to satisfy the requirements of the Meander Valley Interim Planning Scheme, 2013 & Bushfire Prone Areas Code and *Planning Directive No. 5.1 Bushfire-Prone Areas Code..*

This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report , CT 173550/1, 1 Panorama Road, Blackstone Heights , Livingston Natural Resource Services

Scott Livingston  
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
Date 20/8/20  
SRL19/06S2





# Hazard Management Areas

All land within developed lots and road verges must be managed as low threat vegetation from commencement of construction of habitable buildings in any stage,

Land within the 100m of BAL Low lots must be managed as low threat vegetation for at least 50m and at no higher fuel load than grassland for the 50-100m zone from any developed lot from sealing of titles in any stage and continue in perpetuity.

Land within 14m in other directions of any BAL12.5 rated lot must be managed as low threat vegetation from commencement sealing of titles in any stage and continue in perpetuity.

Land within 16m downslopes and 14m in other direction of a habitable building on the balance lot must be managed as low threat vegetation from commencement of construction.

The owner of a title is responsible for hazard management on their lot (s)

Low Threat/ Managed Land: managed gardens orchards or lawns maintained to < 100mm in height.

Grassland: may be unmown grass, tree canopy cover must be < 5%

Maintenance Schedule Residential Areas:

- Removal of fallen limbs, leaf & bark litter
- Cut lawns to less than 100mm and maintained
- Remove pine bark and other flammable garden mulch
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of petroleum fuels

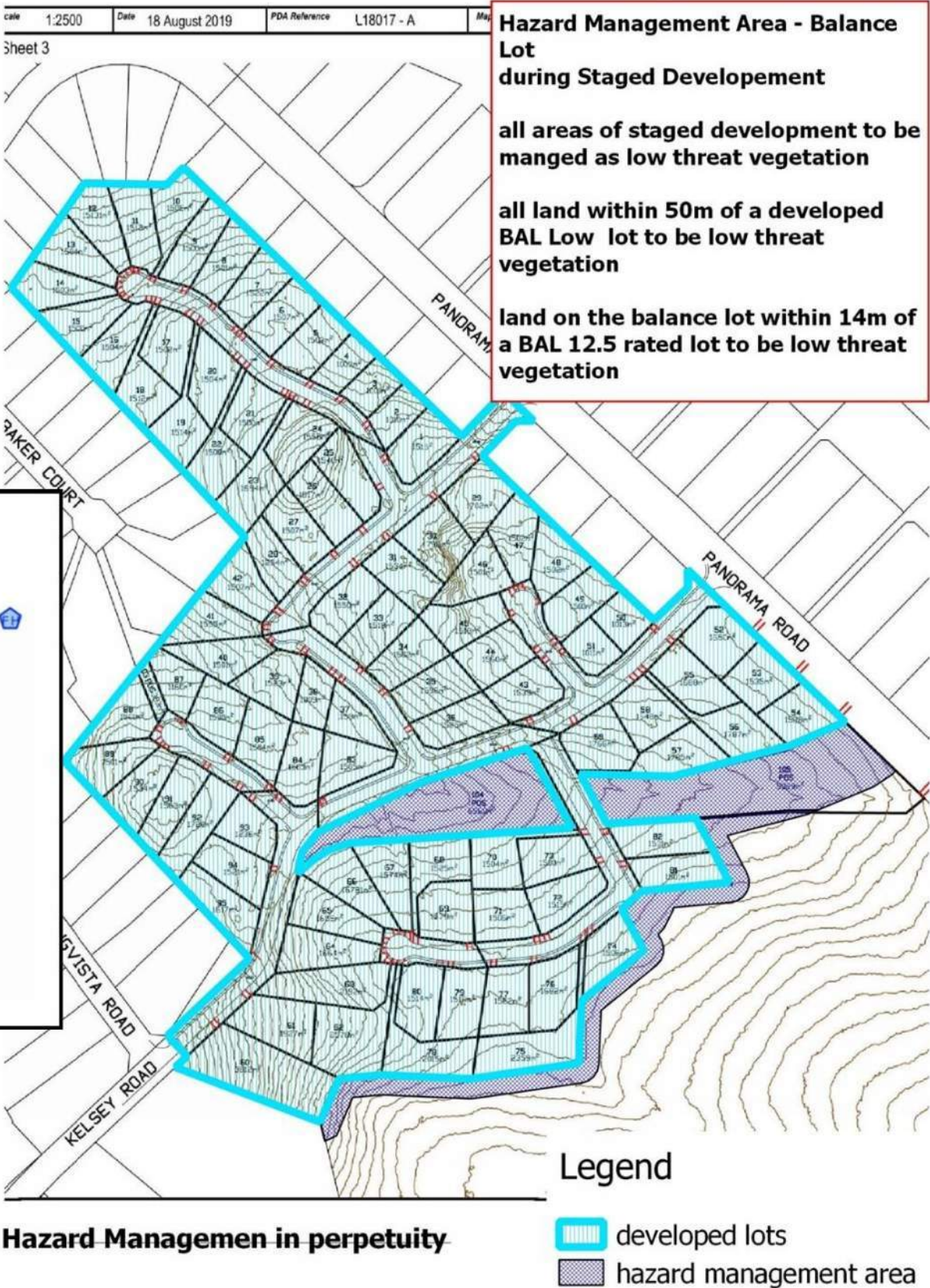
## Hazard Management Areas– during

Scott Livingston  
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
Date 20/8/20

SRL19/06S2




# Hazard Management Areas– perpetual on completion





## ROADS

All roads within the subdivision must comply with the following:

- two-wheel drive, all-weather construction;
- load capacity of at least 20t, including for bridges and culverts;
- minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;
- minimum vertical clearance of 4m;
- minimum horizontal clearance of 2m from the edge of the carriageway;
- cross falls of less than 3 degrees (1:20 or 5%);
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
- curves have a minimum inner radius of 10m;
- dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;
- dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and
- carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with *Australian Standard AS1743-2001 Road signs-Specifications*.




## Property Access

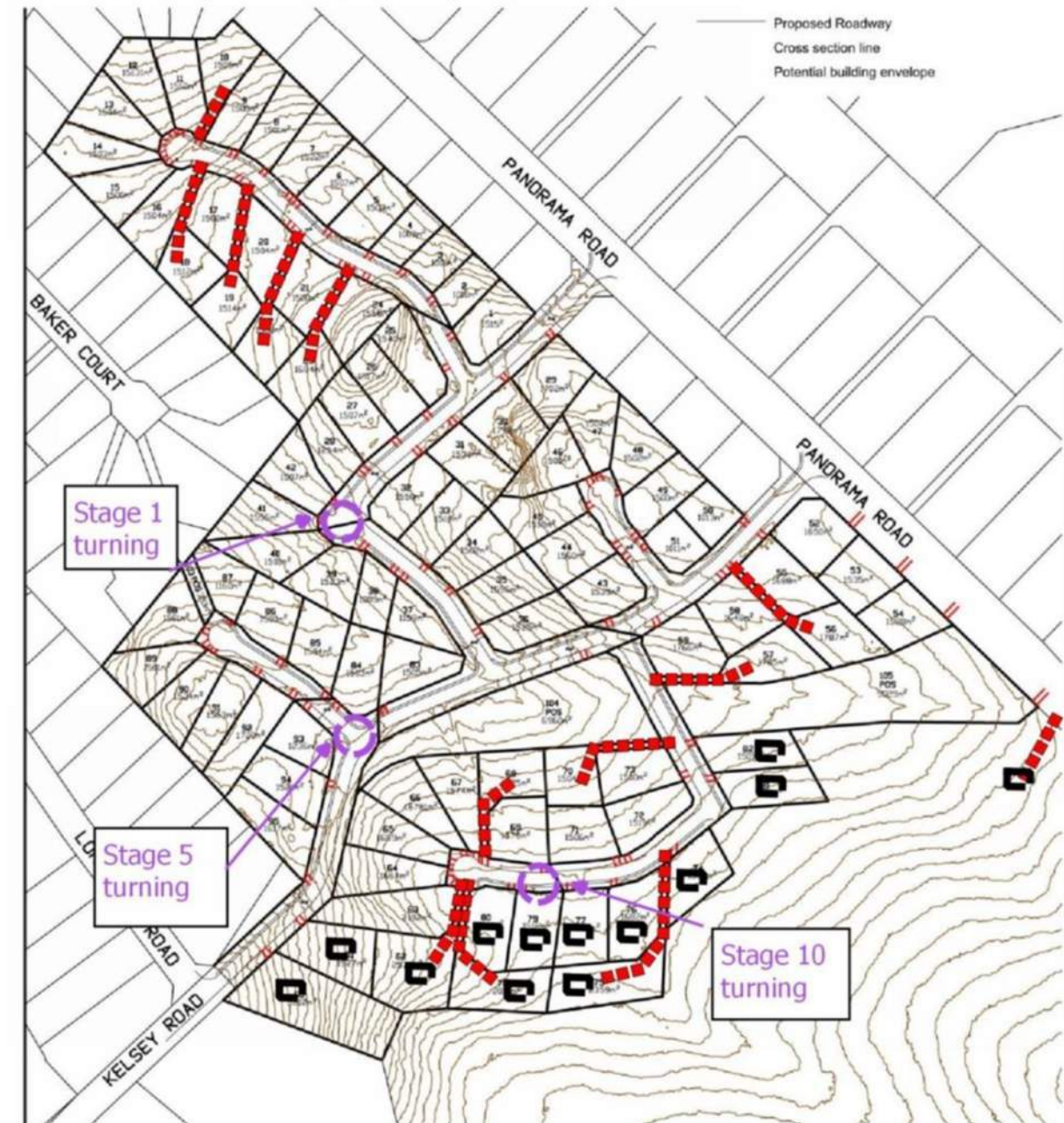
If access exceeds 30m to a habitable building or water supply point it must be constructed to the following standards:

The following design and construction requirements apply to property access:

- All-weather construction;
- Load capacity of at least 20 tonnes, including for bridges and culverts;
- Minimum carriageway width of 4 metres;
- Minimum vertical clearance of 4 metres;
- Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- Cross falls of less than 3 degrees (1:20 or 5%);
- Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- Curves with a minimum inner radius of 10 metres;
- 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:
  - A turning circle with a minimum inner radius of 10 metres; or
  - A property access encircling the building; or a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

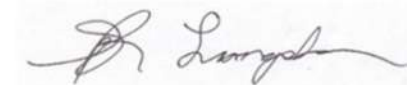
## Legend

-  Temporary staged road construction: turning 12m radius
-  dwelling (indicative 10m x15m) BAL Low dwellings omitted for clarity
-  access (indicative, >30m)



Scott Livingston  
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
Date 20/8/2020

SRL19/06S2






## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> 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:

1 Panorama Road, Blackstone Heights

Certificate of Title / PID:

CT 173550/1, PID 3523587

#### 2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision, 82+ balance, roads and POS lots from 1 lot

Applicable Planning Scheme:

Launceston Interim Planning Scheme 2015

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report CT 173550-1, 1 Panorama Road, Blackstone Heights v2	Scott Livingston	20/8/2020	2
Bushfire Hazard Management Plan, CT 173550-1, 1 Panorama Road, Blackstone Heights v2	Scott Livingston	18/8/2020	2
Plan of Subdivision	PDA Surveyors	18/8/2020	PO7

#### 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

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



<input type="checkbox"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
	<b>Compliance test</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	<b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	<b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as ‘balance’)
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>



<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input checked="" type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective



## 5. Bushfire Hazard Practitioner

Name: Scott Livingston

Phone No: 0438 951 021

Postal Address: 12 Powers Road

Email Address: scottlivingston.lnra@gmail.com

Accreditation No: BFP – 105

Scope: 1, 2, 3A, 3B, 3C

## 6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☐ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:  
certifier



Name: Scott Livingston

Date: 20/8/2020

Certificate  
Number: SRL 19/06S2

(for Practitioner Use only)



# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

Qualified person:   
Address:  Phone No:   
  Fax No:   
Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise:  (description from Column 4 of the Director of Building Control's Determination)

## Details of work:

Address:  Lot No:   
  Certificate of title No:   
The assessable item related to this certificate:  (description of the assessable item being certified)  
Assessable item includes –

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

## Certificate details:

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

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

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

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –



Documents:

- Bushfire Attack Level Assessment & Report

Relevant  
calculations:

References:

- Australian Standard 3959
- Planning Directive No.5.1
- Building Amendment Regulations 2016
- Director of Building Control, Determination-Requirements for Building in Bushfire Prone Areas
- Guidelines for development in bushfire prone areas of Tasmania

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

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959

Bushfire Hazard Management Plan

Assessed as - BAL 12.5, BAL 19

Proposal is compliant with DTS requirements, clauses 4.1, 4.2, 4.3 & 4.4 Directors Determination Requirements for Building in Bushfire Prone Areas (v2.1)



*Scope and/or Limitations*

**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 Director of Building Control, Determination- Requirements for Building in Bushfire Prone Areas, the Building Code of Australia and Australian Standards, AS 3959-2009, Construction of buildings in bushfire-prone areas.

**Limitations:**

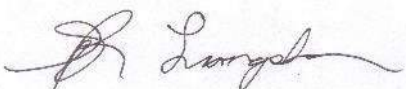
The inspection has been undertaken and report provided on the understanding that:-

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:*



*Certificate No:*

SRL19/06S2

*Date:*

20/8/2020



**Tenille Rosevear**

**From:** Danielle Truscott <danielletruscott@outlook.com>  
**Sent:** Monday, 31 August 2020 1:28 PM  
**To:** Planning @ Meander Valley Council  
**Subject:** Planning notice application  
**Attachments:** Planning notice representation.docx

31/8/20

To the General Manager and Meander Valley Council planning department,  
 This letter is in response to the planning notice for the 95-lot subdivision on Panorama Road at Blackstone Height's.

I have lived at Blackstone Heights for 20 years. There were sound reasons why I chose to move here. I, my family and other's I have spoken to in the neighbourhood have concerns and objections to this re-submitted planning notice. The reasons are listed below in no particular order. Some of these must be addressed before any further development, if any, is ever is to proceed.

- There is only one road in and one road out. This road is in poor condition. The road off Pitcher Parade is prone to flooding. The area before Blackstone Road is subject to black ice. Currently there is a bottle-neck of traffic along Country Club Avenue on to Westbury Road.
- In the event of fire or fire risk (I can recall 3 distinct times when the fire service was called to extinguish small fires in the area) there is only one access road. This road has much vegetation around it so could be blocked also.
- Many years ago, residents applied for Federal Black Spot program funding to have a phone tower erected. One was approved. Two years ago, before being built the council wrongly opposed. The decision was rightly overturned. Telstra assured me it would be finished by end September 2019. There is still no phone tower. Most of Blackstone Heights has none or poor wireless telecommunications for smartphones, mobiles, tablets or laptop computers. NBN is essential. When the power goes out, we have no communication. It makes bills for phone enormous to be able to have both landline connectivity and wireless for when leaving the suburb. It is unsafe and unfair. The recent COVID-19 lockdown proved difficult for example.
- There is a lot of wildlife in the area. Most days some animals are killed on the roads, this will only increase.
- Many or most residents have dogs or more than one dog as pets. Currently people are not keeping them behind fences and gates or always walking them on leads. Daily posts on Facebook pages for resident groups have photos and requests for dogs to be found or collected. I have been attacked multiple times when walking. Owners are not picking up dog poo from the nature-strips when walking either. Again, daily I have been disposing of the people's dog poo in the front of my home. Dog control measures are not adequate yet.
- The nearby facilities and retail outlets are very overcrowded, including medical services. There is not sufficient resources to allow for an increase in population to the level proposed.
- The semi-rural outlook and environment was a selling point to current landowners. The extra 95 lots will be turning the area in to a compressed suburb of houses. The river walk at the moment is not maintained and further residents will overcrowd the environment we share now.
- The bus service is very poor.
- The value of our larger blocks and homes in a quiet area will decrease. Current home owners may leave. This has already occurred after this subdivision was initially planned at New Year.
- Panorama Road has no curb and guttering. The road is very dangerous to drive on with the steep drop off either side. There have been 2 fatalities whilst I have lived here due to this. Accidents are a huge risk. There is no-where to park along the road if you need to stop or visit someone. No-way should more blocks be on offer until a proper road like in Bayview Drive is built. The patchy job along Blackstone Road is not adequate at all. The road will be damaged significantly with heavy machinery and vehicles moving in and out to do the development infrastructure and then in-home construction etc.

Regards,

**Danielle Truscott** M.Ed BPharm GradCertULT AACPA MPSA



31/8/20

To the General Manager and Meander Valley Council planning department,

This letter is in response to the planning notice for the 95-lot subdivision on Panorama Road at Blackstone Heights.

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Regards,

Danielle Truscott

22 Bayview Drive, Blackstone Heights



**Tenille Rosevear**

---

**From:** Clive Bennet <cliveaben@gmail.com>  
**Sent:** Tuesday, 8 September 2020 11:56 AM  
**To:** Planning @ Meander Valley Council  
**Subject:** Re proposed development and subdivision on Panorama Rd, Blackstone Heights

79 Panorama Road  
Blackstone Heights

63001965

Dear Council

We are submitting further thoughts on the new development in Blackstone Heights, off Panorama Road. The first of these is that with increased population there appear to be certain things which need to be addressed:

1. In case of an emergency there is at the moment only one access road into and out through Pitcher Parade. This we feel is not adequate and some second option needs to be provided, as there would be a greater number of cars and population.
2. The need for a footpath on Panorama Road, as even at the moment it can prove unsafe to walk along the road at certain times. With increased population therefore, this problem will be exasperated. A traffic survey having been done on Jan 3rd, 2019 would not have given a true indication of traffic flow, as schools were on holiday and people may have been on holiday at this time.
3. The plans seem to indicate that blocks in the 2nd and 3rd stages of development do not suggest a "low density" layout. Why is this?

Thanking you for your consideration of these matters

Yours sincerely

Clive & Ruth Bennet



**Tenille Rosevear**

---

**From:** Kim Barrett <kimtas58@gmail.com>  
**Sent:** Tuesday, 8 September 2020 9:34 PM  
**To:** Planning @ Meander Valley Council  
**Subject:** Re: Planning Application from PDA Surveyors PA/20/0030

Dear Mr Jordan,

I am writing of some issues I have concerning the recent subdivision planned at 1 Panorama Road, Blackstone Heights.

I have resided at 28 Bayview Drive for around 20 years. I have noted the detailed flora and fauna notes in the application. The fauna environmental assessment is somewhat lacking in detail compared with the flora analysis.

Echidna, Eastern Barred Bandicoots, Southern Brown Bandicoot, Bennet's Wallabies and Pademelons, both Brushtail and Ring-Tail possums have habitat in the detailed area. I should imagine the council's census of road-kill collection in the Blackstone area would reflect this. Historically in the last 20 years, Tasmanian Devils were a not uncommon sighting, and once a nearby neighbour spoke of having observed a platypus pair origin unknown in the block behind his property.

A brown falcon pair used to nest in one of the trees in the centre of the area, and frequently a sea eagle pair whose nest is the other side of the dam, and the Hadspen wedgetails are often sighted.

The birdlife is prolific, but some of the smaller bird sightings are anecdotally less since the expansion in numbers of the non-Tasmanian feral kookaburras.

But one of the "bonuses" of the staged development was said to be the incremental change to Eastern barred bandicoots habitat to other suitable areas. If the development of the northern side of Panorama Road is any indication there appears to be significant Eastern Barred Bandicoot road kill carcasses on the road. If 50% of occupied houses in each stage have pet cats that are indoor outdoor cats, the increase in wildlife predation will be significant and not staged. It seems slightly insensitive to be glossed over in the application.

However all of the above will be foreseen consequences of the development and will be inevitable, and in my opinion the community has to be aware of this, and the balance is a development which has good living qualities but comes at a loss of habitat for native wildlife in an increasingly urban area.

My major concern is the easement drainage issues that will be a consequence of land clearing and runoff in the developmental stages.

As an example the block of land adjacent to mine on Bayview Drive was vacant for some years. My neighbours are fabulous and built a house adjacent, with landscaping and ashpauling proceeding in a staged fashion. Their block has a higher elevation than mine.

A peak wet weather event occurred on 29th January 2016, whereby runoff from the Baker Court area resulted in inundation of water into the top right corner of my backyard. It cascaded as a rivulet into my garden, flooding my carport.

The side of my house adjacent to the higher block had runoff cascading over one of my retaining walls in a waterfall like fashion, which resulted in water entering my lounge room with associated carpet destruction due to flooding of my lounge room. I still have video evidence of the water runoff, taken for insurance purposes at the time.



Landscaping and drainage from the block adjacent has subsequently not had a repeat of the water runoff. I have also established a drainage pathway from the top right of my property. The water easement runs parallel to the back of my property in the proposed development area.

I have noticed the detailed drainage plans in the submission, However what assurity do we have as preexisting householders that with vegetation clearage and changes in fall or grade of the blocks developed on a height above us, that our properties will not be impacted by waterfall runoff or inadequate drainage in peak extreme wet weather events? What legal recourse do we have if such damage occurs?

I am not against the development per se, just wanting the planning people to be aware of the challenges of the grade of the development and the potential impact that wet weather conditions can have on pre-existing properties if drainage and the effect that land clearing, which will alter water runoff pattern flows can have during the process of development as well as after building.

Yours faithfully,

Kim Barrett

28 Bayview Drive,  
Blackstone Heights.

Mobile: 0411242979

Email: [kimtas58@gmail.com](mailto:kimtas58@gmail.com)



**Tenille Rosevear**

---

**From:** Jane <carrogin@hotmail.com>  
**Sent:** Wednesday, 9 September 2020 10:29 AM  
**To:** Planning @ Meander Valley Council  
**Subject:** Planning Application PA\20\0030

With regard to this planning application on Panorama Road, my one concern is the extra traffic.  
95 lots will create more than 95 extra vehicles.

In the event of a bush fire in this area, we only have one main road out.

There are also more lots being prepared on the opposite side of Panorama Road just below the Water Depot.

Please reconsider.

This road is very busy at certain times of the day with traffic traveling faster than the speed limit.

Kind Regards,  
J Purtell  
Panorama Rd  
ph 63401746



## **Proposed 95 Lot Subdivision Blackstone Heights Drainage Concerns.**

**The storm water / drainage concerns we have are in relation to our 32 Bayview Drive property, planning notice # (CT:31434/15).**

We would like to have the full details as to what going forward will be the changes made to the open drain current and any other storm water piping that attempts to collect all the run off water from the blocks / new road ways to the rear of our property which is then channeled into the storm water easement which currently goes down through our property.

This open drain has on 3 occasions overflowed and flooded our lower level back lawn so hopefully any changes will address this issue.

We have recently renewed our rear fence that adjoins the subdivision proposal and in doing so we had to remove all the blackberries to gain access for this work. Now that this has been done we strongly recommend that council and the developers engineers revisit this area now so they can see exactly what they are up against and not just work of a drawing that is probably 30 plus years old.

The Fauna study is important to ensure that we maintain an even balance with our native animals but it has missed one and that is of a Platypus we have had 2 sightings in and around the storm water entrance one of which was unfortunate that our Border Collie at that time found it and was playing with it, we contacted Parks and Wildlife who came and collected it but was too late to save it.

Finally the Main Question we have is  
**What Impact Will This Have On Us at 32 Bayview Drive.**

Does the developer or one of his contractors

- have the rights to enter onto our property uninvited?
- required to return our property back to as was before they entered at there cost
- any damage done to any of our assets to be repaired or replaced at there costs.

Regards

Noel & Leanne Davidson  
 32 Bayview Drive  
 Blackstone Heights

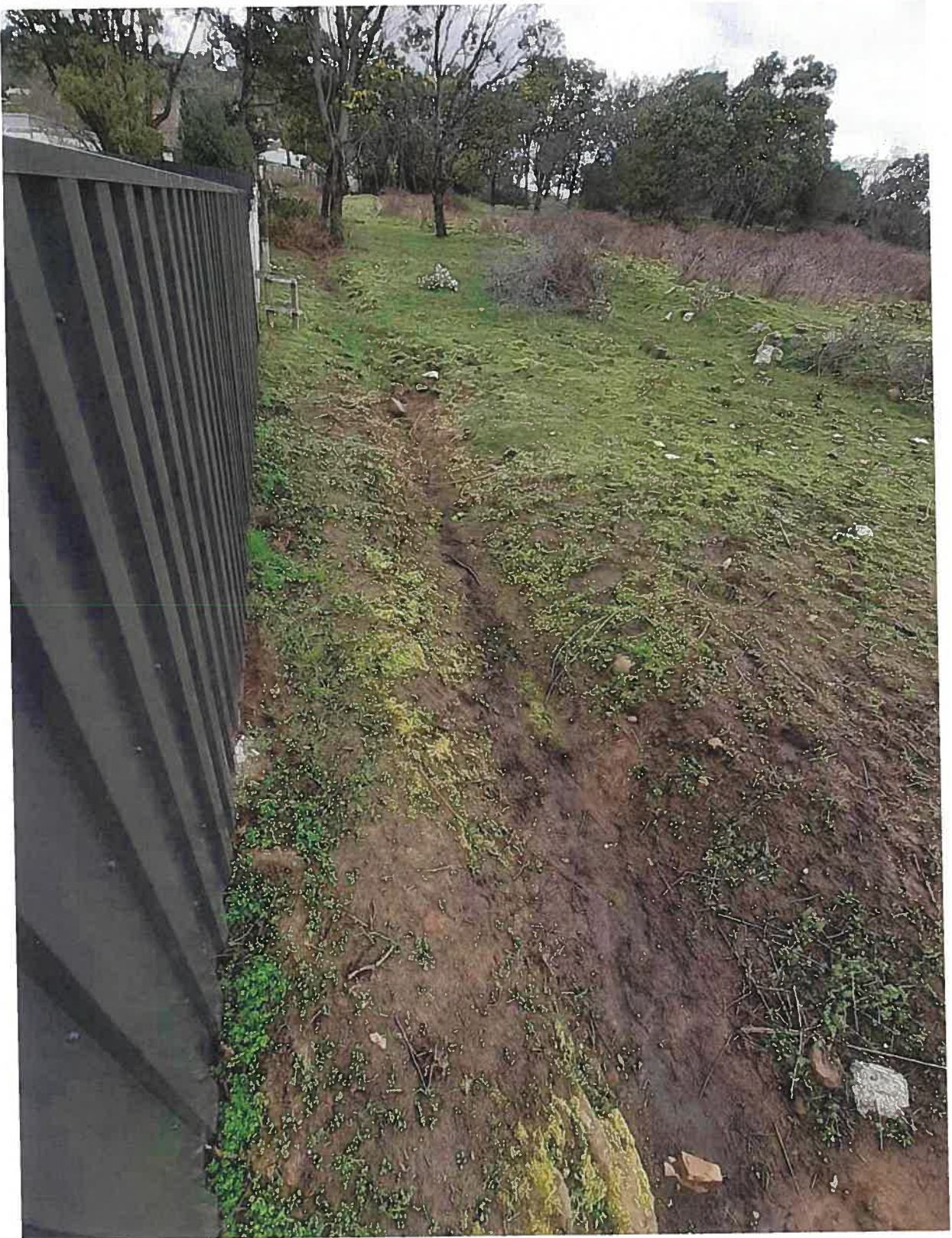


## Proposed 95 Lot Subdivision Blackstone Heights Drainage Concerns.





## Proposed 95 Lot Subdivision Blackstone Heights Drainage Concerns.





## Proposed 95 Lot Subdivision Blackstone Heights Drainage Concerns.





## Tenille Rosevear

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**From:** Carol <carol@black-stone.biz>  
**Sent:** Saturday, 12 September 2020 6:35 PM  
**To:** Planning @ Meander Valley Council  
**Subject:** Proposed 95-Lot Subdivision at Blackstone Heights To the General Manager

Can you advise your plans for our roads at Blackstone Heights please.

One road in and out and this will introduce around another 1000 cars using this road daily.

As council take their fees and extra rates once built, what is council planning to alleviate this issue.

If no plans are made to address the road in and out, as a Blackstone Heights resident and rate payer I object to this subdivision

Carol Brydon



## Tenille Rosevear

---

**From:** Tasha <tashabaldock@gmail.com>  
**Sent:** Saturday, 12 September 2020 10:11 PM  
**To:** Planning @ Meander Valley Council  
**Subject:** Blackstone heights sub division

Good evening,

I would like to know how the proposed new subdivision is going to accommodate an influx of vehicles on our local roads. At Blackstone we only have ONE road in and that's the same road out! What is it going to look like for us in peak hour traffic, morning & night 5 days per week? I unfortunately see this causing a bottle neck situation similar to Riverside!

Would someone be able to personally address this concern with myself & my neighbours.

Natasha Baldock 0407056171

Blackstone resident

Sent from my iPhone



**Tenille Rosevear**

**From:** Spangaro, Debra P <debra.spangaro@education.tas.gov.au>  
**Sent:** Sunday, 13 September 2020 9:06 PM  
**To:** Planning @ Meander Valley Council  
**Subject:** FW: Planning Notice PA\20\0030 -Residents representation re subdivision at Blackstone Heights

As per recent email, however this time the subdivision has increased from 89 to 95 lots!

Regards

Luigi & Deb Spangaro

---

**From:** Spangaro, Debra P  
**Sent:** Tuesday, 14 January 2020 5:53 PM  
**To:** [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au)  
**Subject:** Planning Notice PA\20\0030 -Residents representation re subdivision at Blackstone Heights

January 14<sup>th</sup>, 2020

Dear Mr Harmey & Meander Valley Council

I wish to submit a representation to council in regards to Planning Notice PA\20\0030 submitted by PDA Surveyors. This is a proposal for an 89 block subdivision at Panorama Road, Blackstone Heights. I request the council to address a number of concerns raised by local residents, and ourselves in regards to this significant application.

Our main concerns are as follows:

1. This area of Blackstone Heights is zoned as Low Density residential. The Tasmanian Government Planning Commission lists the 3 zoning types as General Residential, Inner Residential and Low Density Residential. Low Density Residential is identified as providing 'greater setbacks and a larger permitted minimum lot size of 1500m<sup>2</sup>'. ([https://planningreform.tas.gov.au/\\_data/assets/pdf\\_file/0005/390857/Fact-Sheet-3-Tasmanian-Planning-Scheme-Residential-Development-September-2017.pdf](https://planningreform.tas.gov.au/_data/assets/pdf_file/0005/390857/Fact-Sheet-3-Tasmanian-Planning-Scheme-Residential-Development-September-2017.pdf))  
 Unfortunately, the new subdivision has over 77% of blocks less than 1500m<sup>2</sup> in size (a mere 20 out of the proposed 89 blocks meet the permitted minimum of 1500m<sup>2</sup>).
2. The 'anticipated additional traffic and pedestrian movements' is a concern. The safety of our pedestrians and road users in general should be at the forefront of the council's decision making. Footpaths are non-existent in this area of Blackstone Heights. This has been highlighted before as many walkers are faced with an aging, gravelly narrow shoulder of the sealed road to walk children, prams and dogs. Children are left with nowhere to safely ride bikes at certain areas of the road where it narrows on bends. We have observed when adults have slipped on the gravel when trying to remain safe walking besides moving vehicles.  
 If the area gains another 89 homes with one or two cars per family, the gutters where we have seen a fatal crash in December 2014 will need to be addressed. Many vehicles have come to grief over these overly wide and deep culverts in a number of different ways perhaps not reported to police or council, and sadly we have seen one young adult deceased, please do not underestimate the danger of these with increased traffic.



3. In regard to the Traffic Impact Assessment 4.2, our concern is that the traffic survey was conducted by TCS on Thursday 3<sup>rd</sup> January 2019 for 20 minutes at 5.10pm. This is recorded as a representation of peak traffic. In reality this survey was conducted during peak Christmas holiday season when the majority of families were not travelling to and from their workplace, did not include school traffic or represent a normal flow of traffic in the area.
4. The upgrade of sewerage and water supplies for the area is obviously necessary. Taswater would need to be involved for obvious reasons. The sewerage has been an issue in the past and currently for a few unfortunate home owners, still is.
5. Access to the Blackstone area is via one main road. In the event of a bushfire, the current 1200 plus people plus any future residents need to be able to safely leave the area by a second access road in case of any blockage on the current roadway.

I trust that our concerns will be heard at council meeting. Although we believe progress is necessary and understand the positive nature of making improvements and growth in our residential area, we believe the above concerns need to be addressed. We would be more than happy to participate in a meeting with fellow residents and Meander Valley Council representatives in the near future.

Yours sincerely,  
Luigi & Deb Spangaro

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*Please consider the environment. Do you really need to print this email?*



Tim Shegog  
91 Panorama Rd,  
Blackstone Heights, TAS 7250

14/09/2020

General Manager  
Meander Valley Council  
PO Box 102,  
Westbury, TAS 7303

Via email: [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au)

**RE: Application PA\20\0030 Subdivision 95 Lots, Panorama Rd Blackstone Heights (CT:173550/1)**

We refer to the above planning application submitted to the Meander Valley Council. The following concerns we wish the council to seriously consider.

1. Existing residences of Low Density Residential (LDR) bordering the development currently enjoy great amenity of private open space and being the reason many choose to live in this area.
  - a. Lots 2,3 &4 of stage 2 are still only of 1000m2 range. This given the sloping topography of the land affects the amenity of our private open space in the rear of our properties.
  - b. An acceptable solution would be to make lots 2,3 &4 two lots of around 1500m2, by doing this it would allow future houses on these lots to comply with site and design requirements for private open space.
2. The application refers to the existing "quarry as *one solution* and an *example* of how it could be managed and the final method will be calculated as part of the engineering process."
  - a. The final method needs to be part of the Development application so that neighbouring properties close to the site can assess the potential impact of environmental nuisances
    - o Vibration (nuisance and structural damage)
    - o Air Blast (nuisance and structural damage)
    - o Fly rock (Personal Safety and structural damage)
    - o Noise (nuisance)
    - o Dust and Fume (nuisance)
  - b. If the proposed works will introduce drilling and blasting environmental nuisances will it be referred under the Environmental Management & Pollution Control Act 1994 (EMPCA) so as environmental nuisances are evaluated and controlled under permit conditions?

Regards,



Tim Shegog  
Ph. 0407871568



## Tenille Rosevear

---

**From:** Tim Shegog <tim.shegog@bigpond.com>  
**Sent:** Monday, 14 September 2020 9:51 AM  
**To:** Planning @ Meander Valley Council  
**Cc:** Debbie Shegog  
**Subject:** Representation PA -20-0030 Sept 20.pdf  
**Attachments:** Representation PA -20-0030 Sept 20.pdf

Please find attached representation for PA -20-0030

Regards  
Tim Shegog  
0407871568

Sent from my iPad



## Tenille Rosevear

---

**From:** Evan Hughes <Evan.Hughes@raepartners.com.au>  
**Sent:** Monday, 14 September 2020 10:14 AM  
**To:** Planning @ Meander Valley Council  
**Cc:** Sally-Ann Hughes (winky21@msn.com)  
**Subject:** Notice of Application for Planning Approval PA\20\0030 Panorama Road Blackstone Heights  
**Attachments:** 2290937.pdf

Dear sir,

Please find attached submission in relation to the above Notice.

Kind regards,

**Evan Hughes**  
Principal

**rae&partners**  
LAWYERS

Level 3 Cimitiere House  
113 Cimitiere St  
(PO Box 1257)  
Launceston Tasmania 7250

t 03 6337 5555  
f 03 6334 1693  
e [evan.hughes@raepartners.com.au](mailto:evan.hughes@raepartners.com.au)  
[raepartners.com.au](http://raepartners.com.au)

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14 September 2020

Meander Valley Council  
General Manager  
PO Box 102  
WESTBURY TAS 7303

**Via Email Only: [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au)**

Dear Sir

**RE: APPLICATION FOR PLANNING APPROVAL  
PANORAMA ROAD, BLACKSTONE HEIGHTS - CERTIFICATE OF TITLE 173550/1**

Thank you for the opportunity to provide a written representation in relation to the above Application for Planning Approval. I confirm that I am a resident of Baker Court and am an interested party in the sense of being impacted upon by the determination of Council as to whether the application receives approval or otherwise. I make this submission as a private citizen and confirm that these are my personal views and opinions not that of my firm.

**General Observations**

The plan of subdivision submitted by PDA Surveyors indicates an intention to create a 95 lot subdivision in the suburb of Blackstone Heights. On the question of firstly general suitability the Council should have regard not only to the question of the zone applicable but also the characteristics of the suburb, the existing structures and the Desired Future Character Statements outline within the Meander Valley Interim Planning Scheme 2013 ("the Scheme").

As stated within the Scheme at 12.1.3 Blackstone Heights is characterised by large, prominent single dwellings and outbuildings on larger lots. While an improvement on PA\20\0030 lodged January 2020, this re-drafted plan of subdivision still sits at odds with this statement of the character of this suburb.

This is further reinforced within the Scheme under 12.4.3.2A1 prescribing a minimum lot size in accordance with Table 12.4.3.1. That lot size is specified as 1600m<sup>2</sup>. Blackstone Heights is described as a low density residential area under the Planning Scheme falling under Part 12. By my calculation only 18 of the residential lots meet this requirement with the vast majority falling short of the minimum requirements under the above Table. Allowing a subdivision of this nature would in effect re-zone by stealth this suburb into a different residential zone under the Scheme.



Key features of the suburb apart from its description as "low density residential by virtue of zoning", Blackstone Heights is a semi-rural location and has been described as much by the Courts when considering matters that have arisen within Blackstone Heights. It is a community that values the aspect and character of the geography of the suburb as well as the natural fauna and open space that comes with residing there. I will turn to the question of the environmental factors relevant to the application later in this representation. This plan of subdivision provides for improved public open space but still with high density housing forming the essence of the plan of subdivision.

The attraction of Blackstone Heights as a location to live, given its distance from the centre of Launceston when travelling by vehicle rather than observed geographically, comes from its semi-rural aspect, its broad open spaces, its wealth of wildlife and the quiet enjoyment that comes from the way Council has diligently managed planning applications within this region over a considerable period of time.

The impact on the amenity, privacy, aesthetic and characteristics of the suburb would be significant if this plan of subdivision were to be approved. Whilst each application is considered on its merits I carry the further concern that if approved this would pave the way for further high density developments irrevocably removing the characteristics of the suburb which stand it aside and that Council have seen fit to include within the Planning Scheme in order to protect those features.

### **Infrastructure**

#### **Sewerage and Water**

I carry concerns and note that others within the suburb are of a similar view, that the sewerage and stormwater infrastructure lacks the capacity to appropriately process material created as a consequence of the subdivision if approved. I can indicate that the blocks at the end of Baker Court have been the subject of flooding historically as a result of heavy downpours where stormwater outlets have become clogged, blocked and over-run by the existing run-off naturally flowing through Title 103 on the Plan of Subdivision. There has been little, if any, material to assist the Council in determining whether the existing infrastructure is capable of supporting such a large subdivision. At the very least this would warrant further and careful analysis of the existing infrastructure's capacity and the effect of a failing of that infrastructure in the event that a high-level stormwater event were to occur and the ability of the existing sewerage infrastructure to manage so many new properties. I note with disappointment this concern has not been addressed in the re-submitted plan.



Traffic Impact Assessment

Contained within the Plan of Subdivision is the Traffic Impact Assessment prepared by TCS. Little guidance can be gained from this assessment given that it relies upon fundamentally flawed factual material in drawing its conclusions. Included within the re-submitted PDA\20\0030 is a response from TCS dated 28/01/2020 noting a number of issues raised and then failing to address them. I will now turn to those matters again in sequence:-

- (i) The survey conducted by TCS was conducted on Thursday, 3<sup>rd</sup> January 2019. Clearly this would not have been an ordinary traffic flow date given that it was two days after the New Year's Eve holiday and many residents would have been on leave and that it falls outside of ordinary school terms;
- (ii) The data collected by TCS is self-contradictory on that point given that under 4.2.3 the AADT on Pitcher Parade is described as approximately 3000 vehicles per day. Given that Pitcher Parade is the only access point from which vehicles travelling along Blackstone Road or Panorama Road can then enter onto Country Club Avenue the data collected by TCS reveals an ADT cumulatively between 4.2.1 and 4.2.2 of only 1900 vehicles per day. Given that the Council conducted its survey in April 2017 it reveals that the timing of the traffic survey has resulted in a skewed data set which is of little or no assistance to Council in determining the true traffic impact as considered by TCS later within their report;
- (iii) The report has not taken into account high level traffic events such as large concerts, functions and community events conducted at the Country Club Casino. Given that Pitcher Parade feeds to Casino Rise which in turn feeds to Country Club Avenue it is essential that a proper understanding of the traffic flow through Country Club Avenue at peak times is understood for the purposes of safety. When the Casino conducts large-scale open-air concerts the traffic flow is considerable along Country Club Avenue as well as Leavers Dinners, the Wedding Expo and countless other concerts, performances and events. It is not uncommon for a resident of Blackstone Heights to be in a line of traffic which extends for the entirety of Country Club Avenue to the Westbury Road roundabout whilst travelling to Blackstone Heights as a procession of vehicles makes their way to one of these functions. It also does not take into account the fact that the Country Club Casino is a staging ground for Targa Tasmania and the effect of that upon traffic flow for residents in a significantly expanded suburb as a result of this subdivision;
- (iv) The traffic report has failed to take into account the approved plan of subdivision of Cohen & Associates under Meander Valley Council Planning Permit PA/16/000 relating to Certificate of Title 123378/1 whereby 12 further lots have been approved on Panorama Road. The traffic impact assessment makes no mention of this further



subdivision given that it has already received approval it will have an impact upon the calculations performed as to whether they represent a true assessment of the likely consequences of an approval of PA/20/0030. I pause to note that PA/16/000 has 12 lots all of which exceed 2000m<sup>2</sup>.

In summary, the Council is left without any reliable expert assistance in relation to traffic impact and before even considering this application the applicant ought be required to address each of the issues outlined above by way of a further report.

The traffic generation and assignment calculations under Section 5 of the report are flawed calculations given that the base data is likewise flawed. For this reason the conclusions drawn in 7.5 are not substantiated by a factual foundation upon which the Council can rely.

Despite being provided with the benefit of these observations the supplementary report dated 28/01/20 responds:

- i. By describing the analysis as a "ballpark" guide rather than an analysis.
- ii. Acknowledges the shortcomings of the data.
- iii. Fails to secure further relevant and reflective data by further traffic surveys despite having the time to do so.
- iv. Fails to engage on the issue of traffic congestion and safety when high-volume events are proposed at the Country Club Casino such as Targa and Red Hot Summer.
- v. Acknowledges that Casino Rise will be a "pinch point" (my words) but makes no factual re-assessment of traffic flow through this area which is also proximate to the Country Club Villas entrance and neighbouring retirement home.

#### **Pedestrian Access and Use**

A further concern completely unaddressed by the TCS report is the current and increased pedestrian use of the relevant areas. This is of particular concern with respect to Panorama Road and Kelsey Road where there are no footpaths and, as can be seen from the images in the TCS report itself, Figures 5-13, demonstrate the exposure of pedestrians utilising these areas. The type of use is also relevant when assessing the risk, with persons walking dogs, riding bikes with young children, and pushing prams along these roads a daily event.

With an increase in traffic and pedestrian flow the interaction between these uses, and vehicular traffic, has not even been considered.

#### **Bushfire Hazard Management Report**

The area of the proposed subdivision is a bushfire prone zone which in turn engages Planning Directive No. 5.1 Bushfire-Prone Areas Code. Despite these issues being highlighted by previous submissions, I submit that this report is likewise deficient as it has failed to consider not only the direct BAL rating of each of the proposed lots but the broader infrastructure issue surrounding a development of this size in a suburb of this nature. When considering bushfire risk one must not only consider the direct ability of firefighters to respond and of residents to protect or flee their



properties, but the surrounding road infrastructure that would then facilitate that access and event. The Council may draw some assistance from the proposed development in the Sydney suburb of Ingleside where the local Council secured an independent review into the proposed development plan which found that residents would not only have been exposed to extreme existing bushfire risk but also the deadly consequences of an evacuation scenario. In a report prepared for Council by Meridian Urban the challenges presented by the bottleneck nature of the suburb exposed emergency services workers to unacceptable risk as well as those within the suburb attempting to exit the suburb in the event of such an event. To its credit the Department of Planning & Environment declined to approve the proposed subdivision upon the basis that safety was its primary concern stating in a quote to the media:-

*"Any development would need to be at a much lower scale and we would need a guarantee that the road network could handle the extra development in the event of an evacuation".*

Modelling and mapping of dynamic vulnerability with respect to evacuation is a science which has been developed and refined for over 20 years. In the text Fire & Materials Volume 43 Issue 6 produced by the United States Government adopted by the Canadian National Research Council and quoted in other articles the complexity and difficulty of evacuation is carefully considered. This article was first published on the 1<sup>st</sup> May, 2019. The authors use a number of modelling tools to assess the vulnerability of suburbs and form a number of important conclusions which can be summarised as follows:-

- (i) A careful analysis of road infrastructure is required to determine the ability of residents to effectively and safely evacuate in a circumstance of a no-notice emergency;
- (ii) Traffic control measures and minimisation of hazard is impacted upon significantly where there is only one point of entry and exit such as Blackstone Heights;
- (iii) The dynamic of an emergency event means that first responders are hampered in circumstances where those that are attempting to leave the scene require assistance in exiting and their ability to enter the danger zone carries a heightened risk of injury and fatality in particular where traffic management tactics cannot be immediately employed at the initial phase of deployment. The concept of a *"bottleneck"* arising from an emergency event is a real one which ought be considered by proper evacuation modelling and an assessment of the existing infrastructure to cope with such an event. See, for example, *Risk Management In The Emergency Management Context* Australian Journal of Emergency Management Volume 12 No. 4, pages 22 – 28.

Despite the above detailed and precise statement of concern, the re-submitted PA\20\0030 fails to address these issues. The TCS report argues that the access points created by the subdivision will improve access for emergency services. This is only true of the subdivided area itself and is a "bootstraps argument". By creating the sub-division we improve emergency access to the sub-division. The actual issue is the single access point into the suburb itself as acknowledge, but not comprehended, by the TCS supplemental report.



Put simply, for the sake of clarity, there is only one access point into or out of Blackstone Heights, Casino Rise.

### **Natural Values Report**

#### **Fauna**

I note with some surprise that the author has relied upon the Natural Values Atlas for the recording of a sighting of an eastern barred bandicoot in 2004. I have a photograph on my phone of an eastern barred bandicoot in Baker Court within 20 metres of the boundary of the subdivision taken on Sunday, 12<sup>th</sup> January, 2020. There are repeated and frequent sightings of eastern barred bandicoots in this area. These have been reported to the Department of Parks & Wildlife in a survey generated by the Department seeking information from the community around the sightings of these animals. Council may benefit from sourcing information from the Department on the fauna that has been recorded in this area.

Further to this I have personally observed and am willing to confirm that the following species utilise this open space:-

- Eastern barred bandicoot (at least six sightings in the last 2 years)
- Southern brown bandicoot (multiple sightings too numerous to name)
- Bettong, also known as the southern or eastern bettong. I have a recording of this creature with perfect clarity within three metres of the boundary of the proposed subdivision which I am happy to make available to the Council for its consideration. I note that this animal is described as a "*near threatened species*" under its classification within Tasmania
- Southern Boobook owl. I have heard the owl with its distinctive call at least weekly coming from the area of the proposed subdivision. I understand other neighbours have in fact observed these owls
- A myriad of birdlife including rosellas, green parrots, black parrots, kookaburras, butcher birds, finches, wattle birds and numerous other smaller species of birds that are beyond my capacity to identify as a non-expert
- Pademelons
- Echidnas (echidnas traverse our property from the area of the proposed subdivision at least once every three days during summer)
- Wallabies
- Forester kangaroos



- Quolls (I have photographs of a quoll in our yard where it was located 15 metres from the boundary of the proposed subdivision)

The impact on the wildlife in the area is not just as a result of the loss of habitat but the introduction of predatory species such as dogs and cats. I have observed the devastating effect of feral cats, as well as domestic cats, upon natural wildlife. It must be presumed that at least a percentage of the 95 new homes proposed within the subdivision will include such domestic animals and the impact of that upon the diversity and numbers of each of the species outlined above.

This report has also not considered the impact of run-off upon Lake Trevallyn and the effect that may have upon species such as platypus, which are known to frequent the lake. Whilst I have not been fortunate enough to see a platypus in Lake Trevallyn I have a number of friends who are willing to attest to the fact that they have.

The likelihood of decreased species numbers and of consequential roadkill events arising from such a high density development is very high. To suggest that species of value can move to other areas after displacement is to ignore the purpose of a Natural Values Report. The same argument could be made of any area for example, slated for logging and clearance, regardless of its value.

### **In Conclusion**

I thank the Council for the opportunity to make this representation. For the reasons outlined above I urge the Council to reject the plan of subdivision in its current form. I am happy to amplify upon any of the matters contained within this representation or provide any of the material relied upon for the purposes of this correspondence and can be contacted on the following email address - [evan.hughes@raepartners.com.au](mailto:evan.hughes@raepartners.com.au).

I again confirm that these are my personal views and do not represent the views or opinions, legal or otherwise, of Rae & Partners Lawyers.

Yours faithfully

**RAE & PARTNERS LAWYERS**



**EVAN HUGHES**

Principal

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**Tenille Rosevear**

**From:** Houghton, Carol <Carol.Houghton@dpipwe.tas.gov.au>  
**Sent:** Monday, 14 September 2020 10:34 AM  
**To:** Planning @ Meander Valley Council  
**Subject:** Representation re Application for Planning Approval, PDA Surveyors - PA\20\0030

Thank you for your letter dated 28 August 2020 regarding Planning Notice reference PDA Surveyors - PA\20\0030. We make the following representation with regard to this application.

- **Planning Applications**

It would be very helpful to members of the public if Council included a list of acronyms and abbreviations used in such planning applications, either in the advertised application or on the associated web page. There are many acronyms and abbreviations used throughout the PA\20\0030 application, particularly in the Traffic Impact Assessment, that have no description. It takes an interested lay person a significant amount of time and research to determine what these acronyms mean.

- **Sewerage**

We have concerns regarding the current sewerage system's ability to handle an increased intake. Some years ago, we were plagued by a foul odour from sewage on many occasions and were advised that there would be no large housing developments in the Blackstone Heights area because the sewerage system was not capable of treating an increase in sewage volume. We have not seen or heard anything to the contrary in the intervening period. We do recall TasWater conducting a large-scale audit of the wastewater/sewerage treatment plants around Launceston, but we are not aware of the outcome of that audit and whether it impacted sewage treatment in Blackstone Heights.

- **Blackstone Heights access and egress**

As indicated at 4.1 of the Traffic Impact Assessment, Blackstone Heights is accessed via Casino Rise-Pitcher Parade-Blackstone Road. Early plans of the area showed other access/egress points that have not eventuated (western end of Blackstone Road and Neptune Drive). Having only one road in and out of Blackstone Heights poses a risk to residents in the event of an incident that requires immediate evacuation, such as a bushfire, and this risk will be exacerbated by an increase in traffic. We believe that this concern has been raised by other residents providing feedback in this instance and to Council members at other times.

- **Blackstone Road-Panorama Road intersection**

The flow of traffic travelling west along Blackstone Road is already impacted by vehicles turning right into Panorama Road. Vehicles travelling along Blackstone Road often move off the tarmac and onto the shoulder of the road to manoeuvre around vehicles turning, or waiting to turn, into Panorama Road. The risk to vehicles and occupants travelling along Blackstone Road is increased by the narrowed shoulder on the left of the road at the western end of the intersection created by the exposed culvert headwall and drop-off.

As indicated in the development application, this is the Blackstone Heights intersection that will be most highly impacted by the increase in traffic to and from the new development. Vehicles must travel along either Blackstone Road or Panorama Road to enter or exit the new subdivision. The increased volume of traffic into Panorama Road emanating from this development will further degrade the flow of traffic west along Blackstone Road and increase the risk posed to vehicles and occupants at this intersection, particularly during peak times.



Serious consideration should be given to creating a right turn lane (CHR?) from Blackstone Road into Panorama Road to help manage the flow of traffic at this intersection.

### Summary

Our only concerns with this development relate to the impacts it will have on existing infrastructure in the area, namely sewerage and roads.

Council must be mindful of the additional road traffic entering and exiting Blackstone Heights, before, during and after this stage and future stages of this development. Every effort must be made to address traffic issues now, before future stages of development proceed. Our primary concern is for the safety of residents, particularly during peak traffic periods or an emergency event. A serious accident at the Blackstone Road-Panorama Road intersection would halt all traffic into and out of Blackstone Heights. While such an occurrence may only prove inconvenient, it could easily prove fatal during an emergency.

Yours faithfully,

Carol & Graham Houghton

40 Blackstone Road  
Blackstone Heights Tas 7250  
Ph: 0400 134433 / 0418 430739

Email: [Carol.Houghton@dpipwe.tas.gov.au](mailto:Carol.Houghton@dpipwe.tas.gov.au)

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**From:** Peter Twitchett  
**Sent:** 14 Sep 2020 13:16:13 +1000  
**To:** Planning @ Meander Valley Council  
**Subject:** proposed 95 lot sub division, panorama rd, Blackstone Heights

To whom it may concern

I'm a current resident of 27 Panorama Rd, Blackstone Heights and I'd like to voice my feelings on this development knowing that the sub-division will go ahead and will take time to complete, and within that time frame I would like to see what the council proposes to do with the following points

Panorama Rd has Zero footpaths - and already has walkers and cyclists using the nature strips and road side (this is a road with steady traffic and also large vehicle traffic ie buses, trucks)

Panorama Rd has extremely large, deep and open stormwater gutters - which are dangerous for vehicles, cyclists and walkers

will this be remedied?

The increased traffic of over 800 cars/vehicles per day will have a massive and devastating effect on wildlife roadkill. Which is already an existing problem.

what fencing / underpassing / habitat development will take place?

Blackstone Heights has one road in one road out, which ties in with bushfire threats. so in an emergency or evacuation there will be major congestion here and lives will be lost.... also regarding bushfires we are surrounded by hills and scrub, what process or protocols are in place to keep this scrub clear of litter and dead wood to a minimum.

sincerely

Peter Twitchett  
0410453794



**Tenille Rosevear**

**From:** Brett <brichmond@gmail.com>  
**Sent:** Monday, 14 September 2020 2:24 PM  
**To:** Planning @ Meander Valley Council  
**Subject:** Application PD Surveyors - PA\20\0030  
**Attachments:** Blackstone Subdivision.docx

Hello,

I refer to the above planning application for Blackstone Heights in relation to the subdivision proposal.

Concerns/objections I would like to raise with this proposal.

\* Section 4.2.1 - whilst the application acknowledges that the traffic survey conducted on the 3rd January 2019 would be impacted by the timing of the survey in regards to reduced traffic due to school & holiday period, why has the survey not be reconducted at a date that better represent the traffic numbers....my conclusion is that concerns would be increased by what the true numbers of traffic for a "regular" working day would look like & how it would impact this proposal.

\* Section 4.2.2 - please see above - dates chosen were to better enhance the proposal as opposed to a true reflection of traffic numbers.

\* 7.5 - Would should MVC (the ratepayers) have to pay for the upgrades suggested in this point?

How will suggested line-markings at the Casino roundabout improve traffic conditions that have been acknowledged as a concern in the report?

The suggestion of low impact on wildlife is flawed. I have been a Blackstone Heights resident for almost 12 years & the decline in the bandicoot population in this time is alarming with out this proposed subdivision going ahead.

By my understanding the report lists the area as a potential habit for bandicoots & quolls.....the word potential should be removed at there are certainly both species living in this area.

I would not imagine MVC collects any data from the roadkills collected by it's truck each day, but it there is data this would not take into account the large number of carcasses that are removed by residents before the truck arrives, which are placed in the undershrub on the roadside.

The report does also not take into consideration the additional cats & dogs that will reside in the area & the impact they will have on the current wildlife.

Based on the above concerns the wildlife impact needs to be lifted from low to medium if this process is to be taken seriously.

I also note that no impact statement has been undertaken for the direct effect that will occur in regards to foreshore erosion on the Esk river from additional water sport users that this subdivision will bring to the area.

This proposal needs to be rejected or at the very least highly modified.

I have also requested professional insight on this subdivision & attach further objections to this proposal as scoped by a qualified architect.



Regards  
Brett & Rachael Richmond  
Mobile - 0418 135 715

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Senior Planner  
Meander Valley Council  
26 Lyall Street, Westbury TAS 7303

14<sup>th</sup> Sept 2020

**Re: Representation. Planning Permit Application PA\20\0030 Lot1, Title 173550**

Dear Planner,

As a resident of Blackstone Heights we hereby make representation against the development on the following grounds. I note the Company's address is listed on ASIC as High Camp, Victoria 3764.

1. **Significant Development**  
The significance of this proposed 87 Lot Subdivision and future likely development of this lot (67.68Ha / 167.24 Acres) should be considered as a major project in this municipality, with forward planning strategies beyond the limited scope of the current planning scheme.  
I understand that Blackstone Heights is identified for future growth within the municipality, however development in this area is far from being sustainable. This is no doubt a car-dependent community being some 7.5km by road from the nearest shop at Propect and 14km from Launceston CBD. The area is serviced by public transport with only 6 busses to prospect or the the city centre Monday - Friday and 3 on Saturdays.
2. **Bushfire Prone Area and Road Access.**  
In the 2016 Census Blackstone Heights is listed as having a population of 1270 people in 478 dwellings. This is an average of 2.65 people per dwelling. A further 87 lots containing dwellings with average of 2.65 people translates to an extra 230.55 people or an 18.1% increase in population. Pitcher Parade is the only road access for these current 1270 people, or projected 1500 people. The area is surrounded by bushland and while the developers reports list each lot as having a low bushfire attack level, collectively the area has a much higher threat. It would be negligent for the Meander Valley Council to approve such a subdivision of this scale without creating alternative exit routes for the entire Blackstone Heights Community.
3. **Desired Future Character.**  
Meander Valley Interim Planning Scheme 2013 Clause 12.1.3  
"Blackstone Heights is characterised by large, prominent single dwellings and outbuildings on larger lots. This character is to be maintained with due consideration to the mitigation of building bulk through landscaping and the minimization of cut and fill works where development is viewed from public open space."  
Table 12.4.3.1 States a minimum lot size for Blackstone Heights of 1600m<sup>2</sup>.  
The proposed subdivision proposes an average lot size of 1344.97m<sup>2</sup>, with a large number almost half of the stated miniumum size. The smallest lot is lot 16. 823m<sup>2</sup>.  
The pattern of development created by lots such as lot 16, with 6m Front Setback, 5m Rear Setback and 3m Side Setbacks is not consistent with the Desired Future Character of Blackstone Heights. 50% of the remaning 474m of land will be taken up by a dwelling, with remaning areas unsuitable for significant planting, gardens. It is highly likely that the smaller lots of the subdivision will look like low grade subdivisions in other parts of the state devoid of vegetation and with low quality outdoor spaces between dwellings. With smaller lots, the incidence of overlooking of neighbouring private open space is doubled. This has particular impact on the existing residents in Baker Court. While I do not entirely agree with residential lots being a minimum of 1600m<sup>2</sup>, a move to a smaller lot size requires better design solutions. The national target for sustainable / medium density is 25 dwellings / hectare.
4. **Vegetation.**  
The consultant reports are strategically dismissive of the existing vegetation on site. As residents we witness many native animals foraging in the woodland forest. A well-designed subdivision that values not



only the existing flora and fauna, but the well-being and scenic value would include areas or establish wildlife corridors.

reserved

5. Public Open Space.  
The application lists that it includes public open space. I seek clarification that this is simply the roads and 'nature strips'.
6. Staging and impact on existing community.  
I note on the drawings by PDA Surveyors that while stages of the subdivision are numbered, 'Each lot can be released as a separate stage in any order'  
A randomised creation of lots would create an enormous open dust-bowl akin to an mining site within our existing leafy neighbourhood.  
I request that council consider a determined roll-out of the development (if approved) so that a smaller construction site is imposed on our neighbourhood.  
The impact from machinery noise, blasting, dust, fleeing wildlife would be significant.

#### Summary.

At current market prices the developer is set sell the total lots for a figure of at least \$8.2million.  
I request that:

1. Planners and councillors consider their broader responsibility for ensuring future character of this area.
2. Planners look to other interstate subdivisions where wildlife corridors and public reserves are created as part of sub-divisions of this scale and seek to include such in this vast development.
3. Covenants be placed on all lots ensuring the establishment of vegetation.
4. Council implements a strategy for an alternative emergency road.
5. Planners condition a strict staging plan without deviation to ensure the entire size isn't bulldozed and left undeveloped.
6. Strict noise pollution measures are conditioned.

Brett & Rachael Richmond  
38 Bayview Drive Blackstone Heights  
Blackstone Heights 7250



**Tenille Rosevear**

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**From:** Davies, Jamie <Jamie.Davies@dpipwe.tas.gov.au>  
**Sent:** Monday, 14 September 2020 3:57 PM  
**To:** Planning @ Meander Valley Council  
**Subject:** Comments on Blackstone Heights application for development from PDA Surveyors – PA\PA\20\0030

Attention: John Jordan, General Manager, Meander Valley Council

Dear John,

As concerned Blackstone Heights ratepayers, we are writing to comment on the application for development from PDA Surveyors – PA\PA\20\0030 on Panorama road, Blackstone Heights.

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

- (1) Our biggest concern is that if traffic flow is impeded in the event of an emergency such as a bushfire, bottlenecks at this junction could be potentially catastrophic.
- (2) There is strong potential for an increase in accidents at the intersection, particularly during peak hour. This potential is highest when traffic heading towards Blackstone Heights is blocked by cars turning right from Blackstone Road into Panorama Road. There is also potential for accidents to occur when drivers heading towards the city get impatient and turn off Panorama Road into oncoming traffic on Blackstone Road.
- (3) Increased traffic is likely to cause delays and routinely become a nuisance.

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

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

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

Regards,  
 Jamie and Katrina Davies  
 73 Blackstone rd, Blackstone Heights  
 0400 627 939

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## Tenille Rosevear

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**From:** Des & Gay <dgfitzallen@bigpond.com>  
**Sent:** Monday, 14 September 2020 4:43 PM  
**To:** Planning @ Meander Valley Council  
**Subject:** Development 95 Lots Panorama Rd PA/20/0030

To the General Manager,

We raise concerns of the rural land for sub divisional purposes, as there are going to be new blocks behind us at Baker Court. The area has many rock formations below and on top of the ground, and we feel that somebody has to be responsible for any damages caused to existing dwellings when drilling and blasting occurs for roads and other construction work.

Could you please advise who is responsible for any movement or cracking of our dwelling before any work commences.

We still believe that the traffic problems have not been addressed, and in an emergency situation with fire etc, we could be trapped as this has been proven in other parts of Australia recently.

We look forward to your reply

Gay and Des Fitzallen  
9 Baker Crt  
0363401869

Sent from my iPad



1512735

Mr John Jordan – General Manager  
Meander Valley Council  
PO Box 102, Westbury, TAS 7303  
planning@mvc.tas.gov.au  
03 6393 5320

14/09/2020

Dear General Manager,

Re: **Planning Notice**

Applicant: PDA Surveyors – **PA\20\0030**  
Address: **Panorama Road BLACKSTONE HEIGHTS (CT: 173550/1)**  
Proposal: Subdivision (95 lots, roads, public open space, and balance) - general suitability, lot area, vehicle movements, sight distances, vegetation removal, public open space, salinity management area

I would like to submit this written representation on behalf of our family, in relation to the planning notice PA\20\0030 for subdivision of Panorama Road BLACKSTONE HEIGHTS (CT: 173550/1). Having moved here a five years ago, our family quickly settled in, and we absolutely love everything about this area. We particularly appreciate the biodiversity and regular 'visits' to our home from some of the wildlife on the proposed subdivision site – from the **threatened species** of the **eastern barred bandicoots**, and **bettongs (near threatened status)**, to the echidnas, to the wedge-tailed eagles, yellow-tailed black cockatoos, and a whole host of other critters. The genuinely low-density housing significantly contributes to the look, feel and character of the area, and has given us 'space to breathe' – these are some of the reasons we bought into this area.

This area is genuinely unique. There are so many areas around the country that have been ruined by subdivisions becoming smaller and smaller. Having perused the submission, we have several concerns regarding the advertised application for subdivision (**PA\20\0030**), which backs onto our property. These concerns include issues relating to:

1. Natural Values (ie inevitable impact on wildlife, including listed threatened species)
2. Traffic

The following pages expand on these concerns – which have not been addressed since the previously submitted proposal (therefore my written representation – similar to the amended proposal in relation to these matters – remains largely unchanged from my previous written representation).

Thank you for considering this written representation.

Kind Regards,

C. James



## 1. Natural Values

The following native wildlife have been regularly sighted on the (proposed subdivision) site:

- **Marsupials & Monotremes:**

- **Eastern Barred Bandicoots (threatened species – now extinct in South Australia and listed as critically endangered in Victoria)** – have been sighted on a regular (nightly) basis over the past several months (and periodically over several years) directly on the site. The following photos were taken in late December 2019 and early January 2020.



- Eastern/Tasmanian **Bettongs** (aka 'rat kangaroos') – '**near threatened**' status – sighted nesting on our property, but given their extensive foraging range, are most likely present on the site (and appear to have relocated to the site following an unfortunately close call with our lawnmower – which was the first time we became aware of their presence).
- Echidnas (Photo taken early January, 2020).
- Paddymalons
- Wallabies
- Possums



- **Reptiles & Frogs:**

- Blue-tongue lizards
- Snakes
- Skinks
- Frogs (not sure which species – have heard them regularly, but not sighted recently)

- **Birds:**

- **Wedge-tailed eagles:** sighted soaring directly above, and diving for prey on the site.
- **Owls (Southern Boobook, and possibly the Morepork or Masked Owl as well):** have heard the Boobook's distinctive call coming from the site, and have seen an owl perched on a basketball hoop on our property.
- **Pergrine Falcon:** sighted (1 Jun 2020) perched on our fence
- Masked lapwings (plovers – a protected species) – regularly nest on site
- Tasmanian native hens – have nested on site
- **Yellow-tailed black cockatoos** – regularly seen on, and heard from the site
- Sulfur-crested cockatoos – regularly seen on, and heard from the site
- Galahs – regularly seen on the site
- Grass parrots (or similar) – regularly seen on the site
- Kookaburras – regularly seen on, and heard from the site
- Black currawong – regularly seen on, and heard from the site
- Scrubtits – regularly seen on the site
- Superb fairywrens – regularly seen on the site

Written Representation re: **PA\20\0030**

Page 2 of 4



- Butcher birds – regularly seen on the site
- Several other bird species (names of birds unknown to me)



Though many of the above listed species may not be on the threatened species list, their presence is part of what makes this area so wonderful to live in. Interstate and overseas visitors and local (Tasmanian) guests alike have all been astounded by the variety and quantity of animals and birds that live so close to our home – and indeed, on the proposed site which is literally steps from our back door and visible from our balcony.

Even though the site is not strictly their natural habitat, this is the compromised habitat they have happily settled into as their native habitat has been stripped bare and they've been forced into areas such as this. What will eventually happen to their numbers as they are systematically forced from these already compromised habitats they currently call home?

Also, the last page of the subdivision application notes that masked owls require trees with hollows of  $\geq 15\text{cm}$  entrance diameter. Again, I am certainly no expert, and have only looked at parts of the site readily accessible to the public, but the following photos highlight at least one hollow that may be suitable – if not for the masked owl, then certainly other birds.

Even if suitable nesting sites are unavailable for the likes of the wedge-tailed eagle, or the owls, as already noted, the proposed site is still within the active range used by these species, which frequent the site regularly.





## 2. Subdivision Density

The increased size of the proposed subdivisions (since the original proposal last year) look to be substantially better than the original proposal. Nevertheless, they are still smaller than most of the surrounding pre-existing properties with “preferred lot sizes” generally >2000m<sup>2</sup>.

According to council records, the proposed subdivision site is zoned as 12.0 Low Density Residential. According to Council definitions, this means:

*“The **primary purpose** of the Low Density Residential Zone is to provide for **single dwellings on larger lots** in residential areas. ... **where environmental or visual objectives require a lower density of development**. ... This zone occurs across different localities and **each area is unique in character**.”*

*“Subdivision can be considered in the zone and **will be assessed in regard to the preferred lot size for the locality**, access to a road, connection to services and the suitability for on-site wastewater and storm water systems and hazards such as bushfire, flooding and landslip.”*

Particularly taking the existing preferred lot sizes for the locality into consideration (currently >2000m<sup>2</sup>), the noticeably smaller proposed subdivision lots would adversely affect both the environmental (as noted above re wildlife) and visual character of the area.

## 3. Traffic

1. TIA was drafted (Revision 1 – Draft and Revision 2 – Final) prior to construction of new pedestrian footpaths along Blackstone Rd. Do aspects of this report need to be reviewed to take this development into consideration?
2. There is currently only one road in and out of Blackstone Heights, potentially exposing residents to risk of isolation in the event of a disaster (such as bushfires). If further subdivision and development does proceed, it may be prudent to consider the construction of a secondary route/road to service the area.
3. Pedestrian access along Panorama Rd is a concern at times (given the absence of footpaths). Increased traffic flow would likely have an increased risk of injury to pedestrians.
4. Initial traffic surveys were conducted by TCS on Thursday 3<sup>rd</sup> January 2019 – given the holiday period (residents on holidays, absence of school traffic, etc), how representative is the data collected (which forms the basis of projected traffic estimates)? Do the traffic surveys need to be reviewed to ascertain more representative/accurate data for a revised report? Certainly the roundabout on Westbury Rd/Country Club Ave can already be quite busy during peak periods.
5. The TIA (Traffic Impact Assessment) does not appear to take into account other developments in the immediate vicinity that may also contribute to an increased flow of traffic in the near future, such as the subdivision/development currently in progress on Panorama Rd (South of Canopus Dr??), and the proposed development (‘Blackstone Heights Market Place’) at the corner of Blackstone Rd and Panorama Rd, and other subdivisions in the area.
6. TIA traffic projections appear to continue being very conservative/under-stated. Given demographics of area, there is likely to be increased traffic on the roads as teenagers get their own driving licences and vehicles, in addition to the other concerns noted at points 1. and 2.



**Tenille Rosevear**

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**From:** Pete and Barb Smith <petebarbsmith@hotmail.com>  
**Sent:** Monday, 14 September 2020 6:53 PM  
**To:** Planning @ Meander Valley Council  
**Subject:** Fw: Reference no PA\20\0030

To the General Manager

I would like to express my concerns re the development application for the subdivision of 95 lots on Panorama Road (CT:173550/1).

When I purchased my house 10 years ago, the area appeared to be semi-rural. What sold me on my house was the views over the farm land opposite. If this development goes ahead, I will be looking over a mass of houses with a connecting road coming out opposite the bottom of my property - I am concerned about how this affects not only the liveability of the area but it also may damage the market value of my property.

Another reason for choosing to live in Blackstone Heights was the peace and quiet it offered - this will obviously be significantly affected with not only the increased noise traffic but the noise of many more residents. Again, surely this will have a negative effect on the liveability of the area and possibly the property prices of existing properties.

As this is the second proposed subdivision in Panorama Road, I am extremely concerned with the viability of our current infrastructure, especially in regards to water and sewerage being sufficient for these additional properties. During construction, there will be an incredible amount of noise, dust and roadworks that will have significant effect on residents. As there is currently only one road in and out of Blackstone Heights, with the increased number of residents from the first new development and now this new proposed development, what emergency evacuation plans have been proposed in the event of a fire or other significant event for this area?

Another major area of concern is the wildlife that call this area home - especially wallabies and echidnas. We already have enough road kill on our streets without driving these animals from their natural environment.

Overall, I believe this development would significantly, and detrimentally, affect the liveability of this area and this will have a major impact on the well- being of its current residents.

I hope this application can be reconsidered and mine, and the concerns of others, be taken into real consideration.

Kind Regards  
 Pete Smith  
 106 Panorama Road  
 Blackstone Heights 7250  
 PH 0418 432 162



**Justin Simons**

**From:** Perry, Darren L <darren.perry@education.tas.gov.au>  
**Sent:** Wednesday, 16 September 2020 12:08 AM  
**To:** Planning @ Meander Valley Council  
**Subject:** PA/20/0030  
**Attachments:** MVC Sept 2020 Representation Darren and Sally Perry.docx; PA.20.0030 Representation Darren and Sally Perry - Jan 2020.docx

Please find attached representation regarding application **PA/20/0030**

Submitted by Darren and Sally Perry

Residents at 85 Panorama Road, Blackstone Heights.

## Darren Perry

### Curriculum Leader - Health and Physical Education

Years 9 - 12 Curriculum | Years 9-12 Learning

Support and Development | Department of Education Tasmania

Brooks Hub | 215 George Town Road | Rocherlea TAS 7248

p 63111422 | m 0409 402064

e [darren.perry@education.tas.gov.au](mailto:darren.perry@education.tas.gov.au) | w [11and12.education.tas.gov.au/](http://11and12.education.tas.gov.au/)

DEPARTMENT OF EDUCATION



ASPIRATION • GROWTH • COURAGE • RESPECT

I acknowledge and pay respect to the Tasmanian Aboriginal Community as the traditional and original owners of lutruwita/trowunna (Tasmania) and as the enduring custodians of the lands, seas, air and waterways. I pay respect to Elders past and present.



Proudly working with White Ribbon to create a safe  
**Australia's campaign to stop violence against women**

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The General Manager,  
Meander Valley Council,  
26 Lyall Street,  
Westbury. 7303.

Darren and Sally Perry,  
85 Panorama Rd.  
Blackstone Heights 7250

September 14, 2020.

**Representation re, resubmitted Application for Planning Approval - PA/20/0030**

Thank you for the opportunity to again offer feedback on this proposed development. We continue to have concerns about the resubmitted proposal and the lack of public consultation and dialogue around this and other major projects underway in our local community.

The process around this proposed subdivision has been confusing for many and appears to lack transparency and consistency in expectations on stakeholders. Many residents submitted feedback in January and, after no follow-up or response for 7 months, have recently had council make contact to inform they have only a few days to respond. The proposal, after all that time, appears to have been resubmitted with token adjustments and little evidence of the genuine effort a project of this magnitude would warrant.

The timing of the original submission, dubious supporting evidence conveniently shaped to support the resubmission, and some obviously creative predictions and glaring omissions give rise for alarm around the process being robust enough to ensure that major projects are subject to suitable scrutiny.

Many residents in our area believe council have already approved the development and this has been further reinforced by the nature of media reports implying that, despite the failure to comply with regulations, this and other developments managed by Meander Valley Council are a fait accompli.

We are feeling concerned that in the absence of reasonable and open communication around this, that residents' views have been largely ignored and that council have been pressured or treated with contempt by profit seeking developers with little respect for the area, its managers, and the importance of retaining the unique attributes and attractions which have drawn people to make this their home.

We would ask that Meander Valley Council continue to act with integrity and in the best interests of ratepayers in considering this and future large development applications. We suggest that council consider options for more effective, proactive and transparent communication strategies to ensure that information is shared and gathered and open conversations can occur where all stakeholders have a fair and reasonable opportunity to interact.

This most recent application version does little to address the many concerns of ratepayers in the area raised in their responses earlier this year. Review of the resubmission suggests that the great



majority of issues and the justifications behind our previous concerns, as detailed in our original submission in January (attached), remain unchanged and unresolved by this application.

The main issues which we would like to highlight in this response include:

1. Request for Open Public Forums on development of our area
2. Developers explaining a need to operate outside planning requirements
3. Farcical basis for Traffic Survey
4. Balanced consideration of future developments in area and their impact
5. Erosion of amenity and essence of the area

Our views around these issues are outlined below and, as many of our original concerns remain current and unaddressed in this resubmitted application, we have also included a copy of our submission from January this year for inclusion in the reassessment process.

Regards,

Darren and Sally Perry.

#### Request for Open Public Forums on Development of the Area

- We believe that council need to ensure wider open dialogue and feedback from all stakeholders when considering project proposals of this magnitude. Like many who reside in the area and who will be most directly affected by this development we are largely unclear on what is actually proposed and the details of likely impacts and implications.
- Local media coverage seems to suggest that there appears to be a consultation issue for Blackstone residents (both historically and currently) regarding major development proposals.
- Open public forums around any development of significance would help to reassure everyone that due process was being followed, stakeholders' views and concerns addressed, and reassure ratepayers that that uncontrolled and entrepreneur driven proposals are not being rubber stamped without genuine consultation with the community. The phone tower, this proposal, the marketplace/café/ housing subdivision and the observed development of the large area between Columbus Drive and Zenith Court are examples where a series of public forums, open discussion and dialogue would lead to better outcomes for all.
- In our January representation we requested MVC to convene a forum for exactly this purpose. To date this has not occurred and in speaking to others in our neighbourhood we are sure that many in our village community remain frustrated at finding out snippets of information, gossip or facts via social or print media, often after work has commenced, regarding major proposals or development issues that have direct impact on our homes and lifestyles.
- We again call on council to pause any approval of any further development until such time as they are able to organise and run a forum where both MVC staff and project developers may present more extensive detail and answer questions around their visions, plans and management strategies.

#### Developers have not explained a need to operate outside Planning Requirements

- We cannot understand why this developer has not engaged in open consultation with the community to explain why they need dispensation to operate outside planning regulations for this project to be viable.
- Neither submission version makes any attempt to explain or justify the need, valid or otherwise, to work outside regulated planning policy.



- The resubmitted proposal still does not comply with the Tasmanian Planning Scheme State Planning Provisions:  
[http://www.justice.tas.gov.au/\\_data/assets/pdf\\_file/0007/370294/State\\_Planning\\_Provisions.PDF](http://www.justice.tas.gov.au/_data/assets/pdf_file/0007/370294/State_Planning_Provisions.PDF)
- The need for this project to work outside the planning regulations, particularly planned dense housing allotment sizes, has never been explained and directly undermines key features contributing to the nature of this area which have been effectively managed for decades.
- Assuming capacity for full water supply, reticulated sewerage and public storm water connections are possible for the whole proposed subdivision, there are still 9 allotments (approx. 10% of the planned development) which are proposed to be smaller than the required 1500m<sup>2</sup> for low density zoning:

Allotment:	2	3	4	37	38	50	51	87	93
Size:	1010	1001	1005	1159	1009	1013	1011	1160	1236

- Given the disused dolerite quarry site it seems likely that the costs to undertake the required blasting and excavation may prevent making the aspirational plan of full service connections feasible. Only 2 of the proposed 95 allotments meet the 2500m<sup>2</sup> minimum in the event that full connection for all services is not possible.
- The timing of stages for the proposed phases of development is not mentioned and there is no commitment to complete within a timeframe
- The resubmission has some significant inconsistencies – the application form states it is a 6 stage subdivision – the colour coded plan says 12. This raises concerns about developers simply lodging documents shaped to play the system. This example is a significant contradiction and an oversight of this type casts doubt on both a genuine intent to complete/comply and proponent capacity to deliver on such a large project. We would be concerned if this became another decades long incomplete eyesore project in progress. There are many examples where some developer has had council contribute significant infrastructure, opened up a few of the cheapest and easiest sections of land, taken a quick profit then left large areas partially finished for years - plenty of this type of “slow subdivision in progress” are visible in neighbouring councils..
- The disclaimer on the plan document “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” either suggests the developer has only submitted in this format to appease council and intends to alter their plans once approved or wishes to have the option to make changes outside the submission after approval. Either way this suggests that the end product is not likely to resemble that described in the application.
- Also noted within the application documents is that
  - EAW Geo Services report assesses only 30% of the proposed development and focuses on the quarried area of the land - it ignores a significant component i.e. the 70% of the proposed development (currently used for stock) where the likelihood of issues or concerns may well be greater
  - Some of the proposed sewer lines appear to flow uphill....
  - The proposal includes a dubious fire risk assessment referring to concerns raised about safety, traffic flow, emergency vehicle access and the limitations of the suburbs single access route. The Tasmanian Fire Service may well disagree with the cursory opinions offered in the submission. Even without considering factors such as terrain, prevailing winds, vehicle access, etc, a basic Google Map view will demonstrate that



the fuel load and proximity to infrastructure on Blackstone Road is not as described in the proposal.

- **A key concern here is that even in resubmission the developer again fails to demonstrate why they feel their project cannot follow the zoning requirements of the area.** There appears to be no plausible justification for dense housing development in a low density zone - this alone makes the resubmission unacceptable in the area (refer January submission for further details of major impacts and concerns).

#### Traffic Survey

- Many aspects of the traffic assessment appear conveniently thin, lacking in objectivity and aimed at presenting the development as having unrealistically low impacts.
- All of the assumptions, visuals and projected traffic movements have been based on an unreliable data set.
- The proponents have had ample time to make an effort to commission an unbiased and comprehensive traffic survey that shows due diligence and properly examines the considerable impacts of funnelling a large number of extra vehicles through a series of tee junctions and already concerning peak time bottlenecks.
- The provided Traffic & Civil Services Impact assessment is insulting and farcical – there is no credibility in a 50 page report that has been extrapolated from data based on a 15 minute survey (not even time to park and consume a coffee and burger) conducted at one of the areas lowest volume traffic times during the summer holiday period.
- The embarrassingly small 15 minute snapshot window sampling traffic on January 3rd seems purposefully intended to ensure holiday makers, school and university students, and members of working families are all excluded – clearly a large proportion of the population would be away at that time. This data is meaningless and provides no insight into informing management of current or projected traffic loads.
- As with many aspects of the original and resubmitted proposal - there appears to be considerable effort made to gloss over, manipulate or present partial or unsubstantiated information to give a favourably distorted view of the likely impact of the proposed development. This lack of integrity and objectivity is of significant concern.
- For a subdivision development of this magnitude MVC should refuse the submission and demand any future submissions be based on a complete and thorough traffic survey undertaken using an independent third party. This needs to occur across a reasonable sample time and address typical weekly patterns during the school and working year and the loads during various time windows of the day. Even by conducting a current survey vehicle movement data would be diluted and need adjustment to account for the COVID impacts of people working at home.
- Our previous safety and loading concerns remain unaddressed. With one road in/out of the area the cumulative effects of successive tee junction bottlenecks which occur between Bayview Drive and major city or highway arterial links remain unresolved.
- It appears several developers across major projects in this suburb have neglected consideration of traffic flow feasibility and lack solutions for the impacts of normal and/or peak time traffic loads of an additional 900+ residences all feeding onto a single road out-particularly the cumulative build up towards and beyond the Southern end of Panorama Road which would be even further exacerbated by the anticipated non-resident traffic visiting the proposed market and related services.

#### Balanced consideration of future Developments in area



- This request for dispensation undermines the considered, sensible and deliberate long term management strategies of MVC for development at Blackstone Heights and surrounding areas.
- The project submission does not seem to consider its combined impact and role compounding with current and future developments and assumes a considerable cost burden will be provided by local council and state government to prioritise and undertake the related upgrades to quadruple required supporting infrastructure and services associated with this and other major development proposals for the area.
- Rather than a commitment to genuinely foster sensitive development in the area the approach to this project appears to be more aligned to the dense housing and profit driven motives of an inner city infill project. This application does not reflect residents or councils vision for the area.
- This proposal is heavily loaded with expectations that MVC will use ratepayers' funds to undertake a massive co-investment by supporting the significant infrastructure upgrades required.
- This application, combined with the proposed marketplace development, would have extensive impact - not just by quadrupling the volume and demands on roadwork and disruption to traffic flow but also by placing pressure on the capacity of other infrastructure such as sewerage, stormwater, water, garbage, emergency services, communications, public transport, etc.
- Considerable site preparation and roadworks have also been underway on the large land holding between Panorama Road, Zenith Court and Trevallyn Dam, which when considered alongside this proposed subdivision and the more recently announced marketplace and subdivision proposal (with its stated aim of directing traffic from the public development and a further 700 lots onto the Panorama Rd tee junction) would see the 3 projects combine to increase the number of residences by well over one thousand.
- Subsequent demands on service and infrastructure requirements by increasing the number of families from 360\* to over 1200 would be considerable. It is difficult to see feasible options for managing the broader compounding impacts of these large project proposals directing large volumes of additional people, and services onto Panorama Road with all extra traffic having to pass through the Panorama Road/ Blackstone Road intersection.  
\*<https://www.meander.tas.gov.au/assets/docs/Reports-Strategies/Infrastructure/Play-Spaces-Executive-Summary.pdf>

#### Erosion of amenity and essence of the area

- Meander Valley Council in its Community Strategic Plan 2014-2024 aspires to a vision for 2024 "The backdrop of the Great Western Tiers, the mix of urban lifestyle and rural countryside give Meander Valley its unique look and feel, offering liveability and healthy lifestyle choices. A community working together growing for generations to come."  
<https://www.meander.tas.gov.au/assets/docs/Helpful-Documents/Governance-and-Organisation/Strategic-Plan-for-Meander-Valley-2014-2024.pdf>
- The negative impact on amenity from this development relates to the erosion of many combined factors which make the area unique and valued by those who choose to reside here. ( refer January representation) The natural setting and quiet semi-rural location coupled with manageable commute times make it an attractive place to call home.
- Experience of increased commute times:

Year	2000	2010	2020	Add 95+ allotments	Add 1200+ allotments
------	------	------	------	--------------------	----------------------



Speed limits Panorama Rd./ Settling ponds.	80/100	70/80	60/60		
Peak hrs commute time to L 'ton CBD	10 min	15 min	20 min	25 min++	45 min??

- Even with gradual population growth in the area and some major road developments the commute times have steadily increased and are rapidly reaching the threshold where other locations such as Westbury, Grindelwald, or Evandale will become closer in travel time and therefore more attractive options.
- The short term impacts of this proposal are of concern – the application makes no reference to acknowledge the additional road safety risks of heavy vehicles, excavators, and construction traffic, air and noise pollution, blasting, chemicals, dust, odour, inconvenience, reduced access, and potential damage to existing properties.
- There is no evidence of recognising or trying to mitigate the risks associated with the proposed project plan to import 5700 cubic meters of fill. Apart from the road movement and impacts from bringing in 1000 truckloads of fill, there are also the risk of bringing in noxious weeds or other biological threats.
- Longer term impacts on the peaceful setting for residents and local wildlife and disruption to native plants and visual surrounds can only reduce the amenity of our homes and lifestyles
- This proposal is not sensitive to the development policies and low density rural setting so essential to the essence of the Blackstone residential area. Residents have chosen to live here because of the amenity council have embraced and preserved thorough careful and sensitive management of the area and by maintaining a focus on balancing the many lifestyle factors that make the area and its setting unique.

NB - Previous submission also attached.



## TIMING, OPEN COMMUNICATION and PUBLIC RELATIONS

The application would have large and significant impact for current residents. Details, accurate information and intentions have not been well communicated. The rushed nature and timing over Christmas and during typical summer holidays has not enabled the ramifications to be fully shared, discussed and considered by the community. A community meeting with developers and MV council representatives would be an appropriate and reasonable expectation for such a large development..

The timing of publishing for feedback - over the Christmas, New Year appears and summer holiday period for most residents appears to be unfortunate and a trigger for distrust and concern.

Some of the key information absent in the proposal includes:

- timelines for completion of each phase and intentions for development/use of balance of the title
- developers intent, transparency, and plans to support engaging positively with residents
  - using the free [ASIC registration search](#) it seems the company was registered in September 2018 and is based in Shepparton
  - who is/are the person/people behind the "Bass Strait 8"?
  - are any of the proponents local residents?
  - what representation in management and ownership is Tasmanian?
  - what representation in management and ownership is Australian?
- what are the objectives and vision for the proposed development (apart from profit)?
- **why can't the development be undertaken within the current planning requirements?**
- Are the smaller allotments intended to meet the requirements for public housing subsidies currently being offered by the Tasmanian Govt.?
 

<http://www.parliament.tas.gov.au/ctee/House/Submissions/HAffordability/Tasmanian%20Government%20Submission%20-%20Select%20Committee%20on%20Housing%20Affordability%20-%20FINAL.pdf>
- **why has there been a lack of public forum consultation initiated by either developers or MV council who have clearly been aware a large development underway for some time?**
  - MVC have other recent examples where lack of public consultation has been raised
  - we suggest that normally a large development submission of this type would require a public meeting to share information as standard best practice.
  - Feel it would be appropriate and reasonable before MVC making a ruling on the submission to call a public meeting to share;
    - MVC staff views on the application
    - elected councillors views,
    - the process of consultation and compliance to be followed
    - the property developers vision and intent
    - reasons the development cannot be designed to comply with regulations
    - actions for ensuring integrity of the area, and options to ensure appropriate long term management of safety, traffic, infrastructure and amenity issues
    - local residents and ratepayers views, questions and concerns
- With the help of MVC and the Community committee we believe it would be easy to use an approach as per the recent market event to organise and publicise a meeting using the electronic billboard at Westbury Rd. To ensure the views of the community were captured and recorded, this meeting could (and should) have been done to clarify details of the overall proposal before the application was submitted to council.



## TRAFFIC INFRASTRUCTURE AND CAPACITY

The research, review, information and projections used in the Traffic Impact Assessment submitted in the application are manifestly inadequate. Traffic movement data is based on only 20 minutes of atypical survey time to conveniently support numerous subsequent false inferences. This is deceiving and unacceptable, and it does not support the observations of and experiences of current residents.

Limited access and options are already creating bottlenecks and issues for commuters at peak times. With a cumulative series of tee junctions being proposed along Panorama Rd. adding to the current limitations of the Casino Rise tee junction and limited major connection options beyond, the additional load of the proposed expansion may well go beyond the threshold of current infrastructure.

- We question the validity of the Traffic Impact Assessment (TIA) data and projections – for a proposal of this magnitude which has been under development for over 12 months it reveals questionable practice and intentions. The developers have had plenty of time to obtain relevant, valid and current data.
- The entire assessment is based upon largely meaningless data extrapolated from a token 20 minute study conducted during the 2019 January holiday period which avoided typical high load commute times - even for those who were in Blackstone and/or at work on Jan 3<sup>rd</sup>.
- Vehicle movements gathered through the 20 minute snapshot last summer contradict 2017 council data mentioned within the impact assessment document itself. The MVC data is several years old but shows significantly higher movement patterns through the Pitcher Parade.
- The TIA certainly would not accurately represent the current peak times and regular weekday travel loads upon the Blackstone Road /Panorama Rd tee junction, and compounding congestion through to Westbury Road and the Bass Highway.
- Typical school and work traffic movements have not been captured. As a commuter suburb (with growing commute times driven by increased population, reduced speed limits, other nearby developments, and limited outlets). In Blackstone typical homes generally have at least 2 vehicles and make at least 4-6 traffic movements each day.
- What are the vehicle use thresholds, requirements and ratepayer costs if traffic load requires upgrading of Panorama Rd to cater for such a significant projected increase?
- The TIA fails to acknowledge significant numbers of users of Panorama Rd that occur during different times of day – along with the challenges currently faced by walkers, runners, cyclists, and many children, making their way on the road to footpaths at either end. Increased traffic would create busy intersections where all users would find it difficult to safely traverse the “Blackstone loop”. With all junctions based on the internal circuit it would create issues with increased intersections and risks for crossing safely.
- With greater congestion and use of Panorama Rd there may also be potential problems for residents wishing to safely enter the flow of traffic at peak times.
- We also hold concerns that traffic, particularly at weekday peak times am and evenings could bottleneck at various places to the point of creating major disruption or gridlock. Pressure points would be the Panorama Rd./Blackstone Rd. intersection, Pitcher Parade/ Casino Rise junction, Westbury Road and/or Prospect Park Roundabouts, and the exit ramp to the Bass Highway and ramp and merge lane of the Southern Outlet



- MVC may need to consider the total viable number of allotments in consultation with neighbouring councils to consider the compounding effects of other regional developments that will feed through Westbury Rd and/or through the Bass Hwy to the Southern Outlet connector
- With so many outlets feeding into bottlenecks the impact of a single accident or breakdown could potentially block access for the entire community.
- The area already poses concerns with regard to evacuation options in the event of catastrophic fires as we have seen in other parts of the country. We would not be the only residents considering the implications for our family if the single access out of Blackstone was closed.... Clearly another 2-300 vehicles would not help.
- Saturation point for our area is defined by the limitations of the 60km/h zone
  - since reducing the speed limit past the settling ponds the maximum number of vehicles that can exit Blackstone Heights safely and legally is 5 per minute or 300 vehicles per hour.
  - at safe braking distance of 50m 20 vehicles per km provides a full unbroken stream of traffic which will take 1 minute to traverse the kilometre.
  - this has significant implications for calculating reasonable thresholds to manage:
    - traffic flow at peak times to avoid bottle neck issues
    - access/entry from driveways and side roads into peak time traffic
    - maintenance of reasonable commute times
- MVC may need to conduct a detailed traffic survey to examine the viability of increasing population and traffic loads in comparison to similar single outlet low density residential developments (eg. Devon Hills) where significantly more supporting infrastructure exists
- The limited bus services to the area have recently been further reduced meaning all students must now be transported to school by their families - this will further add to the load at peak commute times of a morning and may well place those that use the bus at the end of the day at greater risk as they disembark and are forced to cross an increasingly busy road at a peak use time
- The dense housing subdivision application does not appear to address the needs of school age people and the likely impact on the demand and location of bus stops. Increased bus traffic on Panorama Rd would further exacerbate congestion and flow concerns and It does not appear that it could be viable or safe for a bus to safely traverse through the proposed road network.



## SAFETY for PEOPLE & WILDLIFE

Increased traffic flows obviously increase the risks to people and wildlife. The application brings added risks for those crossing the numerous new intersections. Already we have traffic and wildlife issues on Panorama Rd. The recent signs erected by council demonstrate recognition of an issue that any extra traffic would compound.

- The application shows no provision for recreation spaces and any considerations for the safety of existing and new walkers, joggers, cyclists, and pedestrians - Panorama Rd sees many of these each day
- There are currently NO footpaths or safe walking/crossing zones along the western side of Panorama road where this application is sited.
- The recent addition of signage has been in response to the sadly increasing incidence of road kill involving wallabies and other native animals who have suffered significantly in recent months. These animals have likely been displaced due to other development work being done in the area.
- Local wildlife populations are valued features of the area and its lifestyle. The animals below (most have been on our block in the last 12 months) are likely to be displaced or locally threatened by the work outlined in the application.
  - Deer
  - Wedge Tailed Eagles
  - Hawks
  - Magpies
  - Frogs
  - Numbats
  - Wallabies
  - Banded Quoll
  - Rosella, Kookaburras
  - Echidnas
  - Blue Tongue Lizards
  - Brush and Ring Tailed Possums
  - Masked Owls
  - Tawny Frogmouth
  - Rabbits,
  - Snakes



## ZONING & PLANNING and COMPLIANCE with MVC and STATE STRATEGIES

This application is lodged to seek permission to operate outside existing planning requirements.

The application provides no basis or justification for seeking dispensation and would significantly undermine the long term planning objectives, character and nature of the area. It does not align with the zone purpose and is not respectful of existing residential development, infrastructure and lifestyle.

The proposed development does not comply with MVC and State zoning regulations and should be rejected.

Council currently operates under the [Meander Valley Interim Planning Scheme 2013](https://www.meander.tas.gov.au/meander-valley-planning-scheme)

<https://www.meander.tas.gov.au/meander-valley-planning-scheme>

Blackstone Heights is zoned Low Density Residential.

<https://www.meander.tas.gov.au/assets/docs/Reports-Strategies/Planning/Meander-Valley-Interim-Planning-Scheme-2013.pdf> Section D Page 12-12

### 12.1 Zone Purpose

#### 12.1.1 Zone Purpose Statements

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

12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.

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

- **This application would allow almost 90 homes (almost 25% of the area) to become allotments that do not comply with the Zone purpose**
  - This application should be rejected and possibly resubmitted to address the minimum allotment size for a low density zoned area
  - The application is not in keeping with the zone purpose and respectful of existing residential development, infrastructure and lifestyle
  - 80% of lots in proposed phases 1 and 2 do not comply with the 1600m<sup>2</sup> minimum and in fact many are smaller than those found in nearby urban developments such as Prospect Vale and West Launceston.
  - Blackstone Heights does not have adequate public transport, health services to cater for these dense housing and townhouse developments suited to city infill sites



### 12.1.2 Local Area Objectives

Objective: Blackstone Heights

- Infill development on existing lots will be supported, however infrastructure constraint will determine the rate and density of future residential development.
- Future subdivision will be determined on the basis of infrastructure capacity. (Page 12-1)
  - The application does not demonstrate it can meet density and infrastructure capacity objectives
    - The application does not provide evidence of the proposed development rate, nor does it establish that proposed density and infrastructure capacity to support such a large increase in residents to the area exists
    - Many of the likely outcomes of the application would undermine the original purpose, features and values of the long term zoning regulations applied to Blackstone Heights since its inception.
    - The proposed development is not in keeping with the low density and natural semi-rural nature of the area and the supporting infrastructure that has been established.

### 12.1.3 Desired Future Character Statements

Objective: Blackstone Heights

- a) Blackstone Heights is characterised by large, prominent single dwellings and outbuildings on larger lots. This character is to be maintained with due consideration to the mitigation of building bulk through landscaping and the minimization of cut and fill works where development is viewed from public open space (Page 12-3)
- The application does not reflect this
- The application does not explain why there is a need to subdivide into smaller dense housing sized allotments in direct contradiction of the established and desired character of the area

### 12.3.1 Amenity

Objective: To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.

- The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination. (Page 12-6)
- The application does not appear to be able to meet this
- The initial development would create significant work related nuisance
- Ongoing nuisance (noise and traffic movement in particular) would be significantly increased with the proposed dense housing model



### 12.3.2 Low Density Residential Character

Objective: To ensure that discretionary uses support the:

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

- The application does not comply with either of these

### 12.4.3.1 General Suitability

Objective: The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Low Density Residential Zone.

P1 Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the Zone Purpose, having regard to the combination of:

- a) slope, shape, orientation and topography of land;
- b) any established pattern of use and development;
- c) connection to the road network;
- d) availability of or likely requirements for utilities;
- e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and
- f) potential exposure to natural hazards.

- The application does not comply
  - the vast majority ( approx. 80%) of the proposed allotments are not consistent with Low Density Residential Zoning requirements
  - the proposal is not in keeping with the established pattern of use and development
  - the impact on Panorama Road by adding 3 busy tee junctions and the subsequent compounding effect on the road networks would be profound and have potential to severely reduce safety and increase traffic congestion for all residents within the South West sector of the Greater Launceston area.
  - availability and capacity for utility provision has not been mentioned
  - safety for people and wildlife would be compromised by the proposed development
  - the application does not appear to embrace or preserve the significant natural values which are of great worth to current residents



### 12.4.3.2 Lot Area, Building Envelopes and Frontage

Objective: To ensure:

- a) the area and dimensions of lots are appropriate for the zone; and Meander Valley Interim Planning Scheme 2013 Low Density Residential Zone Page 12-14
- b) the conservation of natural values, vegetation and faunal habitats; and
- c) the design of subdivision protects adjoining subdivision from adverse impacts; and
- d) each lot has road, access, and utility services appropriate for the zone.

A1 Each lot must:

- have a minimum area in accordance with Table 12.4.3.1
  - Lot Size Blackstone Heights 1600m<sup>2</sup>
- The application does not comply
  - Most lots depicted in the application are well below the 1600m<sup>2</sup> minimum lot size
  - The application is proposing a dense housing model which is totally out of character for this area and its infrastructure
  - Placing a dense housing development within a ring of low density and established residences is likely to cause a range of major issues. Many, according to documentation supporting current planning objectives, have no viable solution.

#### Geological Considerations:

Geological survey information of the Blackstone area has been available for some time and highlights the difficulties of development work, particularly in establishing underground services and safely managing building on the dolerite and clay substrates.

[http://www.mrt.tas.gov.au/mrtdoc/dominfo/download/UR1987\\_06/UR1987\\_06.pdf](http://www.mrt.tas.gov.au/mrtdoc/dominfo/download/UR1987_06/UR1987_06.pdf)

The proposed subdivision site may well hold unexpected challenges and issues due to the unpredictable location of Jurassic dolerite in the area and difficulties in establishing underground service provision to sites. The extent of the deposits as being one of the most concentrated in Northern Tasmania are verified by the fact that the proposed development includes an area previously used as a quarry.

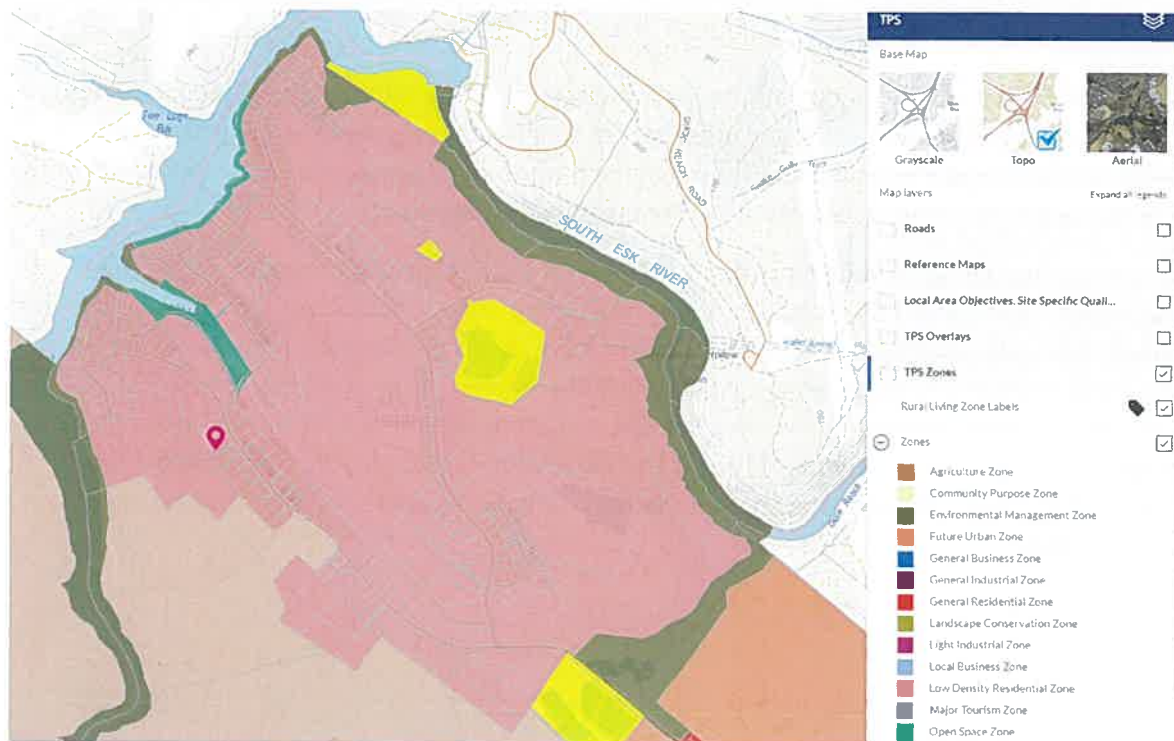
Many past and current developers can lay testimony to the high and unexpected additional expenses incurred upon commencing ground works and excavation in Blackstone Heights.

The fiscal viability of the proposed project for a) developers and b) prospective purchasers may warrant further examination given the comprehensive geological survey information for the area which is available along with anecdotal evidence from machinery operators and local residents.



Tasmanian Planning Scheme - Low Density Zoning of Blackstone Heights is clearly defined here:

<http://meandervalley.discovercommunities.com.au/connect/analyst/tps/#/main?mapcfg=tps>



### FACT SHEET 3 – TASMANIAN PLANNING SCHEME – RESIDENTIAL DEVELOPMENT 3

[https://planningreform.tas.gov.au/\\_data/assets/pdf\\_file/0005/390857/Fact-Sheet-3-Tasmanian-Planning-Scheme-Residential-Development-September-2017.pdf](https://planningreform.tas.gov.au/_data/assets/pdf_file/0005/390857/Fact-Sheet-3-Tasmanian-Planning-Scheme-Residential-Development-September-2017.pdf) Pgs. 2&3

“The Low Density Residential Zone provides for our residential areas where there are constraints to development that limit the density, location or form of development. Such constraints may include limited infrastructure services or environmental constraints.

The Low Density Residential Zone development standards provide greater setbacks and a larger permitted **minimum lot size of 1500\*m2**”

\* NB - the current regulations of the Meander Valley Interim Planning Scheme 2013 in Table 12.4.3.1 clearly state **1600m2** as the minimum area for lots at Blackstone Heights



The application for stages 1-6 appears to involve subdividing less than 25% of the land currently used by the farm. The ongoing and future use of the remaining 75% is not clear and it would be reasonable to assume the developers may well wish to undertake further stages of subdivision of this large tract of land in future.

This would obviously greatly exacerbate the issues raised regarding this initial application and also, as it is located internally and lacking any other access, further development here would place some extreme (and unacceptable) traffic loads through the proposed tee junction south of Kelsey Rd. onto Panorama Rd. and through Pitcher Parade to Prospect Vale and beyond.

Before permitting this application to proceed outside the existing planning framework, Meander Valley Council, Launceston City Council and the State Government may well need to consider the likelihood of broader problems of congestion, traffic loads, and safety at peak time caused by the compounded effects of multiple large subdivisions (either underway or in application stages) in the Prospect-Breadalbane, Hadspen, Travellers Retreat, Longford, Westbury, and Carrick areas. These developments, as well as any additional traffic from Blackstone Heights, will place perhaps thousands of extra vehicles onto the Southern outlet and hundreds onto the Westbury Rd connector during weekdays.



## MAINTAINING THE AMENITY OF THE AREA

The application fails to justify any valid reasons to work outside the existing regulations which have been put in place to maintain the integrity and nature of the area. Meander Valley Council have a responsibility to current ratepayers and residents to protect the valued attributes and amenity of the area. The proposal is not sensitive to existing residents and contrary to the character consistent in long term development, maintenance and plans for Blackstone Heights.

- For many residents and ratepayers the amenity of Blackstone Heights is the major reason for purchasing and living in the area and as such needs to be most fiercely defended and managed.
- MVC must reject the application in order to retain the integrity and attributes which define the area, its character and appeal to current residents
- The original developers of the area had a clear vision for Blackstone Heights (caveats on our lot titles reinforce this, as does the ongoing description of the area used by MVC in its own materials)
- MVC have honoured and supported this vision through carefully managed and gradual staged low density development for over 3 decades.
- MVC planning provision and long term planning documents have embraced the nature of the area and there is a responsibility to maintain the integrity of the area by ensuring any new developers meet the current planning requirements which have been designed for that explicit purpose.
- Legislation ensures the nature of the area is retained in the Tasmanian Planning Scheme:
  - [https://planningreform.tas.gov.au/\\_data/assets/pdf\\_file/0005/390857/Fact-Sheet-3-Tasmanian-Planning-Scheme-Residential-Development-September-2017.pdf](https://planningreform.tas.gov.au/_data/assets/pdf_file/0005/390857/Fact-Sheet-3-Tasmanian-Planning-Scheme-Residential-Development-September-2017.pdf) Pgs 2&3
  - **“Local character will also be protected through the Tasmanian Planning Scheme through the application of the Local Historic Heritage Code and local area objectives.”**
- The proposed development does not show any commitment to protect our skyline and natural assets, retain the established tall gumtrees, or address impact on local native wildlife
- There does not appear to be any provision for additional recreation spaces to cater for the potential 20-25% population increase associated with the proposed dense housing development
- Current residents have concerns property values would be likely to reduce if:
  - council were to approve a development that contravenes their own policies
  - small allotments and therefore cheaper houses are allowed to be built adjoining established homes
  - the area is subject to high traffic loads and commute times
  - there is a sudden increase in demand for public spaces and council service provision
  - the area loses the character and attributes which it has built over time



Concerns regarding amenity issues are further evident when considering the current planning scheme requirements <https://www.meander.tas.gov.au/assets/docs/Reports-Strategies/Planning/Meander-Valley-Interim-Planning-Scheme-2013.pdf>

The application does not appear to :

- include "any proposed open space, communal space, or facilities on the site"
- make reference to "natural and cultural values management"
- detail intended "staging of a use or development, including timetables for commencing and completing stages" Pages B21-29
- in any way be able to meet Part C Special Provisions section 9.1 Page C-1 in demonstrating that there can be
  - a) no detrimental impact on adjoining uses; or
  - b) the amenity of the locality; and
  - c) no substantial intensification of the use of any land, building or work

Meander Valley Council in its own materials describes our area as follows:

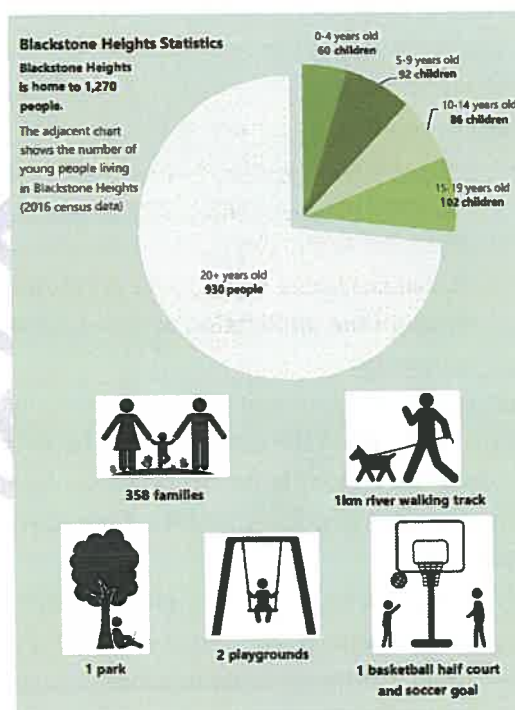
**"Blackstone Heights offers a rural lifestyle five minutes from Prospect Vale. 1,270 people and 358 families live in Blackstone Heights."**

Blackstone Heights offers a rural lifestyle five minutes from Prospect Vale. 1,270 people and 358 families live in Blackstone Heights. There is one reserve which borders the Trevallyn Dam and provides two play areas with a combined target age range of 0 – 14 years old, a public toilet facility, BBQ area and a half basketball court and soccer goal.

Council has just completed the expansion of the wetlands play area which provides equipment for children and teenagers.

Council has commenced construction of a new footpath network that will create a loop around Blackstone Heights, connecting people to the park and river walks that border the South Esk River.

The map below shows the location of the play areas within Blackstone Heights.



<https://www.meander.tas.gov.au/assets/docs/Reports-Strategies/Infrastructure/Play-Spaces-Executive-Summary.pdf>

This subdivision application does not align with this description and the long term vision for the area. It contradicts Council's 20 year plan.

There are other more suitable locations for dense housing development of this type where the infrastructure, amenity, safety and traffic issues would be managed more appropriately.



**From:** Dino De Paoli  
**Sent:** 2 Oct 2020 14:28:35 +1000  
**To:** Justin Simons  
**Cc:** Jarred Allen;Duncan Mayne  
**Subject:** FW: PA\20\0030 - Representations - Panorama Road  
**Attachments:** mvc\_logo.png

Hello Justin

See below response from Infra to some of the representations received. Let me or Jarred know if you have any questions / concerns. The Burk letter addresses the key issues. I will need to swat up on this more with Jarred before the workshop.

Thanks

Dino

**Concern – One road in and out;**

Infra Comment

The topic of Blackstone Heights only having a single entry/exit road has previously been identified by Council and has been addressed in the Prospect Vale-Blackstone Heights Structure Plan (Structure Plan). The Structure Plan documents provision for an additional road link through to Mount Leslie Road to provide a second entry/exit into Blackstone Heights which will reduce traffic loading on the intersections at Casino Drive and Country Club Avenue, and Country Club Avenue and Westbury Road. Refer also to the comments provided in the Traffic and Civil Services letter dated 2 October.

**Concern – Condition of roads / traffic volumes**

Infra Comment

- The roads that will service the proposed sub-division are in good condition and are adequate for the additional volumes of traffic expected.
- Blackstone Road, Panorama Road and Pitcher Parade are all of sufficient width to meet the minimum acceptable widths for these roads.
- Country Club Avenue and Casino Rise have road widths of 12.2m and 10.4m respectively. Both are above the minimum acceptable width of 8.9m for these roads.
- Council is undertaking a review of intersections outside the immediate development area, with the intent to include priority works in Council's forward works program. It is known to Council that the intersection at Casino Rise and Country Club Avenue can be improved.
- Construction traffic is expected to increase during the development but is unlikely to impact the road surface.
- The development will not in itself impact any occurrences of black ice on the road network.

Refer also to the comments provided in the Traffic and Civil Services letter dated 2 October.

**Concern – Traffic count conducted at an unreasonable time of day.**

Infra Comment

Although the traffic count for the Blackstone Road and Panorama Road intersection was conducted at a time of year when traffic volumes may be lower than the average day, Council traffic counts show that



Pitcher Parade annual average daily traffic to be around 300 vehicles per day as of August 2020. This volume is consistent with TCS's traffic impact statement. Refer also to the comments provided in the Traffic and Civil Services letter dated 2 October.

#### **Concern – No Kerb / Footpaths along Panorama Road**

##### Infra Comment

Council has previously considered the construction of a footpath link along Panorama Road as part of recent project work undertaken to construct footpaths along Pitcher Parade, Blackstone Road and Kelsey Road. Open drains along Panorama Road are in keeping with the low density environment and consistent with the relevant standard drawings. There is no funding set aside at this point in time by Council to form a footpath or construct kerb and channel in Panorama Road, and the priority for this work to occur would need to be considered by Council as part of future budget and capital works planning. Refer also to the comments provided in the Traffic and Civil Services letter dated 2 October.

#### **Concern – Historical Flooding**

- Of Pitcher Parade
- At the end of Baker Court

##### Infra Comment

- Flooding of Pitcher Parade is a known issue to Council, however, the proposed development does not contribute any stormwater flows to this catchment to adversely impact this existing issue.
- Low level, low risk flooding is known to occur along the properties at the end of Baker Court. These properties are in the natural overland flow path. No damage is expected to occur to property due to the development.

#### **Concern – Rights and Responsibilities regarding existing easements**

##### Infra Comment

The *Urban Drainage Act 2013* provides Council with the right to enter private property to investigate, maintain or construct any existing infrastructure in easements.

#### **Concern – Risk that new infrastructure is not feasible due to rock**

##### Infra Comment

It is the responsibility of the developer to consider the feasibility of construction where rock is present. The developer must ensure all roads are drained, and properties are adequately serviced. Council will review engineering drawings to ensure all roads and properties are adequately drained.

#### **Concern – Sewer and Water Infrastructure**

##### Infra Comment

TasWater is the responsible authority for both sewer and reticulated water, and will provide relevant infrastructure conditions for inclusion in any planning approval for the development.



**Jarred Allen, Senior Civil Engineer**

P: 03 6393 5331 E: Jarred.Allen@mvc.tas.gov.au

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*Please consider the environment before printing this email.*



**From:** Bushfire Practitioner  
**Sent:** 22 Sep 2020 01:31:04 +0000  
**To:** Justin Simons  
**Cc:** Bushfire Practitioner  
**Subject:** RE: Planing Enquiry - Panorama Road, Blackstone Heights - Subdivision (89 lots)

Hi Justin,

Thanks for referring this proposal back to us for review. The addition of the 6 extra lots and the relatively small increase of the subdivision footprint does not change the advice previously provided by us in January this year. We also note that the revised BHMP includes the 6 additional lots and addresses the requirements of the Bushfire-prone Areas Code,

Regards

**Chris Moore**  
Planning & Assessment Officer  
Community Fire Safety

**Tasmania Fire Service**  
Service | Professionalism | Integrity | Consideration  
Northern Region Office | 339 Hobart Road Youngtown Tasmania 7249  
Mobile 0418 356 446  
[chris.moore@fire.tas.gov.au](mailto:chris.moore@fire.tas.gov.au) | [www.fire.tas.gov.au](http://www.fire.tas.gov.au)

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**From:** Justin Simons <[Justin.Simons@mvc.tas.gov.au](mailto:Justin.Simons@mvc.tas.gov.au)>  
**Sent:** Friday, 18 September 2020 5:07 PM  
**To:** O'Connor, Tom <[Tom.Oconnor@fire.tas.gov.au](mailto:Tom.Oconnor@fire.tas.gov.au)>  
**Cc:** Bushfire Practitioner <[bfpr@fire.tas.gov.au](mailto:bfpr@fire.tas.gov.au)>  
**Subject:** RE: Planing Enquiry - Panorama Road, Blackstone Heights - Subdivision (89 lots)

Hi Tom,

Early this year you provided some feedback regarding the bushfire risk around an 89 lot subdivision at Blackstone Heights and the risks associated with the current single access into the suburb (below). The proposal has been altered over the last few months and will be coming back before Council for a final decision. The changes that have been made to the proposal have increased the number of lots from 89 to 95. I have attached a plan for your convenience. Are you able to provide confirmation if the change in the number of lots would alter the advice previously provided?

Kind regards



Meander Valley Council

Justin Simons, Town Planner  
P: 03 6393 5346 E: [justin.simons@mvc.tas.gov.au](mailto:justin.simons@mvc.tas.gov.au)  
26 Lyall Street Westbury, TAS 7303 | PO Box 102, Westbury Tasmania 7303  
[www.meander.tas.gov.au](http://www.meander.tas.gov.au)



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**From:** Bushfire Practitioner [<mailto:bfp@fire.tas.gov.au>]  
**Sent:** Thursday, 30 January 2020 11:01 AM  
**To:** Justin Simons  
**Cc:** Bushfire Practitioner; Chladil, Mark  
**Subject:** RE: Planing Enquiry - Panorama Road, Blackstone Heights - Subdivision (89 lots)

Dear Justin,

Thank you for referring this subdivision application to TFS for comment.

The proposal seeks to create 89 new Low Density Residential lots over 6 stages at Blackstone Heights. It is understood that representors have raised concern about the existing limited access/egress to Blackstone Heights, the standard of existing roads and the implications for community safety in a bushfire emergency.

Firstly, it is observed that the subdivision will facilitate the removal of existing bushfire fuels from within the existing extents of Blackstone Height. Upon completion of the subdivision, a significant portion of the proposed lots (and surrounding existing lots) will be assessed as BAL-LOW under Australian Standard 3959, meaning some exposure to embers and smoke but insufficient risk to warrant a built response. This will reduce the hazard exposure to existing properties surrounding the proposed subdivision, a large portion of which are not built to contemporary standards.

With regards to public access, it is always our preference that suburbs in bushfire-prone areas be provided with multiple access/egress options. This supports firefighter intervention, reduces traffic volume and reliance on individual roads during evacuation and limits the likelihood of a situation whereby residents are unable to evacuate due to unsafe or obstructed road conditions.

However, there are no commonly accepted metrics for determining when it is necessary to establish an alternative access at present and there is no clear land use planning policy at present to inform assessment of this issue. The issue therefore needs to be considered qualitatively based on local circumstances.

It is agreed that access to Blackstone Heights is limited at present with Blackstone Road/Pitcher Parade effectively an existing bottleneck within the road network. The subdivision does not propose to remedy this issue although it is noted that it will have some benefit in terms of improving connectivity within the suburb through new linkages between Panorama Road and Kelsey Road.

In a bushfire emergency, TFS will issue public warnings to notify communities when it is appropriate to evacuate. Generally, residents who act on a formal instruction to evacuate should have sufficient time to leave the area. The subdivision has potential to increase



traffic volumes during an evacuation, which potentially could influence evacuation times. However, it is also reasonable to expect that the BAL-LOW lots may not need to be evacuated, therefore the growth in dwelling numbers is unlikely to have a strictly linear correlation with peak traffic volume.

Any improvement to the road network to improve peak traffic flow or to provide alternative access options if recommended by a traffic engineer would naturally be supported by TFS.

Residents utilising Blackstone Road/Pitcher Parade for evacuation will travel to the southeast and away from the likely source of the bushfire risk. The road is primarily bordered by grassland and the southern end is buffered by existing linear residential development. The likelihood of the road being unsafe to use due to fire impingement during evacuation of the area (i.e. when instructed to do so by TFS) is considered minimal.

There is some potential for Blackstone Road/Pitcher Parade to be obstructed in an emergency (e.g. due to a vehicle crash in smoky conditions), in which case the evacuating residents may need to resort to seeking refuge within the Blackstone Heights suburban area itself until the access is cleared. Given a large portion of the suburb will be BAL-LOW rated, this shouldn't be too problematic.

To conclude, it is our preference that public access networks servicing suburban areas in bushfire-prone areas include alternate access/egress routes. In this case, it is unlikely that the proposed subdivision will have a significant adverse effect on access and will also provide some benefits. Subject to any technical advice Council receives from a qualified traffic engineer, TFS is not opposed to the proposed development proceeding.

If we can advise further, please don't hesitate to contact us again.

Regards,

**Tom O'Connor**

**Planning & Assessment Officer  
Community Fire Safety**

**Tasmania Fire Service**

**Service | Professionalism | Integrity | Consideration**

Cnr Argyle and Melville Streets | GPO Box 1526 Hobart Tasmania 7001  
Phone (03) 6166 5575 | Mobile 0438 101 367  
[tom.oconnor@fire.tas.gov.au](mailto:tom.oconnor@fire.tas.gov.au) | [www.fire.tas.gov.au](http://www.fire.tas.gov.au)

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**From:** Justin Simons [<mailto:Justin.Simons@mvc.tas.gov.au>]

**Sent:** Monday, 20 January 2020 4:58 PM

**To:** O'Connor, Tom <[Tom.Oconnor@fire.tas.gov.au](mailto:Tom.Oconnor@fire.tas.gov.au)>

**Subject:** Planing Enquiry - Panorama Road, Blackstone Heights - Subdivision (89 lots)

Good afternoon Tom

I am seeking some advice from TFS on a subdivision in the Blackstone Heights area and Jo Oliver has suggested that you may be able to help or point me in the right direction.





1 Cooper Crescent  
Riverside TAS 7250  
M: 0456 535 746  
P: 03 6334 1868  
E: [Richard.burk@trafficandcivil.com.au](mailto:Richard.burk@trafficandcivil.com.au)

2<sup>nd</sup> October 2020

Mr Matthew Reid

Associate Surveyor

PDA Surveyors

3/23 Brisbane Street

Launceston 7250

**PA\_20\_0030\_PANORAMA ROAD\_BLACKSTONE HEIGHTS\_SUBDIVISION  
(95 LOTS)**

This letter is to provide feedback on the most common traffic related representations received from the advertised PA.

***1) Timing of traffic surveys.***

It is agreed that early January is not an ideal time of year to conduct traffic count surveys however bearing in mind time constraints surveys were conducted to progress the project.

Traffic surveys in early January do not include school traffic activity and there are holiday season effects with people on leave. The net result is that the traffic data collected is likely to be 10 to 20% less than annual average daily traffic.

The data is still useful as it gives a ballpark indication of turning movements and the splits between the various movements possible, which is useful for the purposes of a TIA. Counts were taken over 20-minute durations however 15minute duration surveys are enough to get a reasonable indication of traffic activity levels at peak periods for rural residential T junctions.

The recommendations of the report would be the same if traffic surveys were conducted at more typical times of the year. The recommended junction improvements would be the same.

Covid 19 has had the effect of reducing traffic activity especially during the first wave in Tasmania from March to June 2020.



Additional traffic count surveys are not considered necessary as variation in existing traffic activity by 30% will not change the results of analysis as traffic activity levels are characteristically in the low range. There are no traffic capacity issues with the proposed subdivision development.

## **2) Road Network Capacity (also see attached references)**

Road networks require high through capacity arterial and collector roads to provide for commuter and through traffic movements between residential precincts and business centres. In this regard Blackstone Heights has a reasonable arterial network available for existing and future traffic generation:

- Bass Highway is a Category 1 National Highway within the State Road Hierarchy
- Westbury Road is a sub arterial road with a high standard interchange with the Bass Highway at Prospect Vale.
- Country Club Avenue is a major collector road
- Casino Rise and Pitcher Parade are high standard collector roads
- Blackstone Road and Panorama Road have local collector road functions.

**Arterial Roads** operate with adequate Levels of Service with over 15,000 vpd:

- Westbury Road currently has some 10,000 vpd at the Country Club Avenue roundabout.

**Major Collector Roads** operate with adequate Levels of Service at 10,000 vpd:

- Country Club Avenue currently has 7,000 vpd at the roundabout.
- Casino Rise currently has some 3,000 vpd at the junction with Country Club Avenue.

**Collector function roads** operate with adequate Levels of Service at 7,000vpd:

- Panorama Road currently has 1,200 vpd

Road networks also require low through traffic and low speed local access roads within residential precincts that support residential amenity and safe operation for vulnerable road users such as pedestrians and cyclists.

**Residential Streets** primarily function to provide local access and residential amenity with traffic activity up to 1,000vpd and ideally < 700vpd.

- Canopus Drive has 400vpd
- Columbus Drive has 200vpd

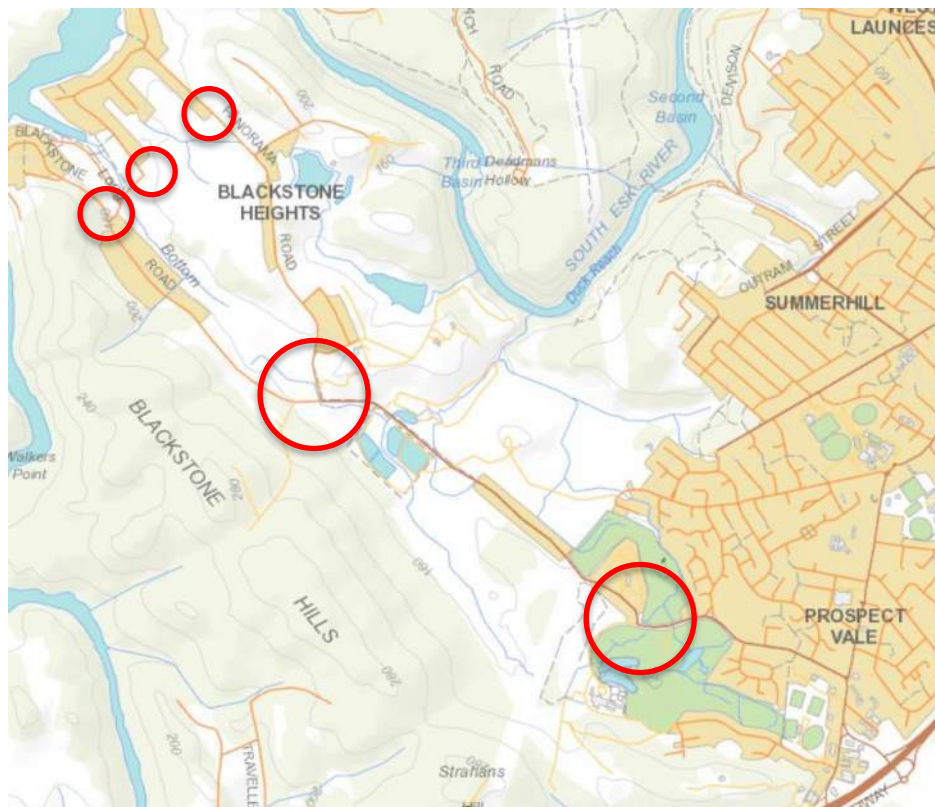


There is ample capacity on the collector road network to support the proposed development which will yield an estimated 720 vpd once full developed.

### **3) Intersections**

Traffic Impact Assessments (TIAs) consider the impact of proposals on road links and intersections. This has been done for the proposal and the intersections shown in figure 1 have been assessed in detail. In a nutshell the existing junctions have adequate capacity but are approaching the point where line marking with turn lanes is recommended to make the intersections safer and more efficient.

**Figure 1 – Junctions analysed in the TIA**



The only location where there is a minor capacity issue is at the Casino Rise/ Country Club Avenue junction. This junction can easily be improved to meet the Austroads guidelines with some line marking to channelize the junction as detailed in the TIA.

### **4) Emergency Access**

A concern is with the suitability of the only road in and out of Blackstone Heights in an emergency. With fires, floods, crashes or medical emergencies safe alternative access is highly desirable and no less so with subdivision development in rural residential settings.



In this case Pitcher Parade (Country Club Avenue to Panorama Road ) is relatively remote from land susceptible to attack from bushfire and is wide enough to support continued operation in an emergency.

Enclaves at the end of Blackstone Road (Panorama Road – Kelsey Road) however are more potentially exposed to isolation by fire or crashes etc.

Accordingly linking Kelsey Road to Panorama Road is considered desirable as an alternative route for traffic and emergency vehicles is provided. For this reason, the Kelsey Road link is beneficial.

### **5) Wildlife on the Road**

Wildlife on the road is an ongoing traffic hazard in rural and rural residential settings. The Department of State Growth (DSG) use **Dusk till Dawn Wildlife Warning and Advisory Speed** signs, see figure 2, to warn motorists in wildlife prone sections of the state road network, particularly on the West Coast and adjacent National Parks and areas such as Coles Bay, Cradle Mountain and Bruny Island. These signs may be effective in reducing night driving speeds and roadkill and could be considered for Blackstone Heights.

**Figure 2 – Dusk to Dawn Wildlife Warning and Advisory Speed signs**





## **6) Traffic Safety and Speed**

In terms of traffic safety some minor hazards that can be easily fixed were identified in the TIA. Traffic activity is low, traffic speeds are low (60km/h speed limit) and the infrastructure standard reasonable and from Austroads Safe System Assessment the crash risk on the local road network is assessed as very low.

## **7) Provisions for Pedestrians**

Consistent with LGAT standards for urban and rural roads:

- Within urban residential zones footpaths are provided at least one side.
- Within rural living zones footpaths are usually not provided.
- Low density and rural residential type zones are hybrid situations. Where blocks are typically:
  - 1,000m<sup>2</sup> in area footpaths may be provided one side of the road
  - 10,000m<sup>2</sup> in area footpaths may not be provided.

Typically, in Road networks require high through capacity arterial and collector roads to provide for commuter and through traffic movements between residential precincts and business centres. In this regard Blackstone Heights has a reasonable arterial network available for existing and future traffic generation:

low density situations Councils appraise the situation and decide appropriate levels of service for pedestrians.

**8) Assessor Credentials** Richard Burk is a qualified Traffic and Civil Engineer with over 33 years of experience with State and Local Government in the Roads and Traffic industry in Tasmania. Visit [www.trafficandcivil.com.au](http://www.trafficandcivil.com.au) .

Yours faithfully



**Richard Burk**

Director

Traffic and Civil Services

M: 0456 535 746

P: 03 63341868

E: [Richard.burk@trafficandcivil.com.au](mailto:Richard.burk@trafficandcivil.com.au)



## **9) References**

- a. Council Road Traffic Management Guidelines for Subdivision Development (TCS April 2019)
- b. Traffic Engineering and Management by K.W. Ogden and S.Y. Taylor (TE&M)
- c. Local Government Road Hierarchy (Local Government Division of Department of Premier and Cabinet) - DPAC Local Government Road Hierarchy June 2015



## 2.4 The Tasmanian Local Government Road Hierarchy – Urban roads

Classification	1. Arterial	2. Collector	3. Link	4. Local access	5. Minor access	6. Unformed
<b>Functional Criteria</b>						
Function/ predominant purpose	Provide the principal links between urban centres, or between urban centres and rural regions.	Connect arterial roads to local areas and supplement arterial roads in providing for traffic movements between urban areas, or in some cases rural population centres.	Provide a link between the arterial or collector roads and local access roads.	Provide access to residential properties and in some cases commercial properties, at a local level.	Provide access to residential properties and irregular access to community facilities such as parks and reserves.	Roads not maintained by the council or non-constructed/maintained road reserves or roads that have a very low level of service.
Connectivity description	High connectivity - connecting precincts, localities, suburbs, and rural population centres.	High connectivity - supplements arterial roads in connecting suburbs, business districts and localised facilities.	Medium connectivity - connects traffic at a neighbourhood level with collector and arterial roads.	Low - connects individual properties within a neighbourhood to link roads.	Low - provides access to properties.	Future roads or roads that have a very low level of service.
<b>Guidance Metrics</b>						
Average Annual Daily Traffic (AADT)	> 10 000 vehicles per day (vpd)	3 000 - 10 000 vpd	1 000 - 3 000 vpd	50 - 1 000 vpd	<50 vpd	N/A
Heavy vehicles permitted	Yes - thoroughfare	Yes - thoroughfare	Yes - some through traffic	No thoroughfare, local access only	No thoroughfare, local access only	N/A
Average Annual Daily Truck Traffic or Equivalent Heavy Vehicles (AADTT / EHV)	> 1 000 AADTT or > 10% EHV	250 - 1 000 AADTT or > 10% EHV	<250 AADTT or > 10% EHV	N/A	N/A	N/A
Public transport route	Yes	Yes	Yes	No	No	N/A
Carriageway form	2 or 4 lanes	2 lanes	2 lanes	1 or 2 lanes	Typically 1 lane	N/A
Running surface	Sealed	Sealed	Sealed	Sealed/unsealed	Sealed/unsealed	Unformed

### Local Government Road Hierarchy



## 2.5 The Tasmanian Local Government Road Hierarchy – Rural roads

Classification	Arterial	Collector	Link	Local access	Minor access	Unformed
<b>Functional Criteria</b>						
<b>Function/ predominant purpose</b>	Provide the principal links between rural population centres and regions.	Connect arterial roads to local areas and supplement arterial roads in providing for traffic movements between rural population centres.	Provide a link between the arterial or collector roads and local access roads.	Provide access to residential properties and in some cases commercial properties, at a local level.	Provide secondary access to residential properties and irregular access to community facilities such as parks and reserves.	Roads not maintained by the council or non-constructed/maintained road reserves or roads that have a very low level of service.
<b>Connectivity description</b>	High connectivity - connecting rural population centres.	High connectivity – supplements arterial roads in connecting towns, rural centres and localised facilities.	Medium connectivity – connects traffic at a neighbourhood level with collector and arterial roads.	Low – connects individual properties within a neighbourhood to link roads.	Low – provides access to properties.	Future roads or roads that have a very low level of service.
<b>Guidance Metrics</b>						
<b>Average Annual Daily Traffic (AADT)</b>	>2000 vehicles per day (vpd)	300 - 2000 vpd	100 - 300 vpd	30 - 100 vpd	<30 vpd	N/A
<b>Heavy vehicles permitted</b>	Yes - thoroughfare	Yes - thoroughfare	Yes - some through traffic	No thoroughfare, local access only	No thoroughfare, local access only	N/A
<b>Average Annual Daily Truck Traffic or Equivalent Heavy Vehicles (AADTT / EHV)</b>	>300 AADTT or >20% EHV	60 - 300 AADTT or >10% EHV	<60 AADTT or >10% EHV	N/A	N/A	N/A
<b>Public transport route</b>	Yes	Yes	Yes	No	No	N/A
<b>Carriageway form</b>	2 or 4 lanes	2 lanes	2 lanes	1 or 2 lanes	Typically 1 lane	N/A
<b>Running surface</b>	Sealed	Sealed	Sealed/unsealed	Sealed/unsealed	Sealed/unsealed	Unformed

### Local Government Road Hierarchy



## Amended Submission to Planning Authority Notice

Council Planning Permit No.	PA\20\0030	Council notice date	7/08/2019
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2019/01134-MVC	Date of response Amendment date	05/09/2019 24/08/2020
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
<b>Response issued to</b>			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
<b>Development details</b>			
Address	LOT 1 PANORAMA RD , BLACKSTONE HEIGHTS	Property ID (PID)	3523587
Description of development	Subdivision (95 Lots 12 stages)		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA	Plan of Subdivision / L 18017 – A Shts 1 - 11	A	18/08/2019
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections / sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>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.</li> <li>3. Prior to commencing construction of the subdivision, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b></p> <ol style="list-style-type: none"> <li>4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.</li> <li>5. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.</li> <li>6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.</li> <li>7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.</li> <li>8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan listed in the above schedule of</li> </ol>			



drawings/documents, are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
  - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
  - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
  - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*
15. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

#### **DEVELOPMENT ASSESSMENT FEES**

16. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:



- a. \$1,139.79 for development assessment; and
- b. \$149.20 for Consent to Register a Legal Document

The payment is required by the due date as noted on the statement when issued by TasWater.

17. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

## Advice

### General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-Standards> For application forms please visit <http://www.taswater.com.au/Development/Forms>

### Water Infrastructure – Boundary Conditions

The proposed development is located in the Blackstone Heights Supply pressure zone supplied from the Zenith Court Reservoir with a TWL of 233 m AHD. This development is at an elevation of 170 m AHD, giving a maximum static pressure of 63 m from a single-direction feed main.

The ground level at the site varies from R.L. 147 to <RL 180.

These pressure heads are at the assumed connection point in Panorama Road and do not include losses through the service connection or associated pipework

### 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 copy of the GIS is included in email with this notice and should aid in updating of the documentation.

The location of this infrastructure as shown on the GIS is indicative only.

## Declaration

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

### Authorised by



**Jason Taylor**

Development Assessment Manager

## TasWater Contact Details

Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		



## **PLANNING AUTHORITY 2**

Reference No. 198/2020

209 FARRELLS ROAD, REEDY MARSH

**Planning Application:** PA\21\0024

**Proposal:** Subdivision (2 Lots)

**Author:** Jo Oliver  
Senior Strategic Planner

### **1) Proposal**

#### **Application**

Council has received an application for the subdivision of land at 209 Farrells Road, Reedy Marsh.

Applicant:	PDA Surveyors
Owner:	Mr C J Brown
Property:	209 Farrells Road REEDY MARSH (CT:211388/1)
Zoning:	Rural Living Zone
Existing Land Use:	Residential
Representations:	Two (2)
Decision Due:	13 October 2020
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

If approved, the application will result in two lots being created:

- Lot 1 (5.08 hectares) contains the existing dwelling; and
- Lot 2 (5.04 hectares) will be a vacant title.

The subdivision plan is shown below. Please refer to the attachment for the full application details.



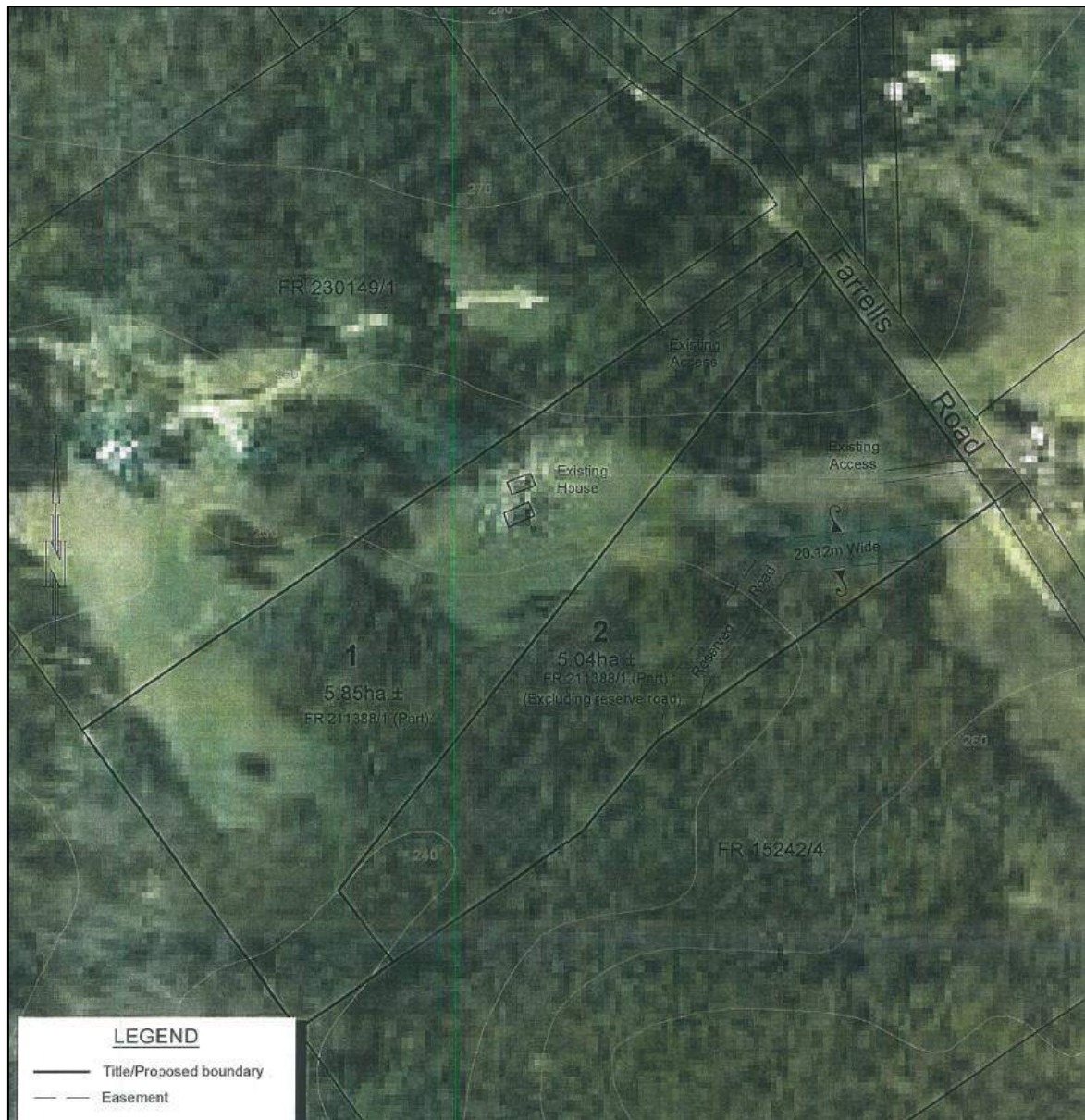


Figure 1: Proposed plan of subdivision.

### Standards Requiring Discretion

The application relies on the following Performance Criteria:

- 13.4.2.1 General Suitability - P1
- 12.4.2.2 Lot Area, Building Envelopes and Frontage - P1
- E4.6.1 Use and Road or Rail Infrastructure - P2
- E4.7.2 Management of Road Accesses and Junctions – P2



## 2) Summary of Assessment

The application proposes the use and development of land at 209 Farrells Road, Reedy Marsh for a residential subdivision.

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

### Overview:

- The subdivision proposes to create one additional lot for a future residential use. Residential use is a permitted use in the Rural Living Zone.
- The development relies on Performance Criteria in relation to the general suitability of the proposed subdivision, the size of the lots and the construction of a new access for Lot 2.
- Two (2) representations were received during the advertising period objecting to the proposed subdivision. The representations raise concerns regarding:
  - lot sizes being a significant departure from the 15 hectare minimum area and is not sustainable development;
  - adverse impacts on natural values and the habitat of threatened species;
  - adverse impacts on visual character and the objectives of the Rural Living Zone at Reedy Marsh;
- The application included a bushfire hazard assessment which identifies predominantly cleared areas toward the Farrells Road frontage (including a power line easement) that can accommodate a hazard management area for a future dwelling, with minimal clearance of Wattle regrowth vegetation.
- The application included a natural values report which identifies an area of threatened native vegetation community of Wet Eucalyptus viminalis to the southern area of lots 1 and 2, with the balance of the lots being Dry Eucalypt Forest and Woodland, Non-eucalypt Forest and Woodland, regenerating cleared land and cleared land. The report identifies that potential foraging habitat is present for wide ranging species such as devils and quolls, but there is limited potential for denning habitat for these species.
- In summary, the smaller lot sizes proposed result in a configuration that results in either a high degree of visibility of a future dwelling on Lot 2, in addition to the visibility of existing dwellings on 209 (Lot 1) and 212 Farrells Road, or it requires the removal of a substantive area of natural forest to accommodate a screened location. To a degree, this outcome is complicated by the powerline easement that traverses the site and is



required to be clear of vegetation which prevents the establishment of effective screening vegetation.

- The particular circumstances of this site result in outcomes that are not consistent with the Local Area Objectives and Desired Future Character Statements and there is no ability to provide mitigation of the impacts.
- In conclusion, the proposed significant departure from the minimum lot size does not meet the performance criteria for subdivision and cannot be conditioned to meet the performance criteria. The application is therefore recommended for refusal.

### 3) Recommendation

***It is recommended that the application for Use and Development for Subdivision (2 lots) on land located at 209 Farrells Road REEDY MARSH (CT:211388/1) by PDA Surveyors, be REFUSED, for the following reasons:***

- 1. The subdivision does not satisfy 13.4.2.1 P1 in that it creates lots in an arrangement that is not consistent with the purpose of the Rural Living Zone at Reedy Marsh; and***
- 2. The subdivision does not satisfy 13.4.2.2 P1c) as it is not consistent with the Local Area Objectives and Desired Future Character Statements for Reedy Marsh.***

### 4) Representations

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

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

Representation 1:

- a) Proposed lot sizes are a significant departure from the 15 hectare minimum area and is not sustainable development;
- b) The 15 hectare lot size was designated to provide for larger range of natural values considerations across the area;
- c) The proposal subverts the existing character, amenity and special values of the Reedy Marsh Rural Living Zone;
- d) Objects to the application proposition that other titles of similar size in the zone provide the basis a sub-minimum subdivision, consideration relates to the overall pattern of land use and intensity;



- e) The clear intent of the Reedy Marsh Rural Living Zone provisions was to ensure that very small lots would be avoided;
- f) The land has significant forest and the subdivision will have the effect of diminishing the habitat of listed threatened species. The new Priority Vegetation Area overlay for the Tasmanian Planning Scheme shows the land as being mostly 'priority habitat' and is a relevant consideration;
- g) E viminalis community is in the process of being listed under the EPBC Act;
- h) The future subdivision standards for the Reedy Marsh Rural Living Zone is a relevant consideration and would prohibit the proposed subdivision;
- i) The proposed subdivision does not meet clause 13.1.1.1 General Suitability as it does not meet the zone purpose – in the reedy Marsh context these are not 'large lots in a rural setting', the relative comparison against the acceptable solution defines the nature of small;
- j) Contrary to the objective to not adversely impact on residential amenity, degrades the amenity of Farrells Rd, most of which is discreet;
- k) Does not meet Local Area Objectives 3.1.2 a), b) or d); and
- l) Does not meet the desired Future Character Statements for Reedy Marsh, far higher degree of densification than intended;

#### Representation 2:

- a) Will be detrimentally impacted as a nearby neighbour;
- b) Current mosaic of largely native forest, some clearings and low density population should be maintained without further concentration of development;
- c) The character of the area will be negatively affected impacted by such small lots;
- d) Misleading to draw on the entirety of the zone to describe character, should be the immediate neighbourhood;
- e) Will enable new dwelling in close proximity to existing dwellings and will be prominent from Farrells Road;
- f) Significant divergence from the 15 hectare minimum lot size;
- g) No suitable dwelling sites in consideration of the power line, other locations would result in extensive forest clearing to accommodate bushfire protection;
- h) Boundary bisects the significant E viminalis wet forest, potential impacts of clearance for fencing;
- i) Consideration of impacts on threatened fauna is inadequate, relies on the retention of vegetation, lists a range of threatened species that have been seen in the area; and
- j) Increased density of residential development will have detrimental impact on threatened species habitat and connectivity, the site has high value for biodiversity.



**Comment:**

The representations raise points that are valid considerations in regard to the applicable performance criteria for the Rural Living Zone at Reedy Marsh. Particularly, compliance with the Local Area Objectives and Desired Future Character Statements are discussed below. The representors highlight that the lot size set for Reedy Marsh for the Interim Planning Scheme was for a particularly low density outcome for this area with the unique residential and natural environment in mind.

It is noted that mapping undertaken for the future Tasmanian Planning Scheme is not a matter that can be taken into consideration for the assessment of this subdivision.

The assessment against the applicable performance criteria below, reflects the concerns raised in the representations.

**5) Consultation with State Government and other Authorities**

Not applicable

**6) Scheme Assessment**

**Use Class:** Residential

**Performance Criteria**

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

<b>Rural Living Zone</b>
<b>13.4.2.1 General Suitability</b>
<b>Objective</b> <i>The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Rural Living Zone.</i>
<b>Performance Criteria 1</b> <i>Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the Zone Purpose, having regard to the combination of:</i> <i>a) slope, shape, orientation and topography of land;</i> <i>b) any established pattern of use and development;</i> <i>c) connection to the road network;</i>



- d) *availability of or likely requirements for utilities;*
- e) *any requirement to protect ecological, scientific, historic, cultural or aesthetic values;*  
*and*
- f) *potential exposure to natural hazards.*

### **Response**

The Performance Criteria requires Council to determine if each lot on the plan of subdivision is suitable for use and development in an arrangement that is consistent with the Purpose of the Rural Living Zone. In this instance the Performance Criteria elevates the Zone Purpose to a standard which must be met. The Purpose of the zone is as follows:

#### *13.1 Zone Purpose*

##### *13.1.1 Zone Purpose Statements*

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

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

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

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

##### *13.1.2 Local Area Objectives*

#### *Reedy Marsh*

*a) Provide for a low impact increase in housing density in support of housing choice close to Deloraine, whilst maintaining the bushland amenity and natural values of the area through careful subdivision design.*

*b) Subdivision is to be configured to provide for bushfire hazard management areas and accesses that minimize the removal of standing vegetation and provide for substantial separation distances between building areas.*

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

*a) Future subdivision will be determined on the basis of capacity for servicing, access, any potential for natural hazards, natural values and potential for conflict with adjoining land uses.*



### 13.1.3 Desired Future Character Statements

#### *Reedy Marsh*

- a) Reedy Marsh is characterized by predominantly forested hills with some cleared areas of pasture and a dispersed pattern of residential development with low levels of development visibility.*
- b) The character of the locality is to be maintained through retention of vegetation and lower densities to integrate and screen development and to reduce the visibility of buildings and access driveways from roads and neighbouring properties.*
- c) Where located on slopes or at higher elevations, the configuration of subdivision and the location of buildings and accesses are to minimize the impacts of vegetation clearance on the landscape. The retention or planting of vegetation is the preferred means to integrate and screen development throughout the zone.*
- d) Where located in a more open landscape, subdivision is to be configured with dimensions to reflect requirements for a low density and provide for development areas that accommodate appropriate separation between buildings, separation between buildings and adjoining access ways or roads and to accommodate bushfire hazard management areas within each lot.*
- e) Where development is unavoidably visible, ensure that materials are non-reflective and the design integrates with the landscape.*

The suitability of the land for subdivision and future development must be considered in the context of the arrangement of the lots, the combination of which must be consistent with the Local Area Objectives and Desired Future Character Statements for Reedy Marsh.

The Local Area Objectives are largely focussed on leveraging opportunities for additional rural residential lots in the context of maintaining the degree of visual amenity that exists in Reedy Marsh. In particular, the objectives recognise that it is the combination of factors including the need to clear vegetation for hazard management areas and access, together with substantial separation distances between building areas (*note: not 'buildings'*) and the retention of standing vegetation in between, that results in the most appropriate outcomes for the integration of new development. In varying the minimum lot size, subdivision design is required to carefully consider the configuration to maintain the current 'bushland amenity', which can be interpreted as very low levels of visibility of development amongst native vegetation, as this is the prevailing 'bushland' character of the Reedy Marsh area.

The Reedy Marsh Rural Living Zone area is a variable landscape with a complex mixture of both residential environments and natural values associated with vegetation communities and fauna habitat. The very low density of development and the degree of intactness of the native vegetation and watercourse environments are the reasons the



area is known as important habitat for numerous threatened species. It is one of the rare circumstances in Tasmania where a substantial number of residential properties co-exist with important natural values. The expectation inherent in the Local Area Objectives is that subdivision design is to ensure that this continues in a manner that also protects local amenity by maintaining the visual values associated with this landscape.



Figure 1: Aerial photo of subject site and surrounding properties

The design of the proposed subdivision is not consistent with the Local Area Objectives. Whilst the Bushfire Hazard Management Plan particularly identifies a development area within cleared and previously cleared land that is suitable for a dwelling, with a hazard management area that minimises the need for native vegetation clearance, this creates another set of complications in regard to the greater visibility of future development from the road and adjacent dwellings.

To site a dwelling on Lot 2 such that it would not be readily visible from roads or adjacent properties, would require the removal of standing forest to provide for a bushfire hazard management area with a 27 metre setback on all sides to a future dwelling (a minimum area of approximately 65 x 65 metres).

The clearing to the rear of the site may appear to provide an alternative dwelling location, however a dwelling in this location would fall well short of the 200m setback to



the property in the Rural Resource Zone to the west, which is utilised for forestry and is subject to a Private Timber Reserve (noting that there is likely an informal streamside reserve along the shared boundary). It would also be highly visible to the existing dwelling at 211 Farrells Rd to the north, which currently enjoys a high degree of privacy.

The natural values report prepared by Livingston Natural Resources Services more accurately identifies the type of forest communities and habitat characteristics than is identified in State datasets. The report makes reference to the Forest Practices Biodiversity database and the current exemptions for the clearance of native vegetation under forestry legislation. The report concludes that building and hazard management areas can make use of existing cleared and regenerating land with minimal impact on the retained vegetated, habitat.

This conclusion is acknowledged and accepted, however the report does not consider the aggregated impacts of future development if it cannot be located in cleared areas that are visually prominent to public roads and other properties. Subdivision must achieve a degree of sophistication in the design, whereby it is the combination of low levels of visibility and the minimisation of native vegetation clearance that achieves the intended outcomes. One aspect does not counteract the other if it cannot be achieved i.e. if development sites are available that minimise vegetation clearance, this does not then promote a high degree of visibility and higher density as acceptable, nor does it diminish the stated values of the locality to maintain low levels of development visibility. The planning scheme expects outcomes that achieve both objectives.

Similarly, the consideration of the impact on natural values is not relegated to the broad spectrum thresholds in the Tasmanian Forest Practices System, as this system was designed for a landscape scale purpose. Whilst this may provide useful context, it is not a measure that reflects the original setting of the standards for the Reedy Marsh zone in the Interim Planning Scheme. For example, references to land clearing of up to 20 hectares in any 5 year period under the Permanent Forest Estate Policy, is not a useful consideration when considering that many existing titles in the Reedy Marsh are less than 20 hectares in size. The Local Area Objectives and Desired Future Character Statements for Reedy Marsh do not contemplate the complete clearance of properties as an acceptable outcome. The consideration of the degree of vegetation clearance on proposed lots to accommodate future development is a nuanced assessment that will vary with each property depending on the circumstances and is not a matter that can be readily measured, or should be measured, against industry standards that do not take into account the setting of objectives for particular rural-residential environments.





Photo 1: View of cleared land around existing dwelling and dry Eucalypt forest to the southern side of the site.

The Desired Future Character Statements for Reedy Marsh are:

- a) *Reedy Marsh is characterized by predominantly forested hills with some cleared areas of pasture and a dispersed pattern of residential development with low levels of development visibility.*
- b) *The character of the locality is to be maintained through retention of vegetation and lower densities to integrate and screen development and to reduce the visibility of buildings and access driveways from roads and neighbouring properties.*
- c) *Where located on slopes or at higher elevations, the configuration of subdivision and the location of buildings and accesses are to minimize the impacts of vegetation clearance on the landscape. The retention or planting of vegetation is the preferred means to integrate and screen development throughout the zone.*
- d) *Where located in a more open landscape, subdivision is to be configured with dimensions to reflect requirements for a low density and provide for development areas that accommodate appropriate separation between buildings, separation between buildings and adjoining access ways or roads and to accommodate bushfire hazard management areas within each lot.*
- e) *Where development is unavoidably visible, ensure that materials are non-reflective and the design integrates with the landscape.*

The Desired Future Character Statements (DFCS's) reinforce the intention that future development maintains the current, very low level of visibility of development



throughout the area, through the dispersal of dwellings in a manner that mitigates the appearance of increased density with substantive tracts of vegetation between. This requires an appropriate appreciation of the context of each individual site that is subject to a proposal for subdivision. Whilst there are some circumstances of lots with an area in the order of 5 hectares in Reedy Marsh, these are in the minority and do not constitute the prevailing character of the area.

Properties within the visual context of the area that surrounds the subject site are larger in size, in the order of 10 to 20 hectares, with the majority of dwellings discreetly located at a substantial distance from the road where they cannot be seen at all from the road, behind vegetation clumps where they cannot be readily seen from the road or from other dwellings or dispersed along the road such that the combination of topography, vegetation and distance reinforces the very low density character (Refer Photo 2 below) . The dwellings in the vicinity of the subject lot all have greater than 200 metres distance between them, with virtually no visibility between properties. A future dwelling located on Lot 2 in the vicinity of the area nominated by the bushfire hazard management plan (which is recognised as being the most appropriate for natural values impact), would be approximately 150 metres from the dwellings on Lot 1 and 212 Farrells Road opposite. However the dwellings on Lot 1 and 2 would be simultaneously visible in the same view line from the road, together with the visibility of 212 Farrells Road close to the road.



Photo 2: View south along Farrells Rd from the existing entrance to Lot 1.





Photo 3: View from Farrells Rd frontage showing potential dwelling sites (circled) and existing dwelling beyond.



Photo 4: View to 212 Farrells Rd opposite the frontage of proposed Lot 2.

Some of the dwellings in Reedy Marsh that are located close to the road are historic cottages from the early settlement of the area, however these physical circumstances do not validate the visible intensification of dwellings in contravention of the priority objective, which is to maintain low levels of visibility from both public and private vantage points and lower densities to protect the prevailing character.



In summary, the smaller lot sizes proposed results in a configuration that is either a high degree of visibility of a dwelling on Lot 2, in addition to the visibility of dwellings on Lot 1 or 212 Farrells Road, or requires the removal of a substantive area of natural forest to accommodate a screened location. To a degree, this outcome is complicated by the powerline easement that traverses the site and is required to be clear of vegetation which prevents the establishment of effective screening vegetation.

The particular circumstances of this site result in outcomes that are not consistent with the Local Area Objectives and Desired Future Character Statements and there is no ability to provide mitigation of the visual impacts of future development without contravening the requirement to minimise the clearance of standing vegetation.

In conclusion, it is considered that the proposed arrangement of lots in this location does not meet the performance criteria and the proposal cannot be conditioned to meet the performance criteria.

## **Rural Living Zone**

### **13.4.2.2 Lot Area, Building Envelopes and Frontage**

#### **Objective**

*To ensure that subdivision:*

- a) *Provides for appropriate wastewater disposal, and stormwater management in consideration of the characteristics or constraints of the land; and*
- b) *Provides area and dimensions of lots that are appropriate for the zone; and*
- c) *Provides frontage to a road at a standard appropriate for the use; and*
- d) *Furthers the local area objectives and desired future character statements for the area, if any.*

#### **Performance Criteria 1**

*Each lot must:*

- a) *be to facilitate protection of a place of Aboriginal, natural or cultural heritage; or*
- b) *provide for each lot, sufficient useable area and dimensions to allow for:*
  - i) *a dwelling to be erected in a convenient, appropriate and hazard free location; and*
  - ii) *appropriate disposal of wastewater and stormwater; and*
  - iii) *on-site parking and manoeuvrability; and*
  - iv) *adequate private open space; and*
  - v) *vehicular access from the carriageway of the road to a building area on the*



*lot, if any; and*

- c) *be consistent with the Local Area Objectives and Desired Future Character Statements having regard to:*
  - i) *the topographical or natural features of the site within the context of the area; and*
  - ii) *the ability of vegetation to provide buffering; and*
  - iii) *any features of natural or cultural significance; and*
  - iv) *the presence of any natural hazards; and*
- d) *not create additional lots at Kimberley, Red Hills, Ugbrook, Upper Golden Valley, Weegen and Western Creek; and*
- e) *not be located on land with frontage to Parkham Road.*

**Response**

P1a) is not relevant to the proposed subdivision.

P1b):

At just over five hectares in size, Lots 1 and 2 provide sufficient useable area and dimensions for a dwelling to be erected that can achieve on-site wastewater and stormwater disposal without impacting beyond the boundaries of each lot. Lot 1 contains the existing dwelling which is already served by a vehicular access, noting that the Bushfire Hazard Management Plan requires the existing access to be upgraded to meet the standard of the Bushfire Prone Areas Code through additional vegetation clearance and the construction of a passing bay. (Refer Photos 5 and 6 below)

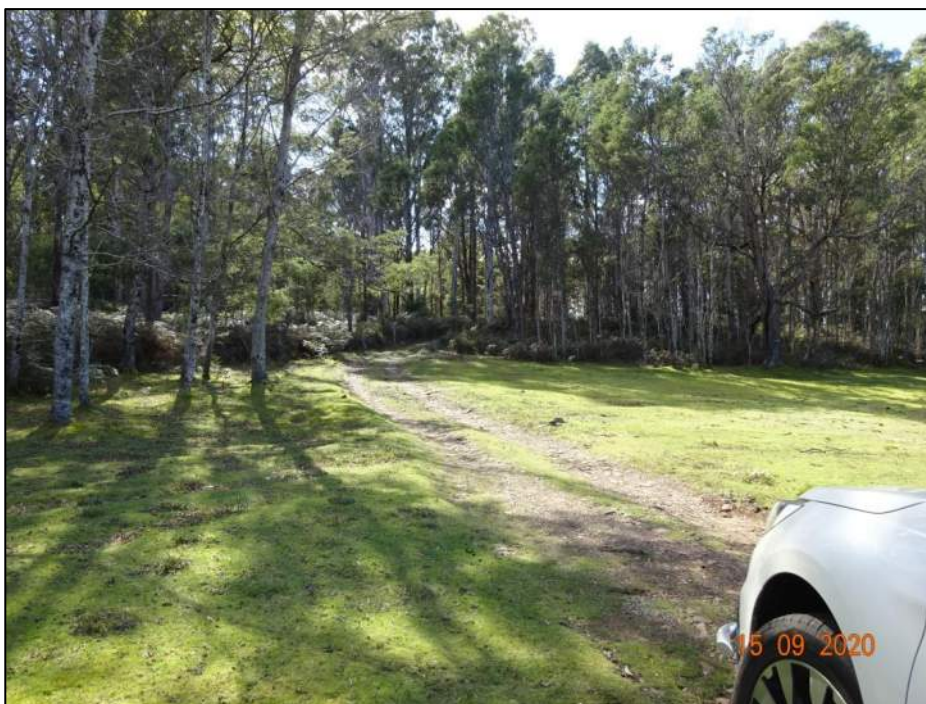


Photo 5: Driveway on Lot 1 to existing dwelling, viewed from near dwelling .





Photo 6: Driveway on Lot 1 on approach to dwelling area from the north east.

The access to Lot 2 would be constructed through the cleared land, likely in close proximity to the power line. (Refer Photo 7 below)



Photo 7: Likely alignment of future access on Lot 2.

Each lot contains sufficient area and dimensions to provide for parking and manoeuvrability and private open space associated with a dwelling.



P1c)

The subdivision relies on the Performance Criteria in this standard as the lots do not meet the minimum lot area of 15 hectares. Performance Criteria c) requires that lots must be consistent with the Local Area Objectives and Desired Future Character Statements having regard to topography and natural features, buffering by vegetation, features of natural or cultural significance and natural hazards.

Consistency with the Local Area Objectives and Desired Future Character Statements is discussed above in regard to the general suitability of the subdivision. In relation to the specific sizes of the lots, the minimum lot area of 15 hectares in the Acceptable Solution is relevant. Whilst each subdivision circumstance is unique, the combination of factors including the need to clear vegetation for hazard management areas and access, together with the requirement to maintain substantial separation distances between building areas and low levels of visibility, is considered to be readily achievable at a lot size of 15 hectares, whilst still maintaining natural values. However compliance with the Local Area Objectives and Desired Future Character Statements becomes more challenging the more a lot size reduces below the acceptable solution. As described above, there are no topographical features that mitigate the visual impacts of future development without the need to clear to standing forest for bushfire hazard protection.

In conclusion, the proposed significant departure from the minimum lot area standard does not meet the performance criteria for subdivision and cannot be conditioned to meet the performance criteria. The application is therefore recommended for refusal.

## **E4 Road and Rail Access Code**

### **E4.6.1 Use and road or rail infrastructure**

#### **Objective**

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

#### **Performance Criteria P3**

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

- a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and*
- b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for*



*a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and*

- c) *an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.*

### **Response**

The application indicates an existing access will be used for Lot 2. Photo 7 below shows the location of the proposed access whereby there is no formalised existing cross-over and as such, the access constitutes a new access on a road with a speed limit of more than 60 kph.



Photo 8: Location of proposed access to Lot 2.

Council's Infrastructure Department have confirmed that the location of the access maintains an adequate level of safety as it complies with safe sight distance requirements and the terrain is such that a new crossover can be constructed in accordance with Council's standards.

### **E4.7.2 Management of Road Accesses and Junctions**

#### **Objective**

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

#### **Performance Criteria P2**

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



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

### **Response**

Council's Infrastructure Department have confirmed that the location of the access maintains an adequate level of safety as it complies with safe sight distance requirements and the terrain is such that a new crossover can be constructed in accordance with Council's standards.

Farrells Road is of an appropriate standard to accommodate the anticipated increase in traffic without comprising the efficiency of the road.

## **Acceptable Solutions**

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

<b>Rural Living Zone</b>		
<b>Scheme Standard</b>	<b>Comment</b>	<b>Assessment</b>
<b>13.3.1 Amenity</b>		
A1	Residential use	Complies
A2		Not Applicable
<b>13.3.2 Rural Living Character</b>		
A1	Residential use	Not Applicable
A2		Not Applicable
A3		Not Applicable
<b>13.4.1 Building Design and Siting</b>		
A1	Site coverage	Not Applicable
A2	Building height	Not Applicable
A3	Frontage setback	Not Applicable
A4	Side and rear boundary setback	Not Applicable



A5	Residential use	Not Applicable
A6	Removal of standing vegetation	Not Applicable
<b>12.4.3.1 Subdivision - General Suitability</b>		
A1	No Acceptable Solutions	<b>Relies on Performance Criteria</b>
<b>12.4.3.2 Lot Area, Building Envelopes and Frontage</b>		
A1	Lot 1 - 5.08Ha Lot 2 – 5.04Ha Lot sizes do not comply with the 15Ha standard for Reedy Marsh Rural Living Zone.	<b>Relies on Performance Criteria</b>
A1.2	New boundaries meet the setbacks to existing buildings.	Complies
A2	Both lots have greater than 15 metres frontage.	Complies

<b>E1 Bushfire-Prone Areas Code</b>		
Scheme Standard	Comment	Assessment
<b>E1.6.1 Subdivision: Provision of hazard management areas</b>		
A1(b)	Certified as providing Bal 19 for all lots	Complies
<b>E1.6.2 Subdivision: Public Access</b>		
A1(b)	Certified as being consistent with Tables E1, E2 and E3	Complies
<b>E1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>		
A2(b)	Certified as being compliant with Table E5.	Complies

<b>E4 Road and Railway Assets Code</b>		
Scheme Standard	Comment	Assessment
<b>E4.6.1 Use and road or rail infrastructure</b>		
A1	Sensitive use	Not Applicable
A2	Roads with a speed limit of 60kph or less	Not Applicable
A3	New access	<b>Relies on Performance Criteria</b>
<b>E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways</b>		
A1		Not Applicable
<b>E4.7.2 Management of Road and Accesses and Junctions</b>		
A1	Each lot has only one access	Complies



A2	New access to a road with a speed limit greater than 60kph	<b>Relies on Performance Criteria</b>
E4.7.3	Management of Rail Level Crossings	
A1		Not Applicable
E4.7.4	Sight Distance at Accesses, Junctions and Level Crossings	
A1	Sight distance adequate – 80kph design speed	Complies

## Conclusion

It is considered that the application for Use and Development for a Subdivision (2 lots) does not meet the Interim Planning Scheme provisions for the Rural Living Zone at Reedy Marsh and is recommended for refusal.



# APPLICATION FORM

## PLANNING

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

Invoice 17219  
Date: -5 AUG 2020  
RCVE: SS  
Meander Valley Council  
Acting Mayor: SS  
CDS

### OFFICE USE ONLY

Property No: 17219 Assessment No: 90 - 2350 - 0180  
DA\ 21/0044 PA\ 21/0024

- Is your application the result of an illegal building work? ☐ Yes ☒ No Indicate by ✓ box
- Is a new vehicle access or crossover required? ☒ Yes ☐ No

### PROPERTY DETAILS:

Address: 209 Farrells Rd Certificate of Title: 211388  
Suburb: Beedy Marsh 7304 Lot No: 1  
Land area: 10.12 m<sup>2</sup>/ha  
Present use of land/building: residence  
(vacant, residential, rural, industrial, commercial or forestry)  
Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☒ No  
Heritage Listed Property: ☐ Yes ☒ No

### DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- ☐ Building work
  - ☐ Change of use
  - ☒ Subdivision
  - ☐ Forestry
  - ☐ Demolition
  - ☐ Other

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

Description of work:

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

New floor area: m<sup>2</sup> New building height: m

Materials: External walls: Colour: Roof cladding: Colour:



**OWNER DETAILS:**

Owner/s name:

C.J. Brown 46 T. Wisby

Phone No:

Postal address:

209 Farrell's Road

Mobile No:

Reedy Marsh

7304

Fax No:

Email address:

info@pumphousehair.com.au

**APPLICANT DETAILS:**

Applicant:

PDA Surveys also T. Wisby

Mobile No:

Postal address:

PO Box 284

Phone No:

63314099

Launceston

7250

Fax No:

Email address:

john.dent@pda.com.au

**COPYRIGHT AUTHORITY:**

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

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

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

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

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

Applicant:

Name: (Print)

John Dent

Signed:

John Dent

Date:

29/7/20

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

Crown Consent:  
(if required)

Name: (Print)

Signed:

Date:

**PRIVACY STATEMENT**

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

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

**Disclosure of Personal Information:** Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the *Building Act 2000*. This information will not be disclosed to any other external agencies unless required or authorised by law.

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



## Sandi Scott

---

**From:** John Dent <John.Dent@pda.com.au>  
**Sent:** Wednesday, 5 August 2020 8:56 AM  
**To:** Sandi Scott  
**Subject:** RE: Planning Application - 209 Farrells Road, Reedy Marsh

Thanks Sandi,

Regards,

### John Dent

Director and Registered Land Surveyor  
PHONE: +61 3 6331 4099 (Launceston)  
MOB: 0408 133 656  
P.O. Box 284  
3/23 Brisbane Street, Launceston, Tasmania 7250  
[www.pda.com.au](http://www.pda.com.au)



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**Surveying, Engineering & Planning**

ABN 71 217 806 325

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**From:** Sandi Scott <[Sandi.Scott@mvc.tas.gov.au](mailto:Sandi.Scott@mvc.tas.gov.au)>  
**Sent:** Wednesday, 5 August 2020 8:15 AM  
**To:** John Dent <[John.Dent@pda.com.au](mailto:John.Dent@pda.com.au)>  
**Subject:** Planning Application - 209 Farrells Road, Reedy Marsh

Good morning John,

Please find attached the tax invoice & section 86 letter for the above property. Methods of payment are listed on the invoice. If you have any questions please do not hesitate to contact the Planning Department on 6393 5320.

Kind regards  
Sandi



**Meander Valley Council**  
Working Together

Sandi Scott, Development Services Officer  
P: 03 6393 5345 E: [sandi.scott@mvc.tas.gov.au](mailto:sandi.scott@mvc.tas.gov.au)  
26 Lyall Street Westbury, TAS 7303 | PO Box 102, Westbury Tasmania 7303  
[www.meander.tas.gov.au](http://www.meander.tas.gov.au)

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*Council is working hard to maintain normal service delivery, however due to the COVID-19 pandemic there may be delays or interruptions.*  
*We are continuing to take enquiries but appreciate your patience when timeframes are longer than usual or are required to be extended.*

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## Sandi Scott

---

**From:** Sandi Scott  
**Sent:** Wednesday, 5 August 2020 8:15 AM  
**To:** 'John Dent'  
**Subject:** Planning Application - 209 Farrells Road, Reedy Marsh  
**Attachments:** 04082020164313-0001.pdf

Good morning John,

Please find attached the tax invoice & section 86 letter for the above property. Methods of payment are listed on the invoice. If you have any questions please do not hesitate to contact the Planning Department on 6393 5320.

Kind regards  
Sandi



PA\21\0024  
17219

05 August 2020

PDA Surveyors  
PO Box 284  
LAUNCESTON TAS 7250

Dear PDA Surveyors

**Land Use Planning and Approvals Act 1993 – Section 86 Requirement to pay fees –  
209 Farrells Road REEDY MARSH – Subdivision - 2 lots**

Thank you for submitting an application for the above development. The required fee for this application has been calculated and is listed on the tax invoice which has been enclosed for your reference. Payment options are listed on the bottom of the invoice for your conveniences.

Under Section 86 of the *Land Use Planning and Approvals Act 1993*, your application will not become valid until the tax invoice has been paid in full.

If you have any queries regarding the above, please do not hesitate to call me on 6393 5320 or via email at [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au) quoting PA\21\0024.

Yours sincerely



Sandi Scott  
**Development Services Officer**

Enclosure: Tax Invoice



**T Wisby**  
**C/- PDA Surveyors**  
**PO Box 284**  
**LAUNCESTON TAS 7250**

Invoice No: 9002

Date: 04/08/2020

Council Reference No: DA\21\0044

Property Details: 209 Farrells Road REEDY MARSH

Description	Due Date	Amount (ex. GST)	GST	Amount Due (incl. GST)
Subdivision Application	18/08/20	\$750.00	\$0.00	<b>\$750.00</b>
Total		\$750.00	\$0.00	<b>\$750.00</b>

**Payment Terms: PLEASE PAY 14 DAYS FROM INVOICE DATE**



**PAYING IN PERSON:** Present your invoice together with your payment at the Council Office, 26 Lyall St, Westbury 7303 (8:30am-5:00pm).



**MAILING YOUR PAYMENT:** Cheques or Money Order should be made payable to Meander Valley Council and mailed to PO Box 102, Westbury 7303. Please include a copy of this invoice.



**DIRECT DEPOSIT:** Payments made directly into Meander Valley Council Bank Account **must include your Council Reference Number.**

Commonwealth Bank of Australia  
BSB 067-600  
Account Number 28014342



**LAUNCESTON**

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)  
 M.B. Reid, B. GEOM.(HONS) (Tas.), M.SSSI (Director)

**HOBART**

C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)  
 H. Clement, B. SURV. (Tas.), M.SSSI (Director)  
 M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Director)  
 T.W. Walter, Dip. Surv & Map; (Director)  
 A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Consultant)  
 D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Consultant)  
 A. Collins, Ad. Dip. Surv & Map, (Senior Associate)  
 L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)

**KINGSTON**

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)

**BURNIE/DEVONPORT**

A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)  
 A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Consultant)



**PDA Surveyors**

Incorporating  
**WALTER  
 SURVEYS**

**Surveying, Engineering & Planning**

ABN 71 217 806 325

PO Box 284 (3/23 Brisbane Street)  
 Launceston, Tasmania, 7250  
 Phone (03) 6331 4099

ABN 71 217 806 325  
 Email: pda.ltn@pda.com.au  
 www.pda.com.au

*Our Ref: 45715J*

29<sup>th</sup> July, 2020.

Meander Valley Council  
 PO Box 102  
 WESTBURY TAS 7303

Attention: Mrs J. Richardson

Dear Jan,

**RE: SUBDIVISION - 209 FARRELLS ROAD, REEDY MARSH**

We submit here with an application to subdivide two lots from an existing title on Farrells Road, Reedy Marsh for Tyneke Wisby, the daughter in law of the owner.

The Land is in the Rural Living Zone, we will now address the provisions of the zone as it relates to the subdivision.

#### *13.4.2.1 General Suitability*

The lot sizes are 5.85 and 5.04 hectares and are in keeping with the other lot sizes in the rural living zone at Reedy Marsh, as there are many lots smaller than this in this particular zone.

#### *13.4.2.2 Lot Area Building Envelopes and Frontage*

We will now address the performance criteria.

P1b) is met in that there are numerous sites on the new lot that are suitable for a dwelling to be erected and to allow disposal of waste water. Onsite parking and manoeuvrability and adequate private parking space are provided. Vehicular access from the road will be as shown on the plan, with both sites having good sight distances.

P1c) is met in that the blocks are large enough to provide buffering on each lot, and there are no features that require protection on the site.

.../2

#### OFFICES ALSO AT:

- 16 Emu Bay Road, Deloraine, 7304
- 6 Queen Street, Meander Valley Council Ordinary Agenda, 13 October 2020
- 77 Gunn Street, Devonport, 7310

(03) 6362 2993

(03) 6423 6875

- 127 Bathurst Street, Hobart, 7000
- 6 Freeman Street, Kingston, 7050
- 116 Main Road, Launceston, 7109

(03) 6234 3217

(03) 6229 2131

(03) 6264 1277

Page 340

**PLANNING AUTHORITY 2**



We enclose the following to enable you to access the application:

- 3 copies of the Proposal Plan
- Copy of Title
- Bushfire Report
- Natural Values Report
- Completed application form

Please send us an invoice addressed to Ms T Wisby, care of john.dent@pda.com.au and we will arrange for payment of your fees for this application.

Please get in touch if you require anything further to enable you to access this application.

Yours faithfully  
PDA Surveyors

Per:   
JOHN DENT



SEARCH OF TORRENS TITLE

VOLUME 211388	FOLIO 1
EDITION 4	DATE OF ISSUE 05-Jul-2017

SEARCH DATE : 18-Jun-2020  
SEARCH TIME : 02.00 PM

DESCRIPTION OF LAND

Parish of WYCOMBE, Land District of DEVON  
Lot 1 on Plan 211388  
Derivation : Whole of Lot 32541 Gtd. to J.M.West  
Prior CT 2500/54

SCHEDULE 1

M639274 TRANSFER to CHRISTOPHER JOSEPH BROWN Registered  
05-Jul-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



ANNEXURE TO **CERTIFICATE OF TITLE  
FOLIO OF REGISTER**

VOL. 2500 FOL 54

Acting *Registrar*  
Recorder of Titles



NOT TO  
MEAS IN  
SCALE  
METRES

PH. WYCOMBE

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

REGISTERED NUMBER

211388





# Bushfire Hazard Management Report: Subdivision

**Report for:** PDA Surveyors

**Property Location:** 209 Farrells Road, Deloraine

**Prepared by:** Scott Livingston

Livingston Natural Resource Services  
12 Powers Road  
Underwood, 7268

**Date:** 24<sup>th</sup> July 2020





**Client:** PDA Surveyors

209 Farrells Road, Deloraine, CT 211388/1 PID 6274168.

**Property identification:** Current zoning: Rural Living, Meander Valley Interim Planning Scheme 2013.

**Proposal:** 2 Lot subdivision from 1 existing title.

**Assessment** A field inspection of the site was conducted to determine the Bushfire Risk and Bushfire Attack Level.

Assessment by: Scott Livingston

Master Environmental Management, Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation # BFP-105.



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### LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.



## DESCRIPTION

A 2 lot subdivision is proposed from existing title CT 211388/1 at 209 Farrells Road, Deloraine. Lot 1 will be 5.85ha and contains an existing dwelling and outbuildings. Lot 2 will be 5.04ha and has no buildings. The property is zoned Rural Living, *Meander Valley Planning Scheme, 2013*.

The property is a mix of forest and cleared land, with portions of the cleared land regenerating to native species. Surrounding land is a mosaic of forest, with grassland patches and low threat vegetation around dwellings. The proposed lots have frontage to Farrells Road. The area is not serviced by a reticulated water supply.

See Appendix 1 for maps and site plan. Appendix 2 for photos.

## BAL AND RISK ASSESSMENT

The land is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation, greater than 1 ha in area (forest).

### VEGETATION AND SLOPE

Lot		North West (western section)	North West (eastern section)	North East	South East	South West
1	Vegetation within 100m lot boundaries	0-100m grassland (some low threat)	0-100m forest	0-100m forest	0-100m forest (grassland in part)	0-100m forest
	Slope (degrees, over 100m)	Flat/ Upslope	Flat/ Upslope	Flat/ Upslope	Downslope 0-5°	Downslope 0-5°
	BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		North West	North East	South East	South West	
	Vegetation within 100m existing dwelling	0-12m low threat, 12-30m grassland, 30-100m forest	0-10m low threat, 10-100m grassland	0-6m low threat, 6-100m grassland	0-26m low threat, 26-100m grassland	
	Slope (degrees, over 100m)	Flat/ Upslope	Flat/ Upslope	Downslope 0-5°	Downslope 0-5°	
	BAL Rating: existing vegetation	BAL 12.5	BAL 12.5	BAL 29	BAL 12.5	



		North West (western section)	North West (central section)	North West (eastern section)	North East (northern section)	North East (southern section)	South East	South West
2	Vegetation within 100m lot boundaries	0-100m forest	0-80m grassland. 80-100m forest	0-100m forest	0-15m road, 15-100m forest		0-50+ forest, 50+m - 100m grassland	0-100m forest
	Slope (degrees, over 100m)	Flat/ Upslope	Flat/ Upslope	Flat/ Upslope	Flat/ Upslope		Downslope 5-10°	Downslope 0-5°
	BAL Rating at boundary	BAL FZ		BAL FZ	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19	BAL 19	BAL 19	BAL 19

### **BUILDING AREA BAL RATING**

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and have also considered slope gradients. During development it is assumed adjacent lots may be managed as up to forest fuel loads.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other constraints to building such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

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



## Setbacks

	Grassland	Forest
<b>BAL 12.5</b>		
Upslope and flat	14m	32m
Downslope 0- 5°	16m	38m
<b>BAL 19</b>		
Upslope and flat	10m	26m
Downslope 0- 5°	11m	27m

### **PROPOSED LOT BAL RATING**

Lots 1 and 2 have a potential building area at BAL 19, reduced building area would be available at BAL 12.5 with increased setbacks and hazard management.

Lot	Setbacks for habitable buildings
	BAL 19
2	23 m from north western and north eastern and south eastern boundaries where forest and 10m where grassland.
	27m from threatened vegetation community in the south western portion of the lot



# BAI 19 Building Area: Lot2



Figure 1: Building Area BAL19

## **HAZARD MANAGEMENT AREAS**

All land within the distances shown below must be managed as no higher fuel load than the following:

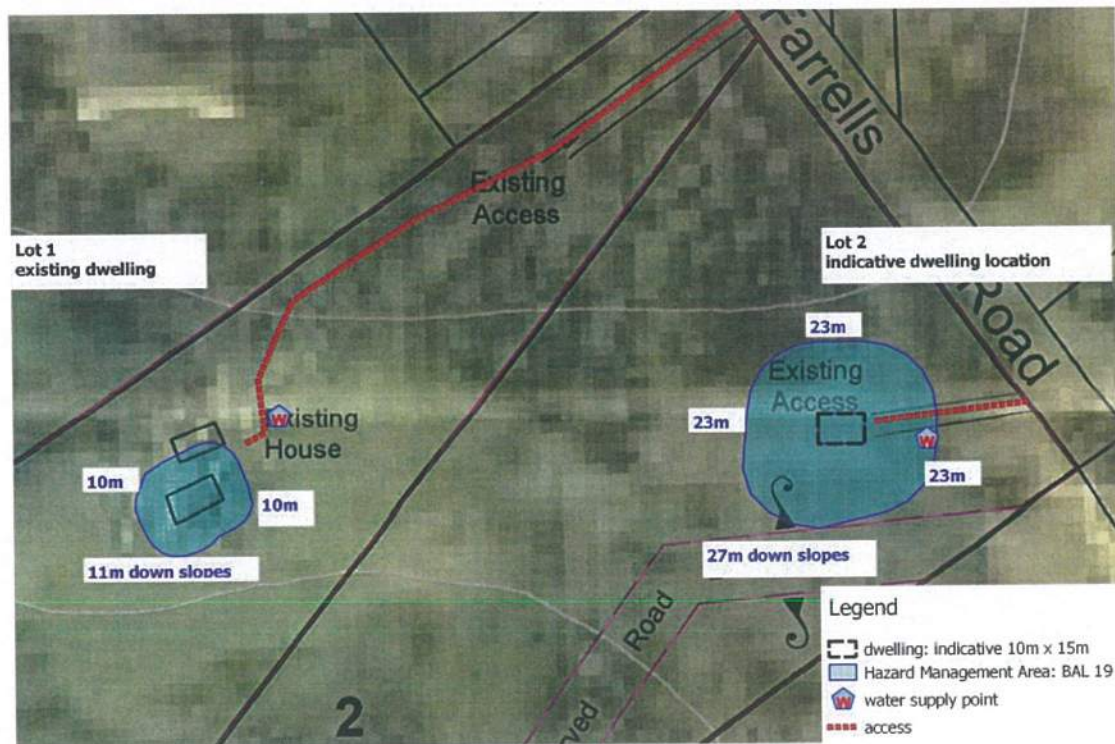
- Low threat vegetation includes maintained lawns (mown to < 100mm), gardens and orchards.



- Forest- no fuel management required

#### Lot 2: Construction to BAL 19:

Slope	Managed Land - Low Threat Vegetation	Forest
Upslope and flat	0-23m	>23m
Downslope 0- 5°	0-27m	>27m



## ROADS

Lots will have access from Farrells Road. No additional roads required for the subdivision.



## PROPERTY ACCESS

Access to lots must comply with the relevant elements of Table E2 Access from the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Existing access to Lot 1 is less than 4m in width and requires upgrade (widening) prior to sealing of titles. The access is 220m and considered to meet the objective for passing bays.

Lot 2 access to future the dwelling and water supply point is likely to be more than 30m and required to meet Element B of Table E2. Construction is not required until commencement of construction of the dwelling on that lot.

**Table E2: Standards for Property Access**

Column 1 Element		Column 2 Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a water	There are no specified design and construction requirements.



<b>B.</b>	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	<p>The following design and construction requirements apply to property access:</p> <ol style="list-style-type: none"> <li>(1) All-weather construction;</li> <li>(2) Load capacity of at least 20 tonnes, including for bridges and culverts;</li> <li>(3) Minimum carriageway width of 4 metres;</li> <li>(4) Minimum vertical clearance of 4 metres;</li> <li>(5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;</li> <li>(6) Cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(7) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(8) Curves with a minimum inner radius of 10 metres;</li> <li>(9) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and</li> <li>(10) Terminate with a turning area for fire appliances provided by one of the following: <ol style="list-style-type: none"> <li>(a) A turning circle with a minimum inner radius of 10 metres; or</li> <li>(b) A property access encircling the building; or</li> <li>(c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.</li> </ol> </li> </ol>
<b>C.</b>	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ol style="list-style-type: none"> <li>(1) The Requirements for B above; and</li> <li>(2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.</li> </ol>
<b>D.</b>	Property access length is greater than 30 metres, and access is provided to 3 or	<p>The following design and construction requirements apply to property access:</p> <ol style="list-style-type: none"> <li>(1) Complies with Requirements for B above; and</li> <li>(2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.</li> </ol>



## FIRE FIGHTING WATER SUPPLY

The subdivision is not serviced by a reticulated supply.

There is no dedicated fire fighting water supply for the existing dwelling on Lot 1. A static supply to meet the requirements of Table E5 of the *Planning Directive No. 5.1 Bushfire-Prone Areas Code* must be installed prior to sealing of titles.

New habitable buildings must have a static water installed to the standards listed in Table E5 prior to commencement of construction

Column Element	Column 2 Requirement
<b>A.</b> Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and</li> <li>b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.</li> </ul>
<b>B.</b> Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> <li>a) May have a remotely located offtake connected to the static water supply;</li> <li>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;</li> <li>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;</li> <li>d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6 mm thickness.</li> </ul> </li> </ul>



Column 2 Requirement	
<b>C.</b>	<p>Fittings, pipework and accessories (including stands and tank supports)</p> <p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) Have a minimum nominal internal diameter of 50mm;</li> <li>(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) Be metal or lagged by non-combustible materials if above ground;</li> <li>(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);</li> <li>(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) Ensure the coupling is accessible and available for connection at all times;</li> <li>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</li> <li>(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and</li> <li>(i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by fire fighting equipment;</li> <li>(iii) At a working height of 450 – 600mm above ground level; and</li> <li>(iv) Protected from possible damage, including damage by vehicles</li> </ul> </li> </ul>
<b>D.</b>	<p>Signage for static water connections</p> <p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> <li>(a) comply with: Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or</li> <li>(b) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or</li> <li>(c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.</li> </ul>



Column Element	Column 2 Requirement
E.  Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> <li>(a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(b) No closer than six metres from the building area to be protected;</li> <li>(c) With a minimum width of three metres constructed to the same standard as the carriageway; and</li> <li>(d) Connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>



## CONCLUSIONS

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A 2 lot subdivision is proposed from existing title CT 211388/1 at Farrells Road, Deloraine. The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size, (grassland and forest).

There is sufficient area on lots to provide for BAL 19 habitable dwellings and will require a hazard management area – low threat vegetation on land adjacent to habitable buildings. Smaller building areas would be available for BAL 12.5 construction with increased setbacks from boundaries and hazard management areas.

No additional roads are required, access to habitable buildings and water supply on lots must comply with the relevant elements of Table E2 Access from the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Upgrades to existing access for Lot 1 must be completed prior to sealing of titles. Access for Lot 2 must be constructed prior to commencement of construction of a habitable building on the lot.

Habitable buildings must have a static water supply installed to the standards listed in Table 4 of the *Planning Directive No. 5.1 Bushfire-Prone Areas*. The water supply for Lot 1 must be installed prior to sealing of titles. Water supply for Lot 2 must be installed prior to commencement of construction of a habitable building on that lot.

## REFERENCES

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Meander Valley (2013) *Meander Valley Interim Planning Scheme*.

Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

Planning Commission (2017), *Planning Directive No. 5.1 Bushfire-Prone Areas Code*



## APPENDIX 1 – MAPS

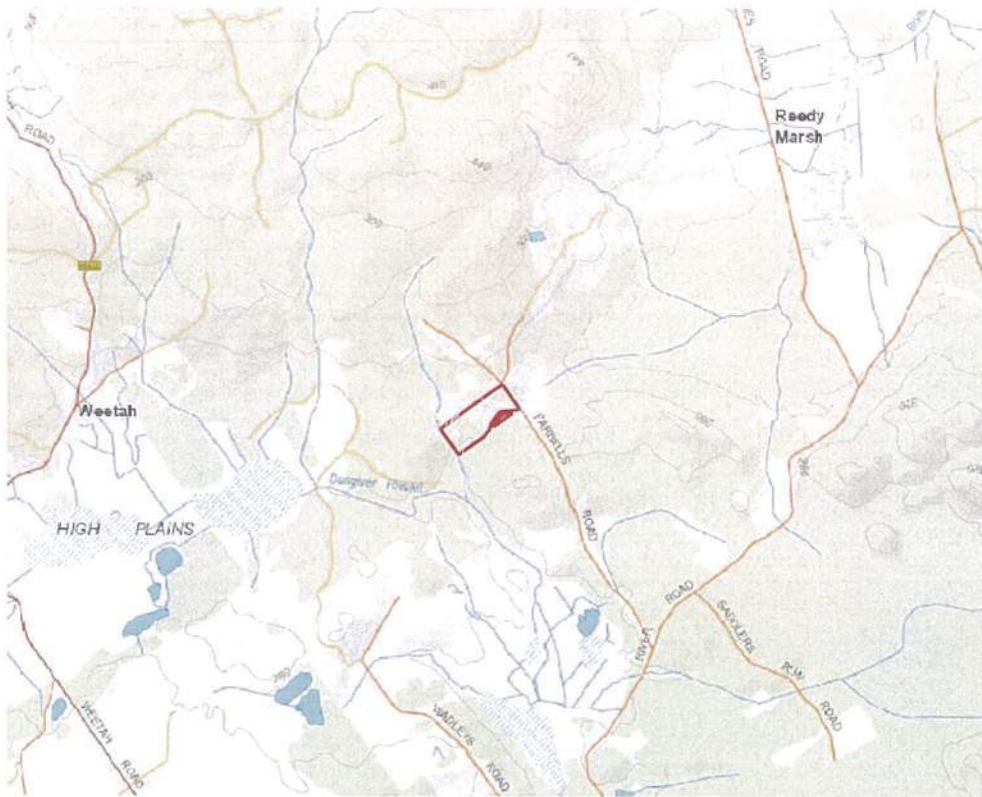


Figure 2: Location, property in red



Figure 3: Aerial Image





**Figure 4: Proposed Subdivision Plan**





**Figure 5: existing access from Farrells Road**



**Figure 6: existing dwelling**





**Figure 7: indicative dwelling site Lot 2**



**Figure 8: Lot 2 from Farrells Road**



## Bushfire Hazard Management Plan:

This BHMP has been prepared to satisfy the requirements of the *Meander Valley Planning Scheme, 2013* and *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

This plan should be read in conjunction with the report titled: *Bushfire Hazard Management Report CT 211388-1 209 Farrells Road Reedy Marsh, Livingston Natural Resource Services*

BAI 19 Building Area: Lot2



Proposed Development	Subdivision, 2 lots from 1 lot
Plan of Subdivision	PDA Surveyors Plan of Subdivision, 18/6/2020
Property Owner	CJ Brown
Address	209 Farrells Road, Reedy Marsh
CT	211388/1
PID	6274168

### Construction: BAL 19

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2, 3, 8 or 9) and class 10a buildings within 6m of a habitable building.

Lot	BAL 19	Setbacks for habitable buildings
2	23 m from north western and north eastern and south eastern boundaries where forest and 10m where grassland.	
	27m from threatened vegetation community in the south western portion of the lot	

### Property Access

Access to a habitable building and/or water supply point it must be constructed to the following standards:

The following design and construction requirements apply to property access:

- All-weather construction;
- Load capacity of at least 20 tonnes, including for bridges and culverts;
- Minimum carriageway width of 4 metres;
- Minimum vertical clearance of 4 metres;
- Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- Cross falls of less than 3 degrees (1:20 or 5%);
- Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- Curves with a minimum inner radius of 10 metres;
- Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 13 degrees (1:5.5 or 18%) for unsealed roads; and
- Terminate with a turning area for fire appliances provided by one of the following:
  - A turning circle with a minimum inner radius of 10 metres; or
  - A property access encircling the building; or
  - A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

Access to a habitable buildings and water supply on Lot 1 must meet requirements prior to sealing of titles.

Scott Livingston  
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
Date 24/7/2020  
SRL20/425

*[Signature]*



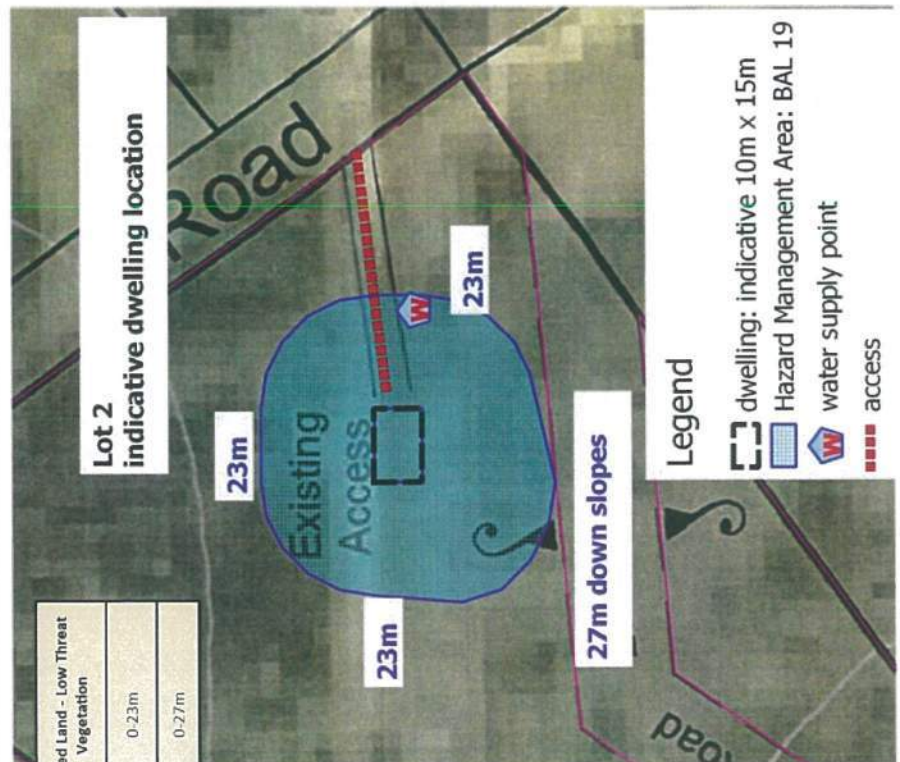
## Hazard Management Areas (HMA)

Hazard management areas include the area to protect the buildings as well as the access and water supplies. All land within the area shown below is to be managed and maintained in a minimum fuel condition.

### Maintenance Schedule:

- Removal of fallen limbs, leaf & bark litter
- Cut lawns to less than 100mm and maintained
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of petroleum fuels
- Maintain road access to the dwelling and water connection point.
- Remove fallen limbs, leaf & bark from roofs, gutters and around buildings.

Slope	Managed Land - Low Threat Vegetation
Upslope and flat	0-23m
Downslope 0-5°	0-27m



Scott Livingston  
Accreditation: BFP – 105;  
1, 2, 3A, 3B, 3C  
Date 24/7/2020  
SRL20/425

*Handwritten signature*

## Water Supply

A static water supply to following standards must be installed for each building area:

Water supply on Lot 1 must meet requirements prior to sealing of titles.

The following requirements apply:

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

A static water supply:

- may have a remotely located offtake connected to the static water supply;
- 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;
- must be a minimum of 10,000 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;
- must be metal, concrete or lagged by non-combustible materials if above ground; and
- if a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
  - metal;
  - non-combustible material; or fibre-cement a minimum of 6mm thickness.

Fittings and pipework associated with a fire fighting water point for a static water supply must:

- have a minimum nominal internal diameter of 50mm;
- be fitted with a valve with a minimum nominal internal diameter of 50mm;
- be metal or lagged by non-combustible materials if above ground;
- if buried, have a minimum depth of 300mm;
- provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
- ensure the coupling is accessible and available for connection at all times;
- ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
- ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
- if a remote offtake is installed, ensure the offtake is in a position that is:
  - visible;
  - accessible to allow connection by fire fighting equipment;
  - at a working height of 450 – 600mm above ground level; and
  - protected from possible damage, including damage by vehicles.

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

- comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or
- Comply with the Tasmania Fire Service Water Supply Guideline published by Tasmania Fire Service

A hardstand area for fire appliances must be:

- no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- no closer than 6m from the building area to be protected;
- a minimum width of 3m constructed to the same standard as the carriageway; and
- connected to the property access by a carriageway equivalent to the standard of the property access



## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

#### 1. Land to which certificate applies<sup>2</sup>

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

Name of planning scheme or instrument:

Meander Valley Interim Planning Scheme 2013

Street address:

209 Farrells Road, Deloraine

Certificate of Title / PID:

CT 211388/1 / PID 6274168

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

Street address:

Certificate of Title / PID:

#### 2. Proposed Use or Development

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

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



---

**Description of Use or Development:**

2 lot subdivision from 1 existing title

**Code Clauses:**

☐ E1.4 Exempt Development

☐ E1.5.1 Vulnerable Use

☐ E1.5.2 Hazardous Use

☒ E1.6.1 Subdivision

### 3. Documents relied upon

**Documents, Plans and/or Specifications**

**Title:** Proposal Plan of Survey

**Author:** PDA Surveyors

**Date:** 18/6/2020

**Version:** P01

**Bushfire Hazard Report**

**Title:** Bushfire Hazard Management Report, CT 211388-1 209 Farrells Road Reedy Marsh

**Author:** Scott Livingston

**Date:** 24/7/2020

**Version:** 1

**Bushfire Hazard Management Plan**

**Title:** Bushfire Hazard Management Plan CT 211388-1 209 Farrells Road Reedy Marsh



**Author:** Scott Livingston

**Date:** 24/7/2020

**Version:** 1

#### Other Documents

**Title:**

**Author:**

**Date:**

**Version:**

#### 4. Nature of Certificate

##### ☐ E1.4 – Use or development exempt from this code

**Assessment  
Criteria**

**Compliance Requirement**

**Reference to Applicable  
Document(s)**

##### ☐ E1.4 (a)

Insufficient increase in risk

##### ☐ E1.5.1 – Vulnerable Uses

**Assessment  
Criteria**

**Compliance Requirement**

**Reference to Applicable  
Document(s)**

##### ☐ E1.5.1 P1

Residual risk is tolerable

##### ☐ E1.5.1 A2

Emergency management  
strategy

##### ☐ E1.5.1 A3

Bushfire hazard management  
plan

##### ☐ E1.5.2 – Hazardous Uses



Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.5.2 P1	Residual risk is tolerable	
<input type="checkbox"/> E1.5.2 A2	Emergency management strategy	
<input type="checkbox"/> E1.5.2 A3	Bushfire hazard management plan	

☐ **E1.6 – Development standards for subdivision**

**E1.6.1 Subdivision: Provision of hazard management areas**

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/> E1.6.1 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/> E1.6.1 A1 (b)	Provides BAL 19 for all lots	Bushfire Hazard Management Plan CT 211388-1 209 Farrells Road Reedy Marsh
<input type="checkbox"/> E1.6.1 A1 (c)	Consent for Part 5 Agreement	

**E1.6.2 Subdivision: Public and fire fighting access**

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/> E1.6.2 A1 (a)	Insufficient increase in risk	



<input checked="" type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Bushfire Hazard Management Plan CT 211388-1 209 Farrells Road Reedy Marsh
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#### E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.6.3 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/> E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	
<input type="checkbox"/> E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/> E1.6.3 A2 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/> E1.6.3 A2 (b)	Static water supply complies with Table E5	Bushfire Hazard Management Plan CT 211388-1 209 Farrells Road Reedy Marsh
<input type="checkbox"/> E1.6.3 A2 (c)	Static water supply is consistent with the objective	



## 5. Bushfire Hazard Practitioner<sup>3</sup>

Name:	Scott Livingston	Phone No:	0438 951 021
Address:	12 Powers Road	Fax No:	
	Underwood	Email	scottlivingston.lnra@gmail.com
	Tasmania	Address:	
			7250
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

## 6. Certification

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

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



or

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



and/or

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



<sup>3</sup> A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at [www.fire.tas.gov.au](http://www.fire.tas.gov.au).



**Signed:**

certifier



**Date:** 24/7/2020

**Certificate No:** SRL20/42S



# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent

Address

Suburb/postcode

## Qualified person details:

Qualified person:

Address:

Phone No:

Fax No:

Licence No:

Email address:

Qualifications and Insurance details:

*(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise:

*(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

## Details of work:



Address: 209 Farrells Road Lot No: 1-2

Reedy Marsh 7304 Certificate of title No: 211388/1

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's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)  
building work, plumbing work or plumbing installation or demolition work: ☒  
or  
a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents: Bushfire Attack Level Assessment Report and Bushfire Hazard Management Plan  
Relevant calculations: NA



Australian Standard 3959

- Planning Directive No.5.1
- Building Amendment Regulations 2016
- Director of Building Control, Determination
  - Application of Requirements for Building in Bushfire Prone Areas. (Aug 2017)
- Guidelines for development in bushfire prone areas of Tasmania

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

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959

Assessed as -BAL 19


2. Bushfire Hazard Management Plan

Proposal is compliant with DTS requirements, clauses 4.1, 4.2, 4.3 & 4.4 Directors Determination Requirements for Building in Bushfire Prone Areas (v2.1)



Scope and/or Limitations

I certify the matters described in this certificate.

	Signed:	Certificate No:	Date:
Qualified person:		SRL20/42S	24/7/2020



# Natural Values Report

**Report for:** PDA Surveyors

**Property Location:** 209 Farrells Road, Reedy Marsh

**Prepared by:** Scott Livingston  
Livingston Natural Resource Services  
12 Powers Road  
Underwood, 7268

**Date:** 24<sup>th</sup> July 2020





<b>Client:</b>	PDA Surveyors
<b>Property identification</b>	The property is located at 209 Farrells Road, Reedy Marsh. Current zoning is Rural Living, Meander Valley Interim Planning Scheme 2013. CT 211388/1, PID6274168,
<b>Proposal:</b>	A 2 lot subdivision from 1 existing title at 209 Farrells Road, Reedy Marsh.
<b>Assessment comments:</b>	Under the Meander Valley Interim Planning Scheme 2013, consideration of the impact on natural values is required. Impacts of the development proposal on watercourses is also assessed under the Water Quality Code. A field inspection was conducted on the 3 <sup>rd</sup> July 2020. This field assessments were used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.

**Assessment by:**  
Scott Livingston,

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





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## INTRODUCTION

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The title (CT 211388/1, PID 6274168) is located at 209 Farrells Road, Reedy Marsh. The property is zoned Rural Living and no planning scheme overlays apply.

An initial desktop assessment was undertaken followed by a field inspection on the 3<sup>rd</sup> July 2020 to confirm or otherwise the desktop study findings.

## METHODS

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A Natural Values report was accessed from the DPIWE website on 2/7/2020, The Forest Practices Authority Biodiversity Values database was also accessed on 2/7/2020 to assess eagle nest probability and mature habitat classes. These reports covers know sightings within 5km and fauna species whose predicted range boundaries overlay the site.

A site visit on 3/7/2020 was undertaken by Scott Livingston. All areas of the proposed subdivision were assessed. The assessment the site was inspected with a spaced wandering meander technique, with all areas of variation within the site vegetation inspected.

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

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

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The property is a roughly equal mix of native forest and previously cleared land. Lot 1 contains an existing dwelling and outbuildings. Land in the locality is a similar mix of forest grasslands and dwellings. The property has frontage to Farrells Road and slopes from approximately 265m ASL on the northern boundary to 240m on the southern boundary. A tributary of Dungiven Rivulet touches the NW corner of the property.



## NATURAL VALUES

### VEGETATION

TASVEG 3.0 mapping shows the majority of the property (60% ) to be damp sclerophyll forest and 40% agricultural land. The site visit confirmed the majority of the forest to be *Eucalyptus amygdalina*–*Eucalyptus obliqua* damp sclerophyll forest (DSC), with around 1.9ha of the southwestern portion remapped as *Wet E. viminalis* forest due to the presence of *Eucalyptus ovata* and wetter understorey. Overall the forest grades from drier *E. amygdalina* forest on the eastern rises to wetter in the south west and the boundary between the two forest communities is indistinct. The majority of the cleared area mapped as agricultural land is regenerating to native species to varying degrees, this has been split between regenerating cleared land and agricultural land.

Vegetation Group	Vegetation Community	TasVeg Code	TasVeg 3.0 Area (ha)	Remapped Area (Ha)
Dry Eucalypt Forest and Woodland	<i>Eucalyptus amygdalina</i> - <i>Eucalyptus obliqua</i> damp sclerophyll forest	DSC	6.3	5.4
Agricultural, Urban and Exotic Vegetation	Agricultural land	FRG	0	1.7
	Regenerating cleared land	FAG	4.1	1.2
Non-eucalypt forest and woodland	<i>Acacia dealbata</i> forest	NAD	0	0.4
Wet Eucalypt Forest and Wood	<i>Eucalyptus viminalis</i> wet forest	WVI		1.8
<b>TOTAL</b>			<b>10.5</b>	<b>10.5</b>

### FLORA

The Natural Vales Atlas (Department of Primary Industries, (accessed 2/7/2020) has no threatened flora observations within 500m of the proposed lots, 7 threatened flora species have been recorded within 5 km. An assessment of the proposed lots was undertaken, and no threatened flora species were identified. An assessment conducted during flowering (late spring/ autumn) may identify further threatened flora species. Of the 7 threatened species known from within 5km of the site, 4 are considered unlikely to occur with no or very marginal suitable habitat. 3 species with potential habitat are all reasonably distinctive and unlikely to have been missed during the survey.

Appendix 5 provides habitat descriptions and habitat suitability for threatened flora species known within 5km of the property.

### FAUNA

The Natural Values Atlas has no records of threatened fauna within 500m of the proposed lots. Appendix 6 provides habitat descriptions and habitat suitability for threatened fauna species within 5km of the development area (based on range boundaries and observations).



Potential foraging habitat is present for wide ranging species such as devils and quolls, there is limited potential for denning habitat for these species on the site

Four *Aquila audax* (wedge-tailed eagle) nests have been reported within 5km of the site, all are greater than 1km from the site. The property has a low (0-2/10) probability for Eagle Nest (FPA Model), no suitable nest trees occur within the development site.

The property has a mature habitat rating of nil in the Forest Practices Biodiversity Database, indicating that the regrowth trees are unlikely to have significant hollows development. No evidence of existing nests or suitably sized hollows for masked owl was found on title.

### **HABITAT CONTEXT**

Mature habitat availability map version: March

2016

GDA Easting (6 digits)

473177

GDA Northing (7digits)

5408745

Search radius in km

1	2	5	10
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#### **Land cover composition within the specified area**

Area of high mature habitat availability	0	21.74	487.51	3768.1
Area of medium mature habitat availability	0.53	20.56	131.74	631.29
Area of low mature habitat availability	66.42	278.46	1427.49	3789.47
Area of negligible mature habitat availability	235.02	901.44	5718.93	22940.68
Area of non-forest vegetation	12.19	35.39	88.31	305.94
Total search area	314.16	1256.64	7853.98	31415.93
Total applicable area	301.97	1222.2	7765.67	31129.55
Percentage of the applicable land area classified as high or medium mature habitat availability	0.20%	3.50%	8%	14.10%





### Existing Disturbance

### Proposed Development- Clearing of Vegetation

Clearing for residential development is exempt from the Forest Practices Code, where the clearing is approved under LUPA. Where not approved under LUPA for residential use or development,



clearing in excess of 1ha in a twelve-month period on any property or any clearing within the threatened vegetation community (WVI) or stream side reserve (vulnerable land), no matter the extent, will require a Forest Practices Plan. Under the Permanent Forest Estate Policy, no more than 20ha can be cleared on a property in any 5-year period where that land is zoned other than Rural Resource.

#### Proposed Development- Water Quality

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No development is likely within 50m of any watercourse and therefore water quality is unlikely to be affected.

#### Conclusions

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The likely development area supports regenerating cleared land and further clearing of native vegetation is unlikely. The property supports a threatened vegetation community Wet *Eucalyptus viminalis* forest, the majority of this is on lot 1 which has an existing dwelling and the area is unlikely to be impacted by the subdivision.

The title has suitable habitat for threatened flora however none were identified on the site visit and those considered to have suitable habitat are unlikely to have been missed. Given past disturbance /clearing levels it is considered to be unlikely there will be any impact on threatened flora by further development.

The title has suitable habitat for several threatened fauna species, vegetation clearance for infrastructure or bushfire hazard management, may have a minor impact on foraging habitat for wide ranging species such as devils and quolls. The subdivision will have potential impact on the identified natural values including threatened fauna species, however retained vegetation on the majority of the lots and regenerating cleared land on the property and will provide alternate habitat and therefore the impact is expected to be minimal.

No adverse impact water quality is expected as no development is likely within proximity to the watercourses.

#### REFERENCES

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- Department of Primary Industry Parks Water and Environment (DPIPWE). (accessed 2/7/2020). *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 3.0. Department of Primary Industries, Parks, Water and Environment.
- Forest Practices Authority, (accessed 2/7/2020). *Biodiversity Values Database, online database.*
- Meander Valley Council. (2013). Meander Valley Council Interim Planning Scheme





Figure 1: Location Map





Figure 2: aerial image



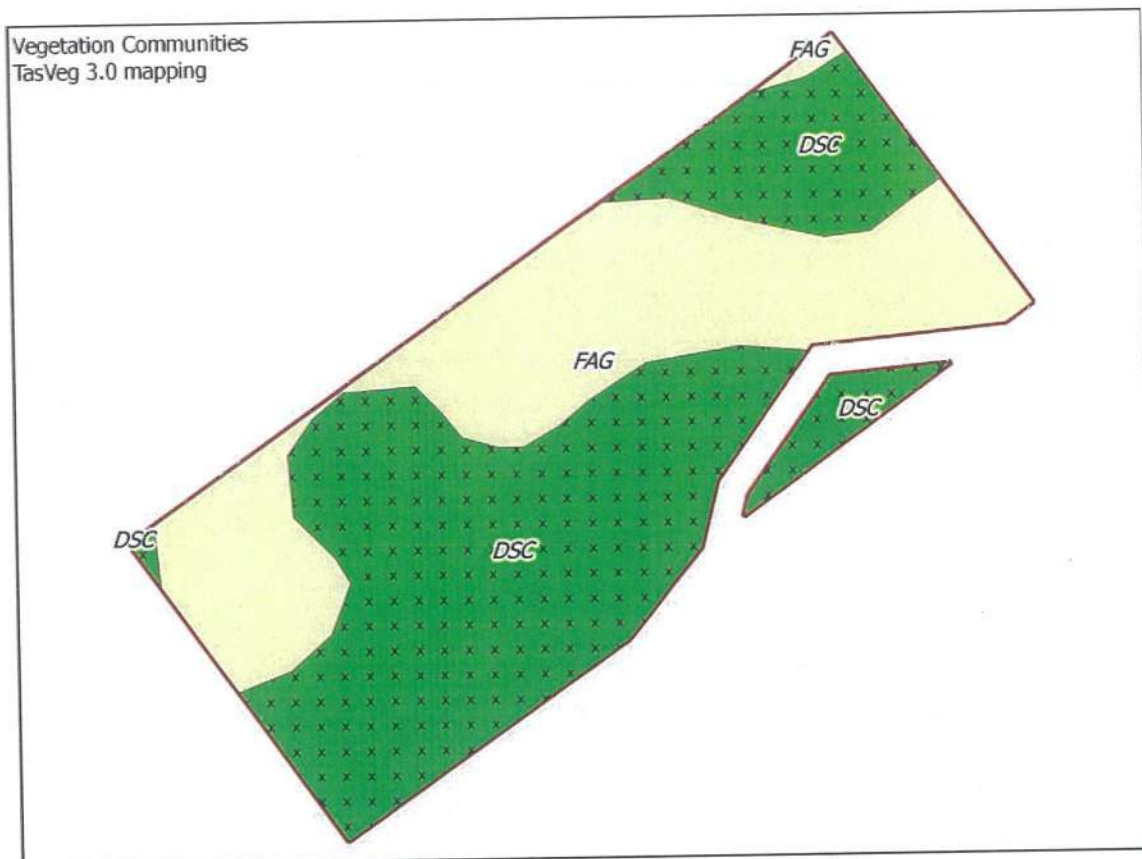


Figure 3: Vegetation Communities





**Figure 4: Plan of Subdivision**

*Natural Values Report*

*Livingston Natural Resource Services*

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Figure 5: existing access



Figure 6: wattle regrowth





**Figure 7: regenerating cleared land**



**Figure 8: south west from Farrells Road**



## APPENDIX 3 – FLORA SPECIES LIST

SPECIES NAME	COMMON NAME	STATE SCHEDULE	NATIONAL SCHEDULE	Status	Weed Status
<i>Acacia dealbata</i>	silver wattle				
<i>Acacia melanoxylon</i>	Blackwood			e	
<i>Acaena novae-zelandiae</i>	common buzzy				
<i>Austrodanthonia sp</i>	wallaby grass				
<i>Banksia marginata</i>	silver banksia				
<i>Blechnum nudum</i>	fishbone waterfern				
<i>Cardus pycnocephalus</i>	slender thistle				declared
<i>Carrex iynx</i>	tussock sedge				
<i>Clematis aristata</i>	mountain clematis				
<i>Clematis aristata</i>	mountain clematis				
<i>Coprosma quadrifida</i>	native currant				
<i>Dicksonia antarctica</i>	soft tree fern				
<i>Diplarrena moraea</i>	white flag iris				
<i>Eucalyptus amygdalina</i>	black peppermint				
<i>Eucalyptus ovata</i>	black gum				
<i>Eucalyptus viminalis</i>	white gum				
<i>Exocarpos cupressiformis</i>	native cherry				
<i>Gahnia grandis</i>	cutting grass				
<i>Geranium solanderi</i>	southern cranesbill				
<i>Hakea lissosperma</i>	needle bush				
<i>Juncus procerus</i>	tall rush				
<i>Lepidosperma gladiatum</i>	swordsedge				
<i>Lomandra longifolia</i>	sagg				
<i>Lomatia tinctoria</i>	guitarplant			e	
<i>Melaleuca ericifolia</i>	coast paperbark				
<i>Melaleuca virens</i> ( <i>Callistemon viridiflorus</i> )	prickly bottlebrush			e	
<i>Melaleuca virens</i> ( <i>Callistemon viridiflorus</i> )	prickly bottlebrush			e	
<i>Onopordum acanthium</i>	cotton (scotch) thistle			l	Declared weed.
<i>Oxalis perennans</i>	grassland woodsorrel				
<i>Poa labillardierei</i>	Silver tussock grass				
<i>Polystichum proliferum</i>	mother shield fern				
<i>Pteridium esculentum</i>	bracken				
<i>Themeda triandra</i>	Kangaroo Grass				
<i>Ulex europaeus</i>	gorse				declared WONS
<i>Viola hederacea</i> subsp <i>hederacea</i>	ivy leaf violet				



## APPENDIX 4 – WEEDS

### Weeds within 5km

Species	Common Name	Recorded within 500m of site (NVA)	Recorded within 5km of site (NVA)	Located on site	Notes
<i>Erica lusitanica</i>	spanish heath	~	yes		
<i>Ilex aquifolium</i>	holly	~	yes		
<i>Rubus echinatus</i>	blackberry	~	yes		
<i>Rubus fruticosus</i>	blackberry	~	yes		
<i>Senecio jacobaea</i>	ragwort	~	yes		
<i>Ulex europaeus</i>	gorse	~	yes	yes	Occasional forest/grassland boundary



# APPENDIX 5 – THREATENED FLORA WITHIN 5KM

Species	Common Name	SS	NS	Known within 500m	Known within 2km	Life form	Tasmanian habitat description (and distribution)	Habitat suitability
<i>Epilobium pallidiflorum</i>	showy willowherb	r?		~			<i>Epilobium pallidiflorum</i> occurs in wet places (e.g. natural wetlands amongst forest, margins of <i>Melaleuca ericifolia</i> swamp forest, scrubby- sedgy <i>E. ovata</i> woodland on heavy soils, etc.) mostly in the north and north-west of the State.	marginal in wetter western forest area
<i>Glycine microphylla</i>	small-leaf glycine	v		~		herb	<i>Glycine microphylla</i> occurs in dry to dampish sclerophyll forest and woodland in the north and east of the State, with outlying sites at <del>Wattlehead</del>	suitable habitat
<i>Haloragis heterophylla</i>	variable raspwort	r		~			<i>Haloragis heterophylla</i> occurs in poorly-drained sites (sometimes only marginally so), which are often associated with grasslands and grassy woodlands with a high component of <i>Themeda triandra</i> (kangaroo grass). It also occurs in grassy/sedgy <i>Eucalyptus ovata</i> forest and woodland, shrubby creek lines, and broad sedgy/grassy flats, wet pasture	no suitable habitat
<i>Pimelea curviflora</i>	curved riceflower	p		~	yes	herb	<i>Pimelea curviflora</i> var. <i>gracilis</i> occurs in a range of vegetation types from wet and dry sclerophyll forest to	suitable habitat
<i>Pimelea curviflora</i> var. <i>gracilis</i>	slender curved riceflower	r		~		shrub		



Pomaderris phyllifolia	narrow-leaf pomaderris	P							Pomaderris phyllifolia subsp. phyllifolia occurs in a wide range of habitats, very strongly associated with flood-prone rocky and densely shrubby rivers but extending across broader floodplains and gentle slopes into grassy/shrubby dry	shrub						suitable habitat
Senecio squarrosus	leafy fireweed	r						yes	Senecio squarrosus occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests	herb						suitable habitat

## APPENDIX 6 – THREATENED FAUNA

Threatened fauna recorded or with suitable habitat within 5km of the subject titles from the Natural Values Atlas (based on range boundaries).



Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
Accipiter novaehollandiae	grey goshawk	e		Potential	~	y	Potential habitat for the grey goshawk is native forest with mature elements below 600 m altitude, particularly along watercourses. FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat. Significant habitat for the grey goshawk may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.).	no suitable habitat
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Potential	~	y	Potential habitat for the wedge-tailed eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only one is used for breeding in any one year. Breeding failure often promotes a change of nest in the next year.	possible foraging, no suitable nesting sites



Astacopsis gouldi	giant freshwater crayfish	v	VU	Potential	~	<p>Potential habitat for the giant freshwater crayfish is freshwater streams of all sizes. Characteristics of potential habitat include a combination of well shaded flowing and still waters, deep pools, decaying logs and undercut banks. Riparian vegetation needs to be native and predominantly intact to provide shade, nutrient, energy and structural inputs into streams. Smaller juveniles inhabit shallow fast flowing streams favouring habitats with rocks or logs that are large enough to be stable but not embedded in finer substrates, but overlie coarser substrates and/or have a distinct cavity underneath. Perennial headwater streams have substantially higher juvenile densities than nonperennial headwater streams. See FPA's Fauna Technical Note 16 for guidance on how to identify categories of potential habitat suitability (high suitability habitat, moderate suitability habitat and low suitability habitat) of class 4 streams. The GFC Habitat Suitability Map may be used in the assessment of habitat suitability for all other stream classes, however on ground assessment is recommended.</p>	no suitable habitat
Catadromus lacordairei	Green-lined ground beetle	v		Potential	~	<p>Open grassy/sedge woodlands associated with wetlands and low-lying plains or flats adjacent to rivers/streams. Key habitat elements that need to be present include sheltering sites such as patches of stone, coarse woody debris and/or cracked soils. Highly active and mobile species that can fly and often comes to ground close to water sources and is rarely found further than 250m from a water source.</p>	no suitable habitat



Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	Core	~	y	<p>Potential habitat for the spotted-tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted-tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted-tailed quoll includes 1) any forest remnant (&gt;0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves.</p>	possible foraging, no suitable denning sites
Dasyurus viverrinus	eastern quoll		EN	Core	~		<p>Potential habitat for the Eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the Eastern Quoll is the whole of mainland Tasmania and Bruny Island.</p> <p>Core range for the Eastern Quoll is a specialist-defined area based primarily on modelling work published in Fancourt et al 2015 and additional expert advice.</p>	possible foraging, no suitable denning sites
Engaeus granulatus	Central North burrowing crayfish	e	EN	Potential	~		<p>Occupies seeps, wetlands and stream banks in relatively undisturbed habitats. The species is only rarely seen above ground or in standing water. Their burrows exhibit characteristic chimneys of pelleted soil. only occurs in central north Tasmania.</p>	no suitable habitat



Galaxias fontanus	swan galaxias	e	EN	Potential	~	<p>Potential habitat for the Swan Galaxias is slow to moderately fast flowing streams containing permanent water (even when not flowing), which have good instream cover from overhanging banks and/or logs, and shade from overhanging vegetation. A population can only be maintained where barriers have prevented establishment of trout and redfin perch. The nature of these barriers is variable and can include permanent natural structures such as waterfalls and chutes and also low flow-dependent features such as marshes, ephemeral water-losing and remnant channels, braided channel floodplain features. Significant habitat for the Swan galaxias is all potential habitat and a 30m stream-side reserve within the core range. This includes the Wildlife Priority Areas (Fauna Special Management Zones) on the upper Swan River, Tater Garden Creek and upper Blue Tier Creek, and other upper catchments of tributaries of the Macquarie, Blackman and Isis Rivers.</p>	no suitable habitat
Haliaeetus leucogaster	white-bellied sea-eagle	v		Potential	~	<p>Potential habitat for the White-Bellied Sea-eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat for the white-bellied sea-eagle is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where nest tree still present).</p>	possible foraging, no suitable nesting sites



Lathamus discolor	swift parrot	e	CR	Potential	~	<p>Potential breeding habitat for the Swift Parrot comprises potential foraging habitat and potential nesting habitat, and is based on definitions of foraging and nesting trees (see Table A in swift parrot habitat assessment Technical Note). Potential foraging habitat comprises E. globulus or E. ovata trees that are old enough to flower. The occurrence of foraging-habitat can be remotely assessed, although only to a limited extent, by using mapping layers such as GlobMap (DPIPWE 2010). Due to the scale and inadequacies in current foraging-habitat mapping, potential foraging-habitat density within operational areas may need to be largely identified by ground-based surveys as per Table B in the swift parrot habitat assessment Technical Note. For management purposes potential nesting habitat is considered to comprise eucalypt forests that contain hollow-bearing trees. The FPA mature habitat availability map (see Technical Note 2) predicts the availability of hollow-bearing trees using the relevant definitions of habitat provided in Table C of the swift parrot habitat assessment Technical Note. The mature habitat availability map is designed to be used to make landscape-scale assessments and may not be reliable for stand-level assessments required during the development of a Forest Practices Plan. At the stand-level the availability and distribution of hollow-bearing trees across a coupe or operation area is best determined from a ground-based assessment (see Table C in the swift parrot habitat assessment Technical Note). Significant habitat is all potential breeding habitat within the SE potential breeding range and the NW breeding areas.</p>	<p>marginal limited E. ovata</p>
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Litoria raniformis	green and gold frog	v	VU	Core	~		<p>Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water-holding sites such as old quarries, slow-flowing stretches of streams and rivers and drainage features. Significant habitat for the green and gold frog is still or very slow flowing water bodies, with at least some vegetation, and a lack of obvious pollutants (oils, chemicals, etc). See FPA Fauna Technical Note 18 for further guidance on assessing significant habitat for the green and gold frog.</p>	no suitable habitat
Perameles gunnii	eastern barred bandicoot		VU	Potential	~	y	<p>Potential habitat for the eastern barred bandicoot is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Significant habitat for the Eastern Barred Bandicoot is dense tussock grass-sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.</p>	marginal habitat
Prototroctes maraena	australian grayling	v	VU	Potential	~		<p>All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat</p>	no suitable habitat
Pseudemoia pagenstecheri	tussock skink	v		Potential	~		<p>Potential habitat for the tussock skink is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.</p>	no suitable habitat



Sarcophilus harrisi	tasmanian devil	e	EN	Potential	~	y	<p>Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (4-27 km<sup>2</sup>).</p> <p>Significant habitat for the Tasmanian devil is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100 m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1 km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990).</p> <p>Potential denning habitat for the Tasmanian devil is areas of burrowable, well-drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat</p>	possible foraging, no suitable denning sites
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Tyto novaehollandiae subsp. castanops	masked owl (tasmanian)	e	VU	Core	~	y	<p>Potential habitat for the masked owl is all areas with trees with large hollows (≥15 cm entrance diameter). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may also constitute potential habitat.</p> <p>Significant habitat for the masked owl is any area of native dry forest, within the core range, with trees with large hollows (≥15 cm entrance diameter). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may also constitute significant habitat.</p> <p>See FPA Fauna Technical Note 17 for guidance on assessing masked owl habitat using 'on-ground' and remote methods.</p> <p>possible foraging, no suitable nesting sites</p>
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## John Dent

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**From:** Dino De Paoli <Dino.DePaoli@mvc.tas.gov.au>  
**Sent:** Monday, 20 July 2020 10:02 PM  
**To:** jldoherty581@bigpond.com  
**Cc:** Durga Gopala-Krishnan; Colin Lockhart  
**Subject:** FW: Stormwater Bracknell  
**Attachments:** Annotation 2020-07-20 163105.png

Hello James

See below and attached comment/detail on existing drainage near 43 Jane. This should provide you with the options you are looking for.

It would be appreciated if you could send me reply email to confirm receipt of this information. Let me know....or don't hesitate to call Colin also....if you wish to discuss further.

Kind regards

Dino



Dino De Paoli, Director Infrastructure Services  
P: 03 6393 5340 M: 0409 547 797 E: Dino.DePaoli@mvc.tas.gov.au  
26 Lyall Street Westbury, TAS 7303 | PO Box 102, Westbury Tasmania 7303  
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*Council is working hard to maintain normal service delivery, however due to the COVID-19 pandemic there may be delays or interruptions.*

*We are continuing to take enquiries but appreciate your patience when timeframes are longer than usual or are required to be extended.*

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**From:** Colin Lockhart  
**Sent:** Monday, 20 July 2020 4:46 PM  
**To:** Dino De Paoli  
**Subject:** Stormwater Bracknell

Hi Dino

I did some more investigations at Bracknell for the house blocks at 43 Jane Street as per image. The block off Elizabeth Street can go into the manhole approximately 900 deep. The other block would drain to Jane Street.



The pipe is blackmax 300 Dia under the hedge and through paddock, and concrete 300 dia behind the houses 55 & 53 in Louisa Street and down the boundary to a pit in Louisa Street.

Cheers Colin



**Colin Lockhart, Technical Officer**

P: 03 0448 690 491 E: [colin.lockhart@mvc.tas.gov.au](mailto:colin.lockhart@mvc.tas.gov.au)

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**From:** Andrew Ricketts  
**Sent:** 7 Sep 2020 16:53:58 +1000  
**To:** John Jordan; Planning @ Meander Valley Council  
**Subject:** Objection to PA21.0024 PDA obo Wisby 209 Farrells Rd  
**Attachments:** Tas RFA CRA Key Fauna Habitat Rare and Threatened Species Map.pdf, ACR to MVC GM FINAL 7-9-2020 Objection to advertised PA 21.0024 Subdivision.pdf  
**Importance:** High

The General Manager.

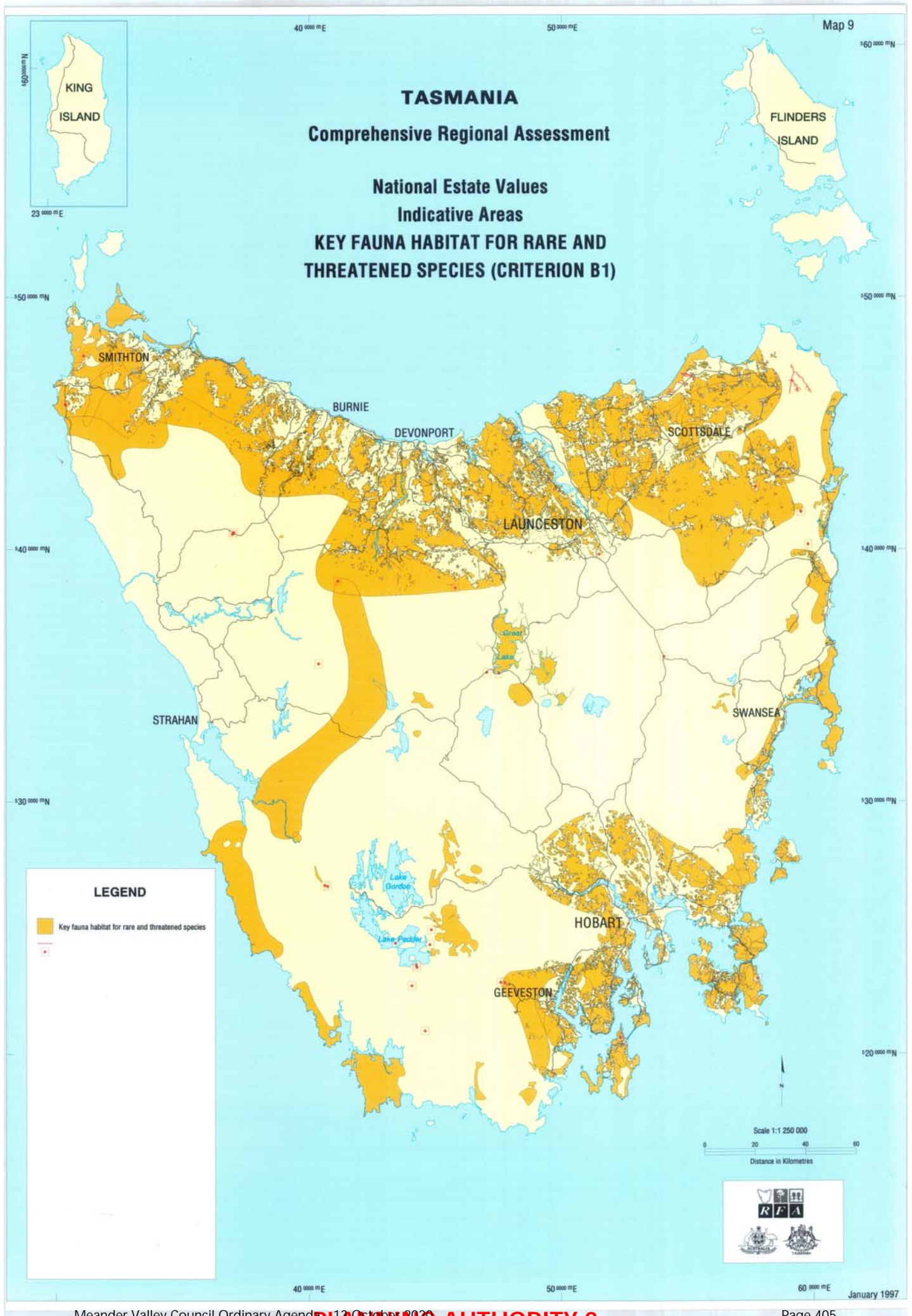
Dear Mr Jordan,

Please find attached my Representation and Objection to PA/21/0024 from PDA obo Wisby at 209 Farrells Rd, Reedy Marsh and its enclosed map.

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Sincerely  
Andrew Ricketts  
780 Larcombes Rd  
Reedy Marsh 7304







A. C. Ricketts  
Bradys Creek  
780 Larcombes Road  
REEDY MARSH 7304

7<sup>th</sup> September 2020

Mr John Jordan  
General Manager,  
Meander Valley Council  
PO Box 102,  
Westbury, 7303  
By email to: [John.Jordan@mvc.tas.gov.au](mailto:John.Jordan@mvc.tas.gov.au)  
AND [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au)

### **Objection Regarding:**

The Planning Application PA\21\0024 from: PDA Surveyors obo T Wisby.

Location: 209 Farrells Road Reedy Marsh 7304

“Subdivision (2 lots):– general suitability, lot area, use of access.”

Dear Mr Jordan,

I am writing, to lodge an objection to the advertised Planning Application proposal, PA\21\0024 from PDA Surveyors obo T Wisby.

I am a ratepayer of the Municipality and resident of Reedy Marsh having lived in the Reedy Marsh area since 1991. As far as I am aware, I have never met Ms Wisby but I do know the landowner, Mr Chris Brown.

In the very near future under the MV LPS this level of densification in this zone at Reedy Marsh will simply not be possible.

It is my expectation that Council will uphold the standards, provisions, intent and purpose of its current planning scheme and protect both the local amenity and the natural environment. In lodging this objection, I have reference to the Meander Valley Interim Planning Scheme 2013 (MV IPS 2013), including Amendment 4. I consider that this PA\21\0024 simply does not meet the MV IPS 2013 Scheme.

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

**I also seek and expect that Council completely refuse the application PA\21\0024.**

There are several sound reasons for my objection to PA\21\0024 and they are discussed below in this representation. Thus, there are several compelling, sound and relevant reasons for Council to refuse this Planning Application.

### **Advertised Subdivision under the Planning Application PA\21\0024**

The Planning Application, PA\21\0024, proposes to subdivide Mr Brown's 10.12 Ha title, CT 211388/1, which Council can readily see is already only 67% of the stated minimum area when compared with the 15 Ha minimum Lot size, Acceptable



Solution standard for Subdivision in the Reedy Marsh Rural Living Zone within the Meander Valley Interim Planning Scheme 2013 (MVIPS2013), post Amendment 4 of 2015.

Further, Mr Brown's 10.12 Ha current title, at 209 Farrells Road, is already only 64% of the size of the average block of land within the Reedy Marsh Rural Living Zone, as identified by Council in 2015. The average size of titles in the Reedy Marsh Rural Living Zone (as at 2015) was identified at 15.7 Ha. Council, through its Amendment 4 Report of 2015, identified this aspect. I discuss this aspect, as well as the consequences should the subdivision development Planning Application proceed, in more detail below.

The planning scheme should not allow the subdivision of a Lot, already below the Minimum because it not sustainable development.

Reedy Marsh is a rural locality in Northern Tasmania, a few kilometres north of the town of Deloraine. The locality of Reedy Marsh, in land use planning terms, has a number of zones, including the Rural Living Zone, the Environmental Living Zone and the Rural Resource Zone. The proposed subdivision is located within the area of the Rural Living Zone.

It is clear that the nature and intensity of development across the area of the Rural Living Zone in Reedy Marsh as well as impacts on the existing character, amenity and natural values are the relevant considerations in this case. That is, contrary to PDA's assertion, a wider consideration of the nature of development in the zoned area is appropriate and relevant to a consideration of whether this development meets the Performance Criteria. Otherwise, a perverse and undesirable outcome could well be inappropriately engineered where PDA creates more and more substandard blocks of land across Reedy Marsh, a place with high levels of threatened fauna species and Threatened vegetation, some of which is now Listed as Critically Endangered under Commonwealth EPBC law.

In the Planning Application, PA\21\0024, received by Council on the 5<sup>th</sup> August 2020, the existing title CT 211388/1 it is proposed to subdivide into 2 lots, being in area, one of 5.08 Ha and the other 5.04 Ha.

The advertised subdivision under the Planning Application PA\21\0024 embodies the proposition to subdivide the subject land down to 5.08 Ha and 5.04 Ha. I question whether this approach meets any planning standards.

Lot 1 is very small at 5.08 Ha and would be only 32% of the 2015 average lot size in the Reedy Marsh Rural Living Zone of 15.7 Ha.

Lot 2 is also very small at 5.04 Ha in size and that would also be only 32% of the 2015 average lot size in the Reedy Marsh Rural Living Zone of 15.7 Ha.

The obvious and uncontentionous intent of the 15 Ha minimum lot size standard was not to allow all the titles in Reedy Marsh to be subdivided down to 5 Ha or so. Yet, that is what is being engineered. This approach has no social license.

A clever surveyor, who has worked on the Property Council's Planning Reform Taskforce is weaselling the land use planning system.

This current subdivision proposition is simply unsustaianble development in the context of the 15 Ha minimum lot standard for this Rural Living area.



To expose the rate paying residents to what appears to be such a manifestly incompetent Planning Scheme is extremely unsatisfactory.

What is enormously concerning would be that each of this proposed pair of small, atypical lots, being apparently 5.08 Ha and 5.04 Ha, is already below a mere 34% of the acceptable minimum lot size for subdivision under the Acceptable Solution of the MVC IPS 2013 in the Reedy Marsh RLZ.

This flies in the face of the very clear intention under the decision of Amendment 4 of 2015 to set the Minimum Lot for the Reedy Marsh RLZ generally at 15 Ha.

That is, the minimum pre subdivided lot, preferably needed for subdivision in Reedy Marsh, is in the vicinity of 30 Ha, rather than the current subdivision proposal of Mr Brown/ Ms Wisby, which is to cut up this small title of 10.12 Ha, even further.

When one looks at the Survey Plan within the Planning Application PA\21\0024 documentation and refers it back to the old County Chart (Devon 1D) one finds the subject land was the product of an old purchase grant to J M West.

The reason Council has a 15 Ha minimum for the RLZ in Reedy Marsh, is to set a modern and responsible standard of sustainable development based on a range of issues, concerns and the overall existing amenity as well as environmental matters, such as the consideration of the Listed Threatened and Vulnerable vegetation and the presence of a number of Threatened Species which inhabit the area some of which have large ranges. This subdivision development proposal does not adequately consider the other values at stake and thus in essence seeks to subvert the existing character, amenity and the special values of the Reedy Marsh Rural Living Zone.

If Council approves this subdivision, it will be a clear demonstration that it cannot uphold its own standards that were reached in consultation with the community.

### **The PDA's Enabling of the Performance Criteria Discarded**

The surveying firm PDA, representing Mr Brown and Ms Wisby, in essence claims that there are some titles elsewhere in Reedy Marsh which are of similar size which enable the Performance Criteria to be met.

PDA has, in my view, been very selective in looking at the nearby titles so that it may construct a convenient argument in support of the Planning Application PA\21\0024, which it has used before. Such a biased and pro-development view of the existing landscape and cadastral reality of Reedy Marsh is extremely unfortunate and inadequate.

Land Use planning is not about taking little snippets of the landscape that suits one argument whilst ignoring the whole. I reiterate the relevant consideration is the overall pattern of land use and intensity across the Rural Living Zone of Reedy Marsh, which must be considered to be the local area.

As previously stated, the average size of titles in the Reedy Marsh Rural Living Zone was in 2015 some 15.7 Ha, as determined by Council's own planner.

Conveniently overlooked perhaps by PDA, there is a range of larger titles in close proximity to the subject land including much larger titles, which adjoin or are over the road. By PDA's definition of the surrounding titles, they must be considered. All these



nearby titles have much larger areas than the un-subdivided 10.12 Ha title, CT 211388/1. They are:

- 465 River Rd CT 159447/1 72.6600 hectares
- 520 River Road CT 227705/1 and 217538/1 24.1900 hectares
- 585 River Road CT 13177/5 20.2200 hectares
- 81 Farrells Road CT 107327/1 63.7900 hectares
- 211 Farrells Road CT 230149/1 11 Ha approx.
- 212 Farrells Road CT 152424/4 16 Ha approx. but owned with other titles
- 212 Farrells Road CT 242122/1 and /2 10 Ha approx. but owned with other titles

It is acknowledged there are a few smaller titles in the vicinity of River Road and Farrells Rd but these obviously do not form the dominant character of the immediate area. The larger titles form a vastly greater amount of the overall area of the immediate surrounding landscape of this part of Reedy Marsh.

Reedy Marsh does not need more small titles. The Interim Scheme and this Zone standard is intended to mitigate against such undesirable outcomes.

With Planning Application PA\21\0024 we have Council accepting a proposal and considering and therefore progressing the subdivision of a sub-minimum lot of 10.12 Ha, proposed to be subdivided down to the two even smaller lots of 5.08 Ha and 5.04 Ha, in a Rural Living Zoned area, where the normal lots are, on average, about 15.7 Ha across the zone (as at 2015) of the surrounding area and where the Minimum Lot size for subdivision is intended to be 15 Ha.

This disgraceful ability under the MV IPS 2013 to lodge a planning application, which has a distinct lack of any proper standards forces Reedy Marsh residents to lodge objections to defend their amenity and the other values which they prize. This is concerning and indeed entirely unacceptable. Hence, I wish to describe my objection to PA\21\0024 as being 'Under Sufferance'.

The clear and unambiguous intent and purpose of Council's Amendment 4 of the MV IPS 2013, was to ensure that very small lots would be avoided in the Reedy Marsh Rural Living Zone (RLZ). Council must recognise this fact.

The small lots elsewhere in Reedy Marsh are not relevant to this more remote area of the subject land. PDA's selective claim the proposed subdivision would meet the MV IPS Performance Criteria in the RLZ, meets no acceptance. Many of the select small titles, used by PDA to undermine the 15 Ha minimum standard predate the Meander Valley Planning Scheme 1995, which simply had parts of Reedy Marsh within the Rural Zone at that time. Before that scheme, such subdivisions were done under the Deloraine Interim Order, I believe another open slather planning instrument. PDA is basing their client's PA\21\0024 on outdated subdivision precedents, many from a time of very limited and primitive land use planning.

Council should be aware the purpose of modern planning schemes is to create proper standards that protect residents' existing amenity and which protect the environment, where that too is a relevant consideration. Such standards are in broad terms reflected and enshrined in the Act's Schedule 1 Objectives. Council cannot afford to ignore such objectives and expect the community to take its actions seriously.



It is, in my view, not fair and orderly land use planning for Council to accept, facilitate and advertise a subdivision development of a title, which is about two thirds of the average size of lots within the RM RLZ zone and which proposes to subdivide down to lot sizes which are about 5 Ha in the application, and thus would create small titles which would each be less than 33% of the minimum Acceptable Solution of a 15 Ha lot for the RM RLZ area. This would be another very poor result precedent for our area.

Land use planning in Tasmania operates on a system of zones and those zones have a set of standards including Zone Purposes, Local Area Objectives and Desired Future Character Statements, as well as more iterative standards for subdivision including the Acceptable Solution and the Performance Criteria.

PDA claimed that this subdivision proposal will meet the Performance Criteria. I strongly disagree with PDA's claim because it is based on a selective assessment of a portion of the Reedy Marsh Rural Living Zone.

### **Natural Assets Identification and Priority Habitat under the MV IPS 2013**

It is noteworthy that Council is in the process of creating a new planning scheme, under the Tasmanian Planning Scheme, which includes a new and somewhat more competent Natural Assets overlay, comprised of a new set of maps of Priority Vegetation, which in essence will thankfully replace the massively deficient Priority Habitat mapping of the 2013 Interim Planning Scheme.

It has been known by Council for a long time that the extent of Priority Habitat in Reedy Marsh vastly exceeds the Priority Habitat overlay mapping within the current MV IPS 2013 Scheme. Council disclosed that fact in its report regarding Amendment 4. It is common knowledge but Council has failed and obstructed attempts to do better.

It is also known that the underlying TASVEG III mapping is inadequate, incomplete and erroneous. In the recent hearing process for the Meander Valley Local Provisions Schedule the community group, The Environment Association (TEA) Inc. engaged a specialist botanist to map parts of Reedy Marsh to deal with various serious anomalies in the vegetation mapping and the Council's Draft Priority Vegetation Overlay.

I argue that the subject land, which carries significant forest, including Listed Vegetation Communities should have been mapped as Priority Habitat. I also argue that the proposed subdivision would have the effect of reducing the viability of Priority Habitat and diminishing the habitat of Listed Threatened Species.

It is noted that under the Tasmanian Planning Scheme, these new overlay vegetation maps known under the Natural Assets Code, as Priority Vegetation, show the subject land as indeed being mostly covered in Priority Vegetation.

It is my view that the new Natural Assets Code overlay is a highly relevant consideration for the Meander Valley Interim Planning Scheme and for PA\21\0024. I explain this below and further on in my representation. Local Area Objectives at 13.1.2 state:



*“a) Future subdivision will be determined on the basis of capacity for servicing, access, any potential for natural hazards, natural values and potential for conflict with adjoining land uses.”*

I argue the Council has already identified the Priority Vegetation in its LPS on the subject land and I maintain that the Priority Vegetation in this case is a natural value. I hope Council can accept the logic of my argument.

In regards to the Planning Application PA\21\0024, no person with a Botanical or Ecological qualification has identified the vegetation communities including the Listed Threatened Vegetation Communities present on the subject land. No map of that vegetation on the subject land has been produced.

It is highly likely that the vegetation on the subject land, now mapped in the draft MV LPS as Priority Vegetation, subject to Planning Application PA\21\0024, contains or supports species, which are both state Listed and nationally Listed under the EPBC legislation.

In another planning project related to the MV LPS, recently a botanist assessed roadside vegetation in Reedy Marsh, coincidentally including the subject land. Council has that information. This demonstrated a different vegetation community than which is mapped under TASVEG III.

It is important to note that for over 20 years it has been known that Reedy Marsh contains significant habitat for a range of Threatened fauna species. Some of these species range over quite large distances and some have smaller ranges.

Listed species likely to use the habitat on the subject land include the Spotted Tailed Quoll and the Tasmanian Devil, as well as other species potentially such as the Eastern Quoll (Listed) and the Tasmanian Bettong (RFA Priority Species).

Near the south-western boundary, there remains Eucalyptus ovata forest which would be habitat for the Critically Endangered Swift Parrot. Mapping of Tasmania for the priority areas of threatened fauna was done under the Regional Forest Agreement's Comprehensive Regional Assessment. Whilst this mapping is quite old now, it remains relevant. The map is enclosed.

It must be mentioned that E viminalis is a species which is suffering presently from an affliction termed Ginger Syndrome, which leads to death of trees, possibly from the impacts of Climate Change and attempts should be made to retain as much E viminalis as possible. It is in the process of being Listed under EPBC.

Mr Livingston's Bushfire Hazard report in Planning Application PA\21\0024 shows an area of standing vegetation (forest) to be cleared for a future house, which obviously can only be enabled by the subdivision. I cite Mr Livingston's Bushfire Hazard report, which is included in the subdivision application, as sufficient evidence of the intent to build a new dwelling on land, which I assert to be Priority Habitat. It would be a land clearance operation of Priority Habitat. I believe Mr Livingstone's prescription for an adequate buffer would clear threatened species habitat and this would need to be maintained in a cleared state to meet the bushfire code.

It is important that Council be cognisant of the fact that the new Zone for this area, also termed Rural Living Zone has been recommended to have a 15 Ha minimum Lot size and under the new scheme there would be no capacity to subdivide below the 12 Ha minimum size under performance criteria.



The new LPS scheme is very close to being introduced. It would be a relevant consideration for Council including the new Priority Vegetation overlay.

### **The Zone Purpose Statements**

I return to the Meander Valley Interim Planning Scheme, as amended:

Firstly, I refer Council to the zone purpose of 13.1.

#### *13.1.1 Zone Purpose Statements*

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

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

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

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

I claim the proposed subdivision development, Planning Application PA\21\0024, would not meet the following aspects of the Zone Purpose. It does not meet the clause P1 in general suitability of 13.4.2.1 regarding subdivisions in the Rural Living Zone of the MV IPS 2013. The Scheme says that each new Lot must be consistent with the Zone Purpose.

It is clear that the existing dwelling of the owner Mr Brown, on the subject land has been placed on the proposed Lot 1, but in any case, I think Council should consider both proposed Lots be in terms of the Zone Purpose.

The Planning Application PA\21\0024, is in essence the exact opposite of “development on large lots in a rural setting” at 13.1.1.1. These 2 proposed Lots are not “large lots” at all but rather small lots, certainly in the Reedy Marsh context, the original title is obviously already a ‘small lot’ in Reedy Marsh. Thus, the subdivision would logically create ‘very small lots’. It is neither logical nor responsible for Council to proceed to process a Planning Application, which is the antithesis of ‘large lots’ but rather represents intensification down to very small lots.

Indeed the Planning Application, PA\21\0024, subdivision proposal is for two Lots of an area similar to the Scheme standards of the most densely populated Rural Living Zoned areas in the Municipality, being Davis Road and Meander, at a size of 4 ha Acceptable minimum Solution. By anybody’s definition, the subdivision proposal PA\21\0024 would create small lots.

The Reedy Marsh RLZ has the largest minimum lot size of 15 ha, in relation to RL zone subdivision standards in the Meander Valley Municipality and the protection of this aspect is important for residents of Reedy Marsh.

Because of the Acceptable Solution minimum lot standard of 15 ha for Reedy Marsh RLZ, it cannot be refuted that a 5 Ha Lot is not small, by way of comparison. It is the relative comparison, which defines the nature of ‘small’. It is surely without contention that small is the opposite of large. The 15 Ha is a minimum acceptable solution not maximum, therefore it cannot be considered large in the Reedy Marsh context.



The Planning Application, PA\21\0024, represents a subdivision standard proposal contrary to the objective “*that does not adversely impact on residential amenity*” and in my view, would almost certainly result in an impact on residential amenity in this part of the Zone. I say that as a Reedy Marsh resident of over 25 years. I consider that it would further degrade the amenity of the Farrell’s Road area.

This development has the potential to stain the amenity of this part of Reedy Marsh. Residents of Farrells Road, who have gone to considerable trouble to be discreet with their developments, would be faced with driving past a much more prominent development.

Mr Brown’s original house is set back some 200 metres and is unobtrusive but any new house would inevitably be visible.

### **Local Area Objectives in 13.1.2 for Reedy Marsh**

I claim the proposed subdivision development PA\21\0024 does not meet the Local Area Objectives in 13.1.2 for Reedy Marsh, which are:

#### *Reedy Marsh*

- a) Provide for a low impact increase in housing density in support of housing choice close to Deloraine, whilst maintaining the bushland amenity and natural values of the area through careful subdivision design.*
- b) Subdivision is to be configured to provide for bushfire hazard management areas and accesses that minimize the removal of standing vegetation and provide for substantial separation distances between building areas.*
- c) The retention or planting of vegetation is the preferred means to integrate and screen development throughout the zone.*
- d) Future subdivision will be determined on the basis of capacity for servicing, access, any potential for natural hazards, natural values and potential for conflict with adjoining land uses.*

The proposal to subdivide a title: CT 211388/1 which is already in size below the minimum 15 Ha minimum lot size does not meet the above Local Area Objectives 13.1.2 (a), (b) or (d).

PA\21\0024 represents a subdivision contrary to “*low impact increase in housing density*” because the proposal represents an attempt at a massive densification of a title within the Reedy Marsh Rural Living Zone, doubling the potential for clearance of the natural environment, doubling the number of people potentially and obviously removing a significant part of the natural environment should the Bushfire Hazard plan be followed. When a subdivision doubles with the number of lots on the subject title, it cannot be described as a low impact increase.

This Planning Application PA\21\0024 fails to meet the objective: “*maintaining the bushland amenity and natural values of the area through careful subdivision design*”. Indeed, I argue that no careful subdivision could be achieved in this instance on the subject land because the design of the proposed Lots is too small. When combined with the Bushfire Hazard vegetation clearance removes the bushland amenity from the title. It is clear the Planning Application includes a subdivision design, which is contrary to the Scheme’s objectives.



This Planning Application PA\21\0024 represents a subdivision contrary to *“Subdivision... to... minimize the removal of standing vegetation and provide for substantial separation distances between building areas.* Although PA\21\0024 would not of itself, create a new house on the subject land it is clearly intended to do so and it cannot be argued that it is for any other purpose. Mr Livingston’s Bushfire Hazard plan makes the extent of the proposed removal of ‘standing vegetation’ very clear and Mr Livingston’s plan is a part of the subdivision Planning Application PA\21\0024. That standing vegetation does not have to be Priority Habitat; it simply has to be “standing vegetation”. The subject land is covered to a substantial extent with “standing vegetation”.

The percentage of native forest which would be removed for bushfire purposes, under Mr Livingston’s Bushfire Hazard plan report, within PA\21\0024 for a new dwelling on Lot 1 represents a significant portion of the whole of the vegetation of Lot 1 of the subject land. It is clear that should the subdivision go ahead, the clearance is likely. This does not meet local area objective (b). This clearance, sanctioned by Livingstone would be on top of the illegal clearance which I allege has already occurred in the last few years in the west of the proposed Lot 1.

In conversation with Council’s land use planner, Leanne Rabjohns, who is ostensibly handling this matter, she stated this PA\21\0024 is a subdivision proposal where the owner was intending to sell at least a part of the land and thus there is a Council expectation someone would put a new, second house on the subject land.

I remind Council again that this is a sub-minimum sized block and to put a new second house on the subject land mapped Priority Vegetation, which is also native ‘standing vegetation’ with significant conservation values, including the habitat of threatened species, it is reasonable to assume it would be highly likely these values would be removed under Livingston’s Bushfire Hazard Plan and as far as I can see there is no ‘minimisation’ that could be claimed or would be being facilitated by way of PA\21\0024 .

Further, the separation distances between houses under PA\21\0024 would become significantly smaller at the start of Farrells Road. Additionally, I disagree with PDA that this development would not be visible from the public road. The current illegal developments on that section of the land, proposed to be Lot 1 are already visible and they are further from the road than the Livingstone proposal for clearance.

### **Desired Future Character Statements for Reedy Marsh,**

I claim the proposed subdivision development, PA\21\0024, does not meet the Desired Future Character Statements for Reedy Marsh, which are:

#### ***13.1.3 Desired Future Character Statements***

##### ***Reedy Marsh***

*a) Reedy Marsh is characterized by predominantly forested hills with some cleared areas of pasture and a dispersed pattern of residential development with low levels of development visibility.*

*b) The character of the locality is to be maintained through retention of vegetation and lower densities to integrate and screen development and to reduce the visibility of buildings and access driveways from roads and neighbouring properties.*



*c) Where located on slopes or at higher elevations, the configuration of subdivision and the location of buildings and accesses are to minimize the impacts of vegetation clearance on the landscape. The retention or planting of vegetation is the preferred means to integrate and screen development throughout the zone.*

*d) Where located in a more open landscape, subdivision is to be configured with dimensions to reflect requirements for a low density and provide for development areas that accommodate appropriate separation between buildings, separation between buildings and adjoining access ways or roads and to accommodate bushfire hazard management areas within each lot.*

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

The PA\21\0024 proposal to subdivide the title CT 211388/1, which is already in size well below the 15 Ha minimum lot size of the Reedy Marsh RLZ, as well as below the average lot sizes across the Zone of 15.7Ha, is such that it does not meet any notion of sustainability or standards and would change the existing character of this part of Reedy Marsh. A death by a thousand cuts.

The PA\21\0024 subdivision proposal would not meet 13.1.3 Desired Future Character Statements: (a), (b), (d) and it would be unavoidably visible when the intended house, as cited in Livingstone's Bushfire Hazard assessment report, and associated clearance which is being facilitated by the subdivision. It would be churlish of the Council to pretend that this subdivision was for any other reason than to put a second house on the subject land at a time when under the new scheme such subdivision would be prevented.

Many people owning land in the Rural Living Zone (RLZ) at Reedy Marsh in general support retention of the natural values of this area, as well as more broadly. This can be seen from the retained amenity and existing character of the general area.

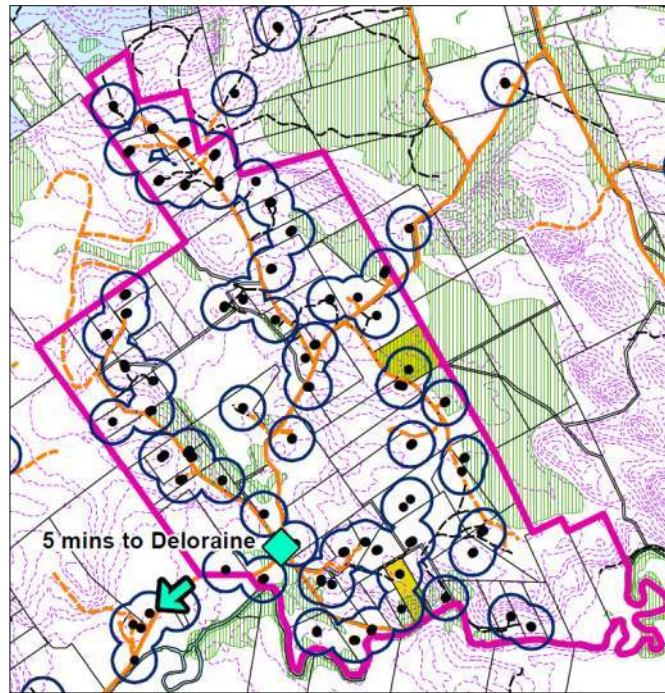
A perusal of the titles across this RLZ at Reedy Marsh shows a number of mostly nuanced, private and secluded approaches with regard to how Residential Use is discretely accommodated, almost all being set back a lot further than can be achieved on Lot 2 of the subject land. Development in Reedy Marsh has largely been both respectful and tastefully private. The PA\21\0024 subdivision proposal would allow and facilitate a diminishing of such a quality, discrete, private amenity and character at this location.

This PA\21\0024 subdivision proposal would allow higher, not lower densities, which is against the Desired Future Character Statement (b). Lower Densities must be seen in the context of the 15 Ha zone acceptable minimum Lot standard. A proposed 33% Lot size of that minimum area in the Scheme cannot be considered "Lower Densities". It is in fact a massive densification.

The 2015 Council report regarding Amendment 4 says of Reedy Marsh (Note my emphasis by way of underlining):

#### **Reedy Marsh**





"The current Reedy Marsh Rural Living zone reflects a cluster of rural residential uses surrounding River Rd, Wadley's Rd, Johns Rd, Farrells Rd and Saddlers Run Rd. The proposed zone consists of 86 lots and currently contains 76 houses. Lot sizes range from 7900m<sup>2</sup> to 75 hectares, with the 75-hectare parcel centrally located. The average lot size is 15.7 hectares. The topography of the area is predominantly native vegetated, undulating hills with the larger titles to the centre being cleared. The area contains 2 conservation covenants and patches of known priority habitat, both mapped and unmapped. The southern edge of the zone has steeper slopes and is bound by the Meander River. This topography is reflected in the predominance of Class 5 and 6 land with some Class 4 land to the larger central titles. The area is bound to the east by a large multi-use property subject to plantation forestry and grazing activities, which also has significant stands of priority habitat. To the west is the prime agricultural plateau of Weetah. The northern edge is bordered by State forest and some private tree plantation mixed with priority habitat.

The clustering of established dwellings within the area in a pattern that surrounds the class 4 land in the centre, together with public roads and priority vegetation, practically constrains the land between, making viable connectivity of the class 4 land infeasible. This indicates that the land is conducive to hobby farm activities for small-scale enterprises and as such, the proposed zone boundaries are drawn around the clear ring of rural residential uses.

The zone is considered suitable for intensification to provide for some additional land supply. The area has close proximity to the settlement of Deloraine, at approximately 10 minutes maximum driving time. Deloraine is a well-served district centre with a full line supermarket and other retail, health services, primary and high schools, hospitality, banks, post office, recreation and cultural facilities. Public roads service the extent of the area and can provide access to larger lots that have the capacity to consolidate gaps between the clusters of existing dwellings. The existing and achievable lot sizes provide the ability to achieve appropriate setbacks or mitigation to surrounding rural resource land, accommodate on site wastewater and are considered capable of accommodating clearance areas for bushfire hazard management or avoidance of wet areas. The



proposed minimum lot size of 15 ha reflects a density to achieve discrete bushfire management zones without erosion of the character of the area though is a slightly higher density than the average. It is considered likely however that the determinant of eventual yields will likely be the combined consideration of road frontage availability, bushfire protection and water quality protection. It is anticipated that approximately 27 new lots could be created."

In coming to a conclusion back in 2015/6 to support the 15 ha standard, proposed by several residents, Meander Valley Council considered the extent of additional residences and identified the 27 new lots, which could be created under the 15 ha standard.

In 2015, the Reedy Marsh Rural Living Zone apparently consisted of 86 lots and 76 houses. Lot sizes at the time ranged from 7900m<sup>2</sup> to 75 hectares.

So, even without subverting the 15 ha minimum lot standard Council said it could expect a significant increase in residential development in Reedy Marsh, whilst retaining the natural values: which translated to 27 new lots +10 undeveloped lots means that, at 15 ha Acceptable Solution there would be approximately 37 Lots a 50% increase in residential densification within the Reedy Marsh Rural Living Zone. A standard, which allowed development to proceed in that manner was adopted and accepted. That does not mean it would be acceptable to have an open slather, high densification approach.

This subdivision proposal, PA\21\0024 with lots at only 33% of the Reedy Marsh RLZ Acceptable solution in the Scheme represents a far higher degree of densification, a greater level of human habitation and much smaller lots than that which Council had planned upon, anticipated or felt was desirable in 2015 and if it became a new norm, the consequence would be a substantial diminution of native biodiversity habitat and a likely loss locally of Listed Threatened Species from the area. The current amenity and character would disappear. In essence, this subdivision proposal, PA\21\0024 does not represent a public interest outcome for Reedy Marsh and is in breach of the MV IPS 2013.

The above map, showing the distribution of residences across the RLZ of Reedy Marsh in Council's Amendment 4 report of 2015 is ample evidence of the existing sparse and spread out nature of residences in the Reedy Marsh Rural Living Zone, which I maintain is the surrounding area, which must be considered by Council here when considering the surrounding area. This character, I argue, is contrary to PDA's uninformed assertion about their selective claim for a surrounding area made in PA\21\0024.

This subdivision proposal, PA\21\0024, represents a degree of intensification and densification, not at all foreshadowed or foreseen by Council's Amendment 4 proposal for Reedy Marsh, where a 15 ha minimum lot was chosen by Council and supported by the writer and others in Reedy Marsh. Indeed the argument at the time was the choice between a 15 Ha minimum standard and proposals for no subdivision at all.

Further, it should be recognised that in the upcoming Tasmanian Planning Scheme this sort of development would simply not be possible at all. The Performance Criteria in the MVLPS of the Tasmanian Planning Scheme are intended to not go below a bare minimum of 80% of the minimum subdivision lot standard which for Reedy Marsh will be 15 ha, that is a cut off at 12 ha. On that basis the proposed 10.12 Ha subject



title would not be allowed to be subdivided. The 5 ha of Lot 1 would be therefore a mere 41% and 5 Ha of Lot 2 only 41% of the Draft MV LPS intended performance minimum, well under performance rules for this RLZ in the upcoming new scheme. This is also a relevant consideration for Council.

Council's role in administering a land use planning scheme is to ensure fair and orderly planning and sustainable development in accord with LUPAA and the Northern Tasmanian Regional Land Use Strategy NTRLUS, as well as being consistent with the MVC scheme provisions themselves.

I assert that it has been clearly shown this development does not meet those basic standards and therefore should refuse PA\21\0024.

Council's 2015 Amendment 4 report identifies that there is Priority Habitat in Reedy Marsh, which is not mapped. The existing mostly forested CT 211388/1 of some 10.12 Ha is mostly mapped as Priority Vegetation under the MV Local Provisions Schedule's Natural Assets Code, currently in draft form, but in any case in a form where Council is reticent to countenance making any changes. Council has an obligation to properly consider such matters with expert analysis. Priority Vegetation is a relevant consideration regarding this Planning Application and its proposed removal is a serious concern in this instance.

Even Attorney General Ms Archer has raised concern about the adequacy of the State's vegetation mapping, suggesting that the mapping done under RFA processes is vastly deficient.

I have maintained a strong interest in this matter of the adequacy and accuracy of the State of Tasmania's vegetation mapping for over 20 years now - first raising this important issue with Governments in 1996. At the time, the Reedy Marsh Forest Conservation Group (RMFCG) engaged the excellent botanist, Philip Cullen, who reviewed the draft vegetation mapping within Reedy Marsh, during the RFA process and showed it to be massively deficient. Despite revisions and new versions of State vegetation mapping, the fact is that in many parts of the state the vegetation mapping is less than 50% accurate. This assertion can be demonstrated.

It is acknowledged the forest is not pristine. It is my contention that this is not a particularly important or relevant consideration at all. What is more important in my view is the extent to which values of high conservation significance remain and whether the land supports the survival of Listed species which can and do currently continue to flourish in the absence of more development. Loss of habitat values is inevitable if the land is subdivided.

### **Current Reliance on Vegetation Mapping rather than considering the whole Ecosystem Criticised**

One of the enormously inadequate aspects of the conservation of nature in Tasmania is that our bureaucracy (including the Regional Forest Agreement (RFA) of Tasmania) considers a surrogate for comprehensive conservation value to be the mapped or modelled, or even the actual vegetation community types, which were devised originally for the Comprehensive Regional Assessment (CRA), performed under the National Forest Policy Statement (NFPS). The reservation of vegetation communities in this manner must surely be regarded as an artificial human construct, that is it is



simply not a reliable surrogate for the adequate conservation of nature. It is noted that Meander Valley will move to a better more holistic overlay in the upcoming LPS.

### **Subject Land within Key Fauna Habitat for Rare and Threatened Species**

During the Comprehensive Regional Assessment, in 1996 and 97, the Commonwealth mapped the National Estate values across Tasmania and produced mapping of 'Indicative Areas of Key Fauna Habitat for Rare and Threatened Species', known as 'National Estate criterion B1'. I enclose a scanned version of this RFA map with this letter.

This CRA map, although made in January 1997, remains current because both Tasmania and the Commonwealth unwisely and without adequate reason agreed to extend the Regional Forest Agreement in 2017, without performing any new studies.

Prior to the time of the 2017 RFA renewal, I considered this avoidance of new studies inadequate. I expressed my views to both governments but was ignored. It should be remembered that in 1996 and 97 the sophistication and comprehensiveness of fauna study upon which the Regional Forest Agreement was ostensibly built, was highly variable and in many instances no adequate baseline data was established for many species. This remains problematic especially where the State Government wishes to embark upon land clearance (a nationally listed threatening process) within a conservation reserve, such as with this Northern Prison proposal.

If you both look carefully at this RFA map of Tasmania, National Estate criterion B1, you will see that the subject land, is within the area of Key Fauna Habitat for Rare and Threatened Species. I must say I am not surprised by this rare RFA mapping and consider that the subject land will indeed prove absolutely, were competent studies to be undertaken, to be habitat for a number of species, which are either on the Commonwealth list under the EPBC Act or on the State List under the Threatened Species Act, under Minister Jaensch's care. These species are discussed below.

### **The Issue of Threatened Species**

The Listed species, which I believe will be shown and could be shown to inhabit and visit and indeed rely upon the subject land for their life support, are:

1. **Spotted-tailed Quoll: *Dasyurus maculatus maculatus*.** This land is habitat for the Tasmanian subspecies of the Spotted-tailed Quoll, a nationally listed species under EPBC and on the State List. Tasmania represents its last stronghold, especially after the mainland bushfires, which decimated an area on the mainland, much within quoll habitat, an area over two and a half times the size of Tasmania. The lowland forests of Central Northern Tasmania represent a stronghold for the Spotted-tailed Quoll. This is a wonderful animal, which has a large home range and prefers old growth elements within the forest for its home. Status: Threatened Species Protection Act 1995: **Rare**. Environment Protection and Biodiversity Conservation Act 1999: **Vulnerable**
2. **Tasmanian Devil: *Sarcophilus harrisii*.** It is expected that Tasmanian devils will occupy the subject land. They have declined a lot in recent decades due to Devil Facial Tumour disease. This species accordingly is on both the State and Federal lists.



Suitable habitat occurs on this land. Status: Threatened Species Protection Act 1995: **Endangered**. Environment Protection and Biodiversity Conservation Act 1999: **Endangered**.

3. **Masked Owl: *Tyto novaehollandiae* subsp. *Castanops*.** The central north lowlands, is a priority area for the masked owl. Highly suitable foraging habitat for the Masked Owl occurs on the subject land property. Status: Threatened Species Protection Act 1995: **Endangered**. Environment Protection and Biodiversity Conservation Act 1999: **Vulnerable**

4. **Eastern Barred Bandicoot: *Perameles gunnii gunnii*.** It is widely regarded that this species is in decline but despite being extinct on the mainland is not listed in Tasmania. Suitable habitat for the Eastern Barred Bandicoot occurs on the land. Status: Threatened Species Protection Act 1995: **Not listed**. Environment Protection and Biodiversity Conservation Act 1999: **Vulnerable**.

7. **Grey Goshawk: *Accipiter novaehollandiae*.** I would be surprise if this bird had not been sighted on the land, I know it has been sighted nearby. Status: Threatened Species Protection Act 1995: **Endangered**. Environment Protection and Biodiversity Conservation Act 1999: **Not listed**.

8. **Swift Parrot: *Lathamus discolor*.** Swift Parrots breed in Tasmania and migrate to mainland Australia in autumn. The presence of Swift Parrots in northern Tasmania is generally linked to the flowering of Eucalyptus ovata trees and their migration. Although the vegetation of the land is mapped as Damp Sclerophyll dry forest there are is more than a scattering of Eucalyptus ovata trees through the land. This species is on both the State and Federal lists. Status: Threatened Species Protection Act 1995: **Endangered**. Environment Protection and Biodiversity Conservation Act 1999: **Critically Endangered**. The Swift Parrot is also listed as '**Endangered**' on the International Union for Conservation of Nature (IUCN) Red List of Threatened Species (IUCN 2004).

9. **Green and Gold Frog: *Litoria raniformis*.** This frog would likely live near the stream in the west of the property. Status: Threatened Species Protection Act 1995: **Vulnerable**. Environment Protection and Biodiversity Conservation Act 1999: **Vulnerable**

There is at least one species, which is an RFA Priority Species but is not Listed otherwise.

1. **Tasmanian Bettong:** Characteristic one-sided diggings are seen in Reedy Marsh regularly. The land seems good habitat for such species in the drier sites.

### **Bushfire Concerns**

Bushfire is a hazard in Reedy Marsh and I am of the opinion that reasonable standards for the surrounds of dwellings would be a better solution than attempting to prescribe burn Reedy Marsh. That said, having inspected the Lot 1 driveway from Farrells Rd, I cannot see how that meets any Bushfire Code standards either.

Putting more houses in Reedy Marsh in a circumstance where there are no water resources on the land is concerning. Some in Farrells Rd have water, some have



drilled and found none. So the land may get a bushfire tank or two but where is the water?

### **PDA's Claims re Surrounding Pattern in the Reedy Marsh Rural Living Zone**

I wish to strongly disagree with PDA over their assessment of the local amenity in PA\21\0024 and their claim that a subdivision down to either 5 Ha is consistent with the surrounding land use pattern. It is most certainly not consistent with the surrounding pattern across the Reedy Marsh Rural Living Zone.

It must be stated that the title of 538 River Road was, I have been reliably informed, formerly the historic site of the Willowdale School. Thus, typical for such historic rural arrangements the school block was of very modest size. So, this legacy is not typical of the surrounding area at all and it would be very, very poor planning to rely on such historic artefacts.

Indeed, I argue that the "surrounding area" mentioned in the Scheme at 13.4.2.2 and P2 (g) is the Rural Living Zone of Reedy Marsh and that Council's work on this matter in its report at the time of the 2015 Amendment 4 is pertinent and relevant today. This Amendment report characterises and quantifies the lots and defines the surrounding area and it was for the purpose of defining subdivision standards. There is no other Council documentation, which defines the surrounding area.

Council assessed the land use pattern of the Reedy Marsh area in its report regarding Amendment 4 to the MVC IPS 2013, as well as other areas. That assessment considered that the average lot size in Reedy Marsh was about 15.7 ha. I reiterate Council's Amendment 4 deals with subdivision and the standards thereof and created the ability of land to be subdivided and importantly was an expression of Council's planning intent.

The modern Reedy Marsh RLZ area generally, that is, the overwhelming predominance of titles, has long been favoured for Rural Residential development and most of that development is situated with setbacks a very long way from the Council maintained road, organised in a private and discreet fashion, where the natural amenity of the area is respected. Planning Application PA\21\0024 would undermine that discrete private development aspect and undermine the natural amenity of the place, if one considers the development intent outlined in Mr Livingston's Bushfire Hazzard report contained within PA\21\0024.

The access track, serving the proposed Lot 1 from Farrells Road may also be an issue of concern but it may have predated the illegal developments on the proposed Lot 1. It seems it serves the shed and plethora of other shanty structures in the western corner of Lot 1, but meets no standards.

I am mindful that in 2015, when debating the standards around the minimum lot size for Reedy Marsh Rural Living Zone, that there were those, including those who remain resident in Farrell's Road, who advocated that there should not be a subdivision capacity in Reedy Marsh at all and cited a range of reasons which are pertinent to the current Planning Application proposal PA\21\0024. Indeed there was one resident nearby to the subject land who described the effect that might occur as being tantamount to a rural residential ghetto. The current proposal PA\21\0024, were it approved, may entirely reinforce and illustrate his point.



Finally, I consider that Planning Application PA\21\0024 not only represents a threat to amenity and orderly planning, it represents avoidance of meeting the criteria for sustainable development.

Council previously had included a careful consideration of the density within the RLZ of Reedy Marsh. Planning Application PA\21\0024 transgresses and overturns that density were it to be applied more consistently as a precedent over the whole Zone. But PA\21\0024 also represents a threat more broadly to planning scheme standards, for the proposal disrespects and seeks to trash the standards Council has set. On these two issues alone, the development proposal is certainly unacceptable.

### **Conclusion**

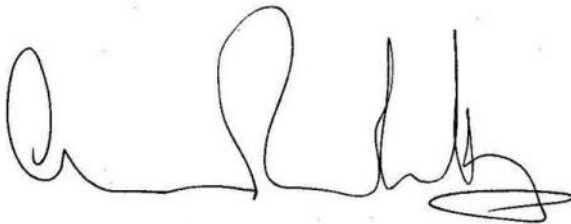
Accordingly, for all of the reasons I have raised and stated, I respectfully seek that Council defends its planning scheme and refuses this Planning Application PA\21\0024.

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\21\0024, which I express above, and support my objection.

**The land contains Nationally Listed Critically Endangered Ecosystems and a range of Listed Species are highly likely to be present.**

**I seek that Council advises the applicant to withdraw his Planning Application PA\21\0024 or otherwise I seek for Council to refuse the Application PA\21\0024.**

Yours sincerely,



Andrew Ricketts



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

Index No. 17219			
Doc No.			
RCVD	-7 SEP 2020		MVC
Action Officer	JS	Dept.	005
EO		OD	7

P. Elkin  
160 Farrells Rd  
Reedy Marsh, 7304  
04-09-20

submission re: proposed subdivision 209 Farrells Rd, Reedy Marsh (PA/21/0024)

I recommend the rejection of this application for subdivision.

As a nearby neighbour I will be detrimentally impacted.

The Farrells Rd neighbourhood is of mostly large landholdings, generally private, quiet and peaceful, in a setting of native forest and small grazing clearings some tending to regeneration. Low density occupation is also a key to the high value setting for the existence and recovery of many threatened species and communities, to the low visual impact of most current development and to the low traffic and noise impacts arising from that development. The current mosaic of largely native forest, grassy woodland and grass clearings, along with low density population impacts, need to be maintained without further concentration of development and population with consequent likelihood of increased traffic, stray pets and animals etc. Maintaining the amenity and pleasure of those living in the area is important, and the likelihood of increased conflict amongst neighbours should be avoided. The result of subdivision will be a degradation of amenity. The general character of the area will be negatively impacted by such smaller lots.

Regarding some specifics of the application:

- (1) Surely Block 2 as proposed will be of 4.27 ha and not 5.04ha as constantly stated. There is also a minor inconsistency on p34 stating that rather than T Wisby, C Brown of 295 Farrells Rd is addressed.
- (2) It is misleading to claim general suitability on the single criteria of lot size alone, and to claim the lots created will be in keeping with other lots in the zone which extends over a very large area and distance. Regard should rather be to the immediate neighbourhood which is mostly of approx 20 or 10 ha blocks. Indeed there are only 4 of approx 10ha, with 9 of approx 20ha and 4 of greater than 60ha. (If landowners holdings were the indicator, then the current block of 10.12ha is already smaller than all the immediate neighbours.) Currently a stand out exception is a nearby block of approx 3ha, created decades ago to rationalise the separation by Farrells Rd. Under the current planning scheme, the only subdivision to create two smaller size blocks was to legitimise an illegal dwelling some 2km away at the very start of Farrells Rd.

Current residential amenity, which is in part due to the larger size of blocks in the area, would be impacted adversely by the proposed subdivision to enable 2 small blocks of approx 5ha each. Such a proposal is inappropriate and ill-fitting. Further it will enable a new dwelling and associated developments in close proximity and in between 2 existing dwellings.

The current planning scheme considers 15ha to be the acceptable minimum block size. Splitting a 10ha block is quite a drastic divergence.



(3) The indicative dwelling location has many drawbacks.

It will be prominent and obtrusive from Farrells Rd, from the current residence on block 1, and from the opposite dwelling across the road. It is on a flat site of poor drainage which has surface water after rain and is waterlogged for extended periods. It drains to the east and west when it does.

Not mentioned in the application, yet unavoidable to notice and consider is the power pole and transformer with stay cable on the dwelling site. There is a high voltage single line return to this pole, with two double lines heading both east and west from the pole, in all 3 distinct lines and swathes. Hardly ideal. If the dwelling was any further north then an extensive clearing of forest would be needed to gain sun access for an extended winter period. No other sites are proposed as suitable.

It is incorrect to state that there is an existing access road as claimed on multiple diagrams. In dry conditions some vehicles have driven across the area from Farrells Rd to maintain the powerlines, enabled by a poorly maintained boundary fence.

(4) The threatened vegetation community of wet E. viminalis forest will be bisected by the proposed subdivision which, with the unavoidable imperative of clearance for boundary fencing, will have a significant and detrimental impact.

The application highlights current mapping inadequacies, and this should be taken into account in application of the Schemes Biodiversity Code.

It is an inadequate statement, that the development impact is expected to be minimal for threatened fauna, reliant on retaining vegetation and regenerating cleared land. Threatened species will indeed be impacted by this development, and even as concluded (contestably) if it were to be minimal, this is unacceptable. Every impact should be avoided where a choice is available. It is misleading to state that the Natural Values Atlas has no records of threatened fauna within 500m of the proposed lots, and then to detail within Appendix 6 the inadequacies of that atlas.

The Grey Goshawk is seen in the area, and there is suitable nesting habitat on the property.

Wedge-tailed Eagles are very commonly seen foraging in the area, and 2 nests are located nearby less than 2kms.

The White-bellied Sea Eagle, while seen on several occasions nearby, including taking a rabbit, is unlikely to be significantly impacted.

Masked Owls are common in the area, nests nearby and the site is likely for foraging.

The Tasmanian Devil, once common, is making a comeback in the area, and nothing which may impede its recovery and secure its reestablishment should be entertained.

Both the Spotted-tailed Quoll and the Eastern Quoll are common in the area, (with the spotted-tailed seen more often), and both are likely to have denning sites on the property.

The Eastern Barred Bandicoot is common in the area, and the site is very suitable and likely for foraging and nesting.

The Green and Gold Frog has potential habitat on site, though a reliable recording or siting has not yet been verified.



The Swift Parrot is a not uncommon visitor and forager in the area, using both *E. ovata* and *E. viminalis* for feeding. There is possible potential for nesting habitat, though no record of breeding in the area that I know of.

Increased residential development and associated activities at a relatively intensive scale are likely to detrimentally impact on threatened species, habitat and connectivity.

Habitat should not be seen merely in a small scale or isolated manner. Context, extent and connectivity are vital considerations to protection, conservation and enhancement of biodiversity. The patchwork mosaic of native forest of varying types and communities with clearings and regrowth provides an important hotspot for biodiversity and, while an important site of itself, further provides an important linkage between other local sites of importance which should not be disrupted. There will inevitably be some impacts on vegetation by development and at such a corridor connection chokepoint this would be regrettable both immediately and more broadly.

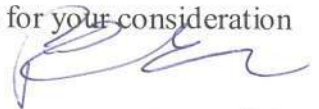
Current processes of regeneration of native bush will be curtailed by the increasing imperative, and perceived need, to maintain and extend fire protection buffers and alterations. Further with 2 small lots significant areas of forest may be regularly cleared without consideration of the Planning Scheme or Forest Practices.

Also consideration should be given to future potential for habitat and nest and denning sites, for trees to mature and to hollow, and for trees to die and fall to provide habitat. Such ongoing processes should be enhanced.

This site, including in its landscape and context, is of high value for biodiversity. Any threatening process, including residential development at such a scale as proposed, including with its subsequent impacts should be avoided.

I urge council to reject this application for subdivision, and to refuse alter the character of the area, to maintain the bushland amenity, natural values and low density of residential development. The current block of 10ha is already significantly smaller than the Planning Scheme's acceptable minimum size of 15ha. To split it in half would make a mockery of the Scheme.

thanks for your consideration



Peter Elkin



## **PLANNING AUTHORITY 3**

Reference No. 199/2020

**150-152 DEXTER STREET, WESTBURY**

**Planning Application:** PA\21\0057

**Proposal:** Multiple dwellings (20 units)

**Author:** Leanne Rabjohns  
Town Planner

### **1) Proposal**

#### **Application**

Council has received an application for the construction of 20 units on the land at 150-152 Dexter Street in Westbury.

Applicant:	Urban Design Solutions
Owner:	SPR Investments and L Mitchell
Property:	150-152 Dexter Street, Westbury (CT:105704/1)
Zoning:	General Residential
Existing Land Use:	Vacant
Representations:	14 received during advertising. One (1) received after the close of advertising.
Decision Due:	13 October 2020
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

If approved, the application will result in:

- a) 20 single storey units, of these 14 units have three (3) bedrooms and six (6) units have two (2) bedrooms;
- b) Each unit has two (2) dedicated car parking spaces – either both in a garage or in a garage and in the dedicated driveway;
- c) Visitor car parking on-site with 'street light';
- d) 6m wide vehicular access onto Dexter Street;
- e) Internal driveway with micro roundabout;
- f) 20 letter boxes fronting Dexter Street;
- g) Each unit has a dedicated waste & recycle bin area and wall mounted clothes lines;
- h) A rubbish bin collection area located along the internal driveway. Rubbish to be collected by independent contractor;



- i) All internal fences are 1.8m high; and
- j) All private open spaces are north facing and have internal fencing for privacy.

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

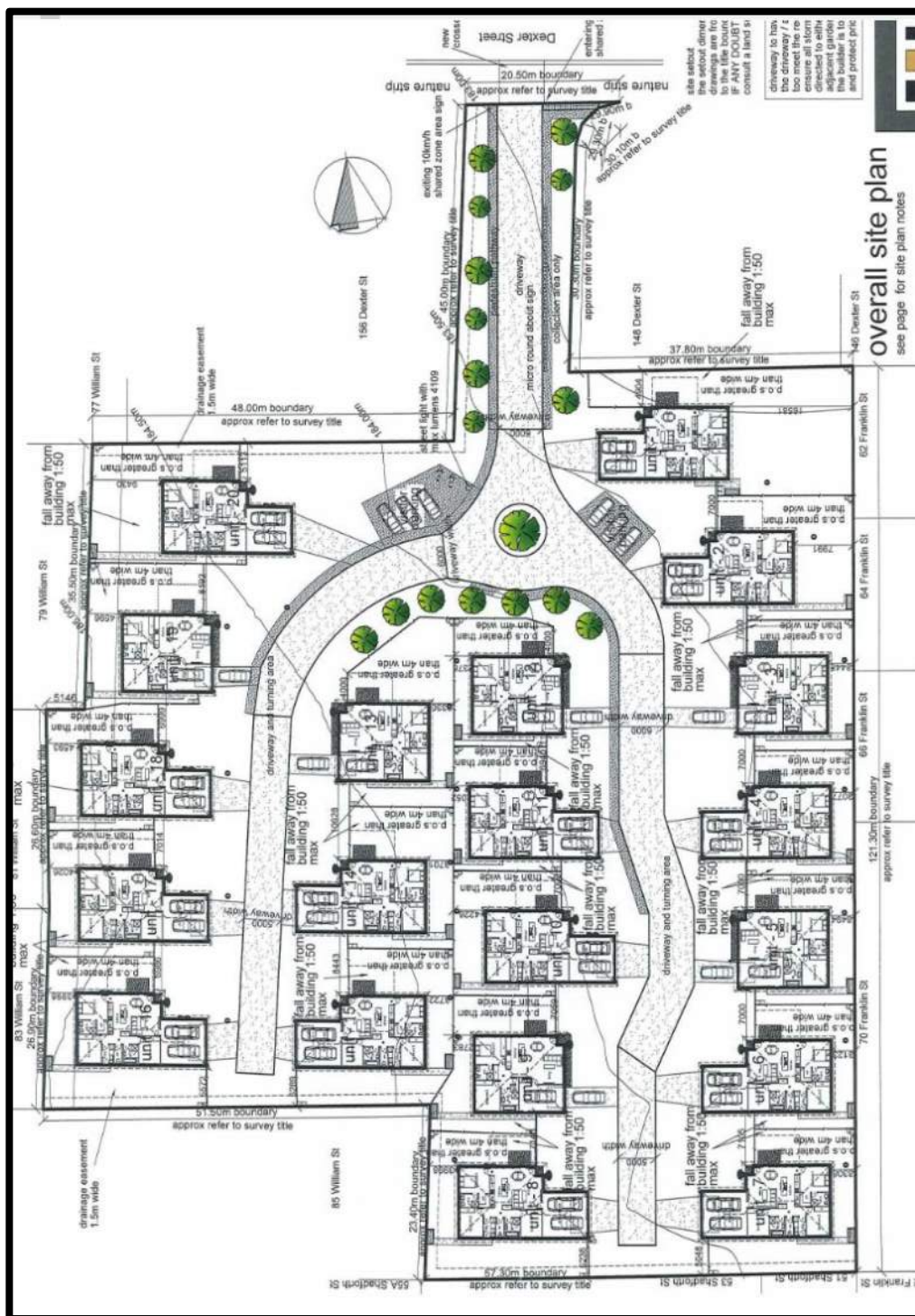


Figure 1: Proposed site plan.



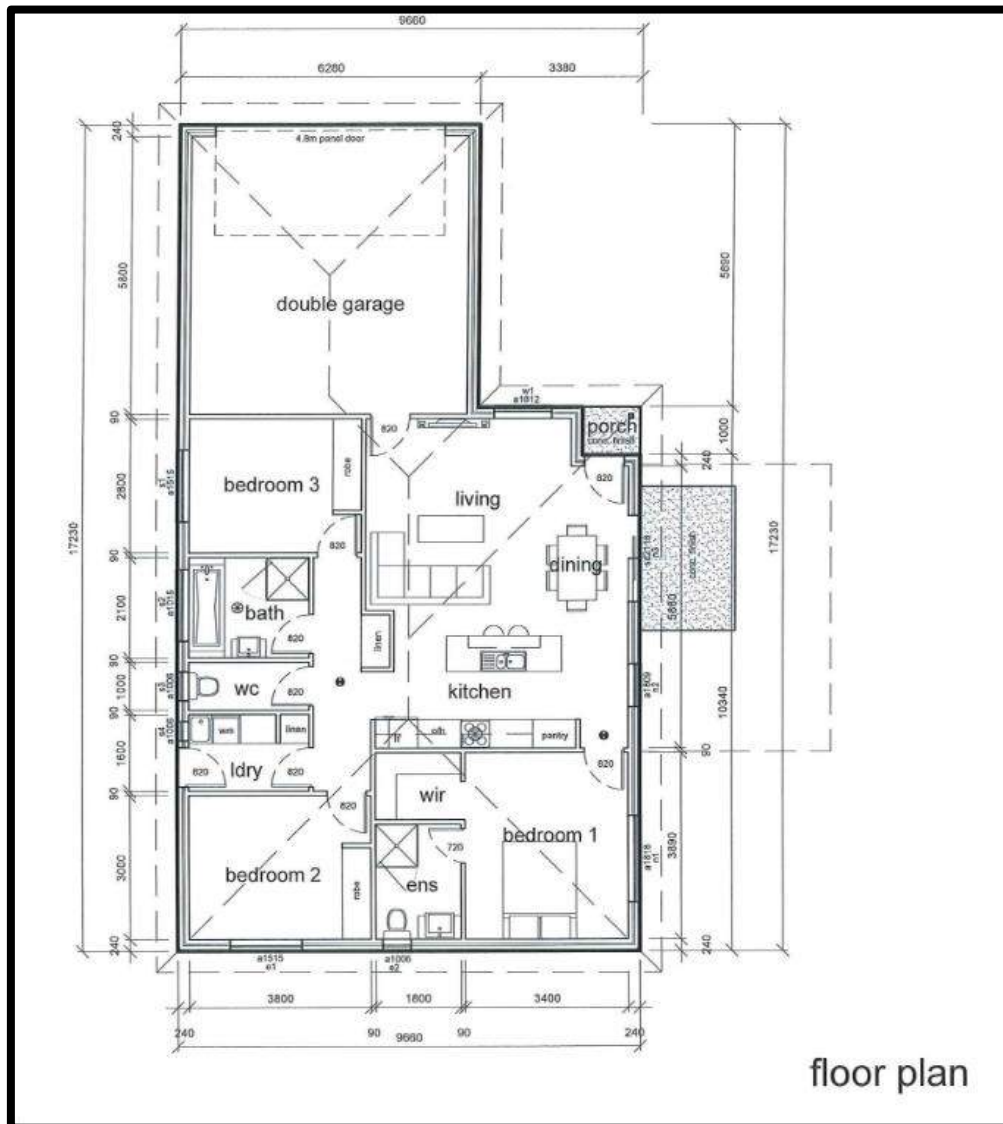


Figure 2: Typical 3 bedroom floor plan.



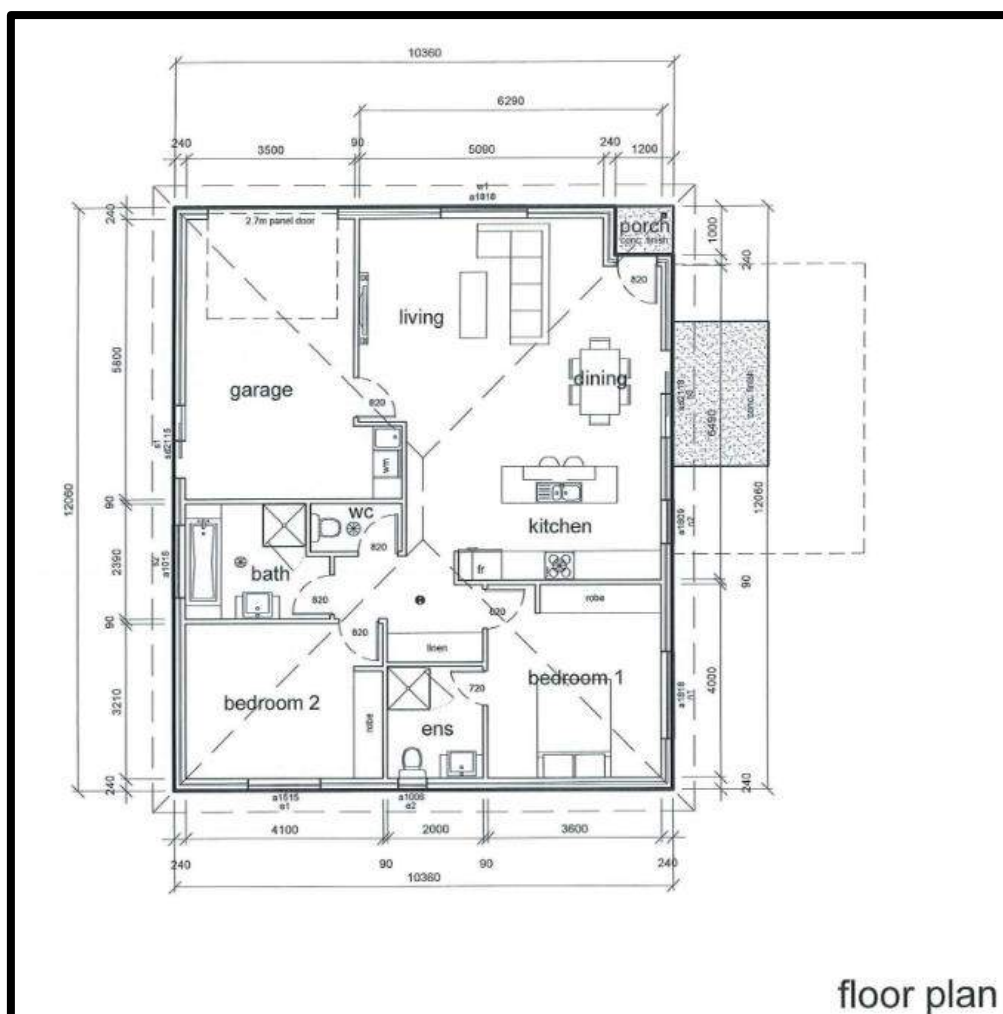


Figure 3: Typical 2 bedroom floor plan.

## Standards Requiring Discretion

The application relies on the following Performance Criteria:

10.4.2	Setbacks and Building Envelope	P1
E4.6.1	Use and Road or Rail Infrastructure	P2
E6.6.1	Car Parking Numbers	P1
E6.7.2	Design and Layout of Car Parking	P1 & P2
E6.8.1	Pedestrian Walkways	P1

## 2) Summary of Assessment

The application proposes the use and development of the land at 150-152 Dexter Street in Westbury for 20 residential units.

The standards of the planning scheme which require assessment of the Performance Criteria and the application of Council's discretion to approve or



refuse the application are outlined above and detailed in the Scheme Assessment in Section 6.

Overview:

- The use is a Permitted use in the General Residential Zone;
- The development triggers Performance Criteria in relation to the front boundary setback from Dexter Street, traffic movements, car parking and pedestrian walkway;
- The proposed development complies with the Performance Criteria;
- 14 representations were received during the advertising period. One (1) representation was received after the advertising period had closed. The development is considered acceptable in regard to these aspects (refer to Section 4 Representations);
- A range of issues were raised in the representations, including traffic, amenity, not in keeping with village character and stormwater;
- The application includes a Traffic Impact Assessment (TIA), that concluded that with recommendations, the development will not create any traffic issues and traffic will continue to operate safely and efficiently along Dexter Street. Conditions have been included to include the recommendations; and
- With appropriate conditions, the proposed development can be managed to comply with all of the applicable provisions of the Meander Valley Interim Planning Scheme 2013 and is recommended for approval.

### 3) Recommendation

***It is recommended that the application for Use and Development for Multiple Dwellings (20 units), on land located at 150-152 Dexter Street, Westbury (CT:105704/1), by Urban Design Solutions, be APPROVED, generally in accordance with the endorsed plans:***

- Urban Design Solutions – Drawing Number: 6690 – Sheet Number: 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63 & 64;**
- Rare. – Project Number: 20.4119 – Drawing Number: C401 Rev 2, C411 Rev 0; and**
- Traffic & Civil Services, Traffic Impact Assessment, Dated September 2020.**



***and subject to the following conditions:***

1. Prior to the commencement of works:
  - a) An amended site plan is to be submitted to the satisfaction of Council's Town Planner. The plans must be drawn to scale with dimensions and must show:
    - i) An additional one (1) car parking space in the visitor car parking area.
  - b) A Landscape Plan for the access strip, micro roundabout and the area between the micro roundabout and Units 12 & 13 must be submitted to the satisfaction of Council's Town Planner. The plan must be prepared by a suitably qualified person and be drawn to scale. The plants must be evergreen, no higher than 3m at maturity, aim to soften the appearance of the development from Dexter Street and be semi-mature at the time of planting.
  - c) Design drawings for the internal "street light" must be submitted to the satisfaction of Council's Town Planner (as per Condition 5).
  - d) Full engineering design drawings are to be submitted to the satisfaction of Council's Director Infrastructure Services detailing the proposed reticulated stormwater system. The designs are to be in accordance with the Tasmanian Standard Drawings and any departures are to be highlighted by the designer at the time of submission to Council. The drawings are to include long sections of the new pipe work (see Note 1).
2. The plants must be planted as per the endorsed Landscape Plan. Should any tree or shrub be removed or destroyed, it will be required to be replaced by a tree or shrub of similar size and variety.
3. A sealed driveway crossover must be designed and constructed to the satisfaction of the Director Infrastructure Services (see Note 1 and Note 2).
4. The central island of the micro roundabout must be line marked and signed, to the satisfaction of the Director Infrastructure Services.
5. The internal 'street light' must be baffled and located so that no direct light is emitted outside the property boundaries, to the satisfaction of Council's Town Planner.
6. A 10km/hr Shared Zone and End Shared Zone signage are to be installed as per the endorsed Traffic Impact Assessment prepared by Traffic & Civil Services;



7. All visitor car & motorbike parking spaces are to be line marked or otherwise physically delineated to the satisfaction of Council's Town Planner. Spaces must also be clearly dedicated, through line marking or incidental signage.
8. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No 2020/01408-MVC attached).

Note:

1. 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. All enquiries should be directed to Council's Infrastructure Department on 6393 5312. All works in the road reserve are at the developers cost.
2. In regards to the detailed design drawing for the proposed driveway, the developer's designer is encouraged to contact Council prior to commencing detailed design to confirm minimum requirements and site specific issues. The driveway must allow for turning of service vehicles. Culvert pipe and headwall are to be provided in accordance with Tasmanian Standard Drawing TSD-R03 and pavement thickness is to allow for design service vehicle loading.
3. Stormwater detention is required for this development. Please see attached letter regarding the provision of detention and the requirements of Council acting as the Stormwater Authority in accordance with the *Urban Drainage Act 2013*.
4. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on (03) 6393 5320 or via email: [mail@mvc.tas.gov.au](mailto:mail@mvc.tas.gov.au).
5. This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:
  - a) Building approval
  - b) Plumbing approval

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



6. This permit takes effect after:
  - a) The 14 day appeal period expires; or
  - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
  - c) Any other required approvals under this or any other Act are granted.
7. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website [www.rmpat.tas.gov.au](http://www.rmpat.tas.gov.au).
8. If an applicant is the only person with a right of appeal pursuant to section 61 of the *Land Use Planning and Approvals Act 1993* and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
9. This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.
10. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
11. If any Aboriginal relics are uncovered during works:
  - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction; and
  - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania) Fax: (03) 6233 5555 Email: [aboriginal@heritage.tas.gov.au](mailto:aboriginal@heritage.tas.gov.au); and
  - c) The relevant approval processes will apply with state and federal government agencies.



#### 4) Representations

The application was advertised for the statutory 14 day period.

14 representations were received during advertising, with an additional representation received after advertising (attached documents). A summary of the concerns raised in the representations are provided below. While the summary attempts to capture the essence of the concerns, it should be read in conjunction with full representations included in the attachments.

##### **Support**

- A number of representations voiced their support for the proposed development.

##### **Concern – Stormwater management**

- Existing inadequate public stormwater system.
- Potential impacts from this and future development to downstream properties.
- Potential onsite detention not large enough.
- Onsite detention requires maintenance.

##### **Comment:**

The proposed development has provided stormwater management within the property boundaries. The provision of public stormwater infrastructure is the Stormwater Authority's responsibility.

Council's Stormwater Authority provided the following comments:

*Council has previously identified, through the North West Westbury Stormwater System Management Plan, that the downstream stormwater system is insufficient. Unrelated to this application, Council Officers are currently working on the design of downstream stormwater upgrades in William Street as part of its current capital works program. The stormwater upgrades will provide additional capacity in the piped network, and this additional capacity is greater than the proportional increase in volumetric flow rate from the proposed development. Therefore the upgrade of the system will reduce the risk of flooding in the catchment post development, compared to the current risk. Council is willing to consult with property owners to ensure future stages of stormwater work are in line with the needs of future developments to improve stormwater issues for the community, whilst recognising that there is always a need to*



*consider overland flow paths and localised flooding that cannot be completely eliminated.*

*It is the responsibility of the developer or body corporate to ensure a maintenance regime is in place to ensure the detention basin is maintained.*

**Concern – number of units, density of units, high density out of character, heritage, lack of services, streetscape, amenity.**

- Oppose number of units.
- High density on a large lot will destroy the Village amenity, not in character and heritage of Westbury.
- Not in keeping with Westbury Heritage Status or standards.
- High density units will create excessive light pollution, impact on nocturnal native animals.
- High density units put a strain on services. Only enough services for current population.
- Will attract people who are not community orientated.
- High density housing does not fit Westbury's amenity.
- Pollution growth without growth of services will have a negative impact.
- This development is more suited to larger urban area.
- The development is Historical village should be developed sympathetically, would detract from village aesthetics.
- Units 4, 5, 6 & 7 will impinge on my privacy.
- No designated common use green space.
- High density units means more noise, will create a cacophony.
- High density units will bring in more crime to the town.
- Loss of wildlife and heritage hedges.
- High density units will bring more cats and dogs to the area. Cats bring toxoplasmosis.
- High density development will detract from sense of place of Westbury Village.

**Comment:**

Many of the representations referred to Westbury's Village amenity and character. The planning scheme does define amenity as *"in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable"*. The planning scheme does not provide any further guidance to the amenity or character of Westbury, other than the Zone Purpose.



The Zone Purpose states:

10.1	<i>Zone Purpose.</i>
10.1.1	<i>Zone Purpose Statements.</i>
10.1.1.1	<i>To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.</i>
10.1.1.2	<i>To provide for compatible non-residential uses that primarily serve the local community.</i>
10.1.1.3	<i>Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts.</i>
10.1.1.4	<i>To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.</i>
10.1.2	<i>Local Area Objectives.</i>
	<i>a) Westbury will be supported as a growth centre servicing the rural district and also to support the business activity centre;</i> <i>b) Varying housing types and aged care will be supported as an important factor in retaining population;</i> <i>c) Areas of underutilised, internal land will be promoted for infill development.</i>
10.1.3	<i>Desired Future Character Statements.</i>
	<i>Dwellings are to maintain as the predominant form of development with some higher densities encouraged near services and the business area. Some redevelopment sites may also be appropriate for higher density development.</i> <i>Typical residential and non residential development is to be detached, rarely exceeding two storeys and be setback from the street and property boundaries.</i>

The proposed unit development provides for residential use. The character of the surrounding land use is residential, comprises of single storey residential dwellings on a range of lot sizes. In close proximity are units at 77a William Street and 55 Shadforth Street. The development provides for unit housing that meets the density standards. The development provides for housing choice. The land is fully serviced.



The proposed 20 units are within walking distance of the town centre. The proposal will maximise the utility of existing services and support the Business Centre of Westbury. The units provide a housing option for those wanting to live in Westbury. The land is currently vacant, and the proposal is infill development.

The proposal maintains dwellings as the predominant form of development. The units are detached, single storey and meet the setback standards. Being an internal lot, the proposed units will not impact on the streetscape vista.

Based on the above, the proposal is in keeping with the Zone Purpose for the General Residential Zone.

The proposed number of units is 20. Based on the land area (excluding access strip) and the number of proposed units, the unit density is 557m<sup>2</sup>. The Acceptable Solution is a minimum of 325m<sup>2</sup>. As such, the density of units is in compliance with the Acceptable Solution for the General Residential Zone.

The property and adjoining properties are not heritage listed. There are no Local Heritage Precincts, Local Heritage Places or Archeologically Significant Sites in the planning scheme. There are no specific heritage standards for Westbury.

There are approximately 13 shrubs/trees on the property and a number of large neighbouring trees that are in close proximity to the shared boundary. The property does not contain any hedges. Management of vegetation on or near a boundary is managed through the *Neighbourhood Disputes about Plants Act 2017* and is not a matter which requires consideration under the planning scheme and is a civil matter that Council does not get involved with.

Services are often demand driven. Whether the potential increase in population is enough to trigger an increase in services to the area will be determined by the service providers.

The noise and light emissions from each unit would be in keeping with expected residential usage.

The side boundary setbacks for Units 4, 5, 6 & 7 are all greater than 3m and the finished floor levels are less than 1m off natural ground level. As such, the development is in compliance with the privacy and setback provisions of the General Residential Zone.



Each unit provides private open space that meets the Acceptable Solution standards. There is no requirement in the planning scheme to provide for common use green space.

The property is an internal lot, and from Dexter Street, the surrounding houses will screen the development. The crossover and letter boxes will be visible. The proposal includes landscaping, which will soften the appearance. The streetscape is not expected to be significantly impacted upon by the development.

The management of cats and dogs is not a matter which requires consideration under the planning scheme or the *Land Use Planning & Approvals Act 1993*.

**Concern – boundary alignment,**

- Existing boundary fence is not on boundary, discrepancy of about 2-3m.

**Comment:**

The dimensions shown on the site plan correspond with the title documents.

**Concern – traffic, on site and road side parking,**

- Not sufficient parking.
- Extra strain on quiet streets, streets not wide enough.
- Not enough visitor parking, normal traffic from development not sustainable.
- Create more traffic, more noise and congestion.
- Roadside parking.
- Potentially dangerous, with one entrance, in an emergency situation.
- Question the data and conclusion contained in Traffic Impact Assessment.
- Assessment based on development only, and not proposed or possible development.

**Comment:**

As discussed below, each unit provides for two (2) car parking spaces – either both within a garage or one (1) in a garage and another in tandem in the driveway. Being an internal lot, the proposal requires seven (7) visitor car parking spaces. The plans show six (6) visitor car parking spaces. It is noted that some units have the ability to cater for additional visitor car parking in their driveways. Though there may be some capacity for on-street car parking on the grass verges, due to the separation distance from Dexter



Street to the furthest unit, it is considered reasonable that all car parking requirements be met on-site. There is ample space on the eastern visitor car parking area to include an additional car parking space.

The TIA has been prepared by an experienced traffic engineer.

**Recommended Conditions:**

Prior to the commencement of works, an amended site plan is to be submitted to the satisfaction of Council's Town Planner. The plans must be drawn to scale with dimensions and must show:

- An additional one (1) car parking space in the visitor car parking area.

**Concern - inability to attend Council meeting,**

- Due to COVID, public cannot attend the Council meeting.

**Comment:**

In accordance with *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*, it has been necessary to restrict public attendance of Council Meetings. Overall public numbers are limited to four (4) representors at any time. If more than four (4) representors wish to attend, people may be asked to leave the meeting room after their representation to allow others to make their representation to Council.

**Concern - lack of TasFire documents,**

- No supporting documents from TasFire to ascertain the safety of this development.

**Comment:**

The planning process does not require supporting documents from TasFire. Assessment under the *Building Act 2016* will occur during the Building application process and a Bushfire Hazard Management Plan, if required, will be submitted at this time. This Plan will determine if additional fire safety measures are required or not. This is not a matter which requires consideration under the planning scheme.

**Concern - cost to build, quality of development**

- Question the amount stated as the cost to build, potentially low quality of work.

**Comment:**

It is the applicant's responsibility to complete the application form, including the cost of development, to the best of their knowledge. Savings can be



made through economics of scale. The cost of the development does not always correlate to the quality of the development. Quality of construction is not a matter which requires consideration under the planning scheme.
<p><b>Concern: fencing</b></p> <ul style="list-style-type: none"> <li>• Want to discuss with owners regarding replacing an old, collapsed boundary fence.</li> <li>• Assurance that works will not impact on existing fence.</li> <li>• Want shared fence replaced with 1.8m high fence to match internal fence. Want to discuss with applicant.</li> </ul>
<p><b>Comment:</b></p> <p>The representation has been forwarded to the applicant, who will forward the representations to the land owner for consideration.</p> <p>The slope from the boundary to Units 19 and 20 is a 1:50. This gradient is considered gentle. These units are located more than 4m from the shared boundary.</p> <p>The <i>Boundary Fences Act 1908</i> covers the repair and erection of all boundary fences on private land. This is a civil matter and Council does not get involved. The matter is between the adjoining landowners.</p>
<p><b>Concern: setbacks</b></p> <ul style="list-style-type: none"> <li>• Plans show a 3m setback, standard is 4m.</li> </ul>
<p><b>Comment:</b></p> <p>The setback standard for a side boundary setback is 1.5m. As such, with a 3m setback, the Acceptable Solution has been met.</p> <p>The setback standard for the rear boundary is 4m.</p> <p>All units met the Acceptable Solution for setbacks.</p>
<p><b>Concern – service provisions</b></p> <ul style="list-style-type: none"> <li>• Can the existing sewerage infrastructure support an extra 20 dwellings.</li> <li>• Possible flooding in their back yard.</li> <li>• If an upgraded is needed, what is the process for easement access.</li> </ul>
<p><b>Comment:</b></p> <p>The application was referred to TasWater and a Submission to Planning Authority Notice (SPAN) was received and no concerns have been raised.</p>



TasWater is responsible for the provision of water and sewerage infrastructure.

Services are usually located within an easement. In the case when services are not located within an easement, there is an implied easement. Easements provide legal access to install, maintain and upgrade the infrastructure within. The process for gaining access to an easement is the responsibility of the service provider.

Council's Stormwater Authority provided the following comments:

*It will be the responsibility of the developer to ensure that stormwater runoff is managed during construction, and after completion of the development, to ensure no nuisance flows or concentrated flows of stormwater are directed to adjoining properties.*

*There is currently no stormwater easement through 146 Dexter Street. As a general rule, under the Urban Drainage Act, Council has the right to enter a property to undertake work or investigation on existing infrastructure, subject to appropriate notification being provided to landowners where required.*

It is the developer's responsibility to provide power to the development. The developer will work with TasNetworks to organise a connection. Power supply is not a matter which requires consideration under the planning scheme.

**Concern: rubbish collection**

- Difficult for rubbish trucks to manoeuvre on site. Bins placed on road.

**Comment:**

The proposal is that rubbish collection will be undertaken by a private contractor. The rubbish bins will be stored within the fenced area of each unit. On collection day, the bins will be placed along the edge of the main access driveway. This arrangement will avoid the rubbish bins congesting the Dexter Street road verge. The application included correspondence from Veolia regarding a fortnightly service. It will be the responsibility of the Body Corporate to organise this service.

Council's Infrastructure Services has provided the following comment:

*It is proposed that household waste will be collected internally*



*as indicated in the development application drawings. It will be the responsibility of the developer or body corporate to provide this service to the development.*

## 5) Consultation with State Government and other Authorities

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2020/01408-MVC) was received on 24 September 2020 (attached document).

## 6) Scheme Assessment

**Use Class:** Residential (multiple dwellings)

### Performance Criteria

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

General Residential Zone	
10.4.2	Setbacks and Building Envelope
<b>Objective</b> <i>To control the siting and scale of dwellings to:</i> <i>(a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and</i> <i>(b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and</i> <i>(c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and</i> <i>(d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</i>	
<b>Performance Criteria</b> <i>P1</i> <i>A dwelling must:</i> <i>(a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints;</i>	



**Response**

The subject land is a large internal lot. The access strip is approximately 14.6m wide, and the proposal shows a 6m wide internal driveway with a pedestrian pathway along the eastern side. Along the western side of the driveway is a sealed area for a rubbish bin collection area. Mail boxes are located to the front boundary.

The dimensions of the land are not conducive to a dwelling being built within the access strip. As such, the Acceptable Solutions for front setback cannot be met.

From the front boundary, the internal driveway will appear similar to a road. The plan shows plants along the internal driveway, within the roundabout and fronting units 12 and 13. Visually, the plants will soften the appearance of the development from Dexter Street.

The plants should not be any higher than 3m, so not to impact on solar access to neighbouring properties. Evergreen plants will not create a leaf management issue.

The streetscape is not expected to be significantly impacted upon by the development.

The proposal complies with the Performance Criteria and is consistent with the objective.

**Recommended Conditions:**

- Prior to the commencement of works, a Landscape Plan must be submitted, to the satisfaction of Council's Town Planner. The plan must be prepared by a suitably qualified person and be drawn to scale. The plants must be evergreen, no higher than 3m at maturity, and aim to soften the appearance of the development from Dexter Street and be semi-mature at the time of planting.
- Prior to the commencement of use, the plants must be planted as per the endorsed Landscape Plan. Should any tree or shrub be removed or destroyed it will be required to be replaced by a tree or shrub of similar size and variety.

**E4 Road and Rail Assets Code****E4.6.1 Use and Road or Rail Infrastructure****Objective**

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



**Performance Criteria**

P2

*For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.*

**Response**

The application includes a TIA prepared by Traffic & Civil Services dated September 2020. This report stated that the proposal will generate 114 vehicle entry and exit movements per day. The Acceptable Solution is no more than 40 vehicle movements per day.

The assessment states that "...Due to the low traffic activity level the increase in traffic will be easily accepted by Dexter Street" (page 30).

**Council's Road Authority has provided the following comments:**

*The traffic generated by the proposed development was calculated in the TIA as per the industry standard of 4-5 vehicles per day (vpd), which equates to 0.4-0.5 vehicle per hour (vph), for 2 bedroom units and 5-6.5vpd and 0.5-0.65vph for units with more than 2 bedrooms. The volumes have been calculated by an experienced traffic engineer with relevant industry experience.*

*The traffic count undertaken as part of the TIA was conducted in accordance with industry standards. Although the count only captures a small part of the day, it can be extrapolated to account for traffic peaks and other variances to estimate the average daily traffic movements. The 180 vpd indicated on Dexter Street is in line with the recent traffic data that Council has on record which indicates that the annual average daily traffic (AADT) is 171 vpd as of October 2018. In line with the traffic assessment, Council officers do not believe that the development will create a detrimental impact on the road network in terms of level or service to motorists.*

*There is some crash history in the last five years in the area surrounding the proposed development. The roads currently have wide shoulders which allows for safe passing of traffic. The roads in Westbury are typically narrower than what current design standards would require for a new road. Narrow road widths have the effect of slowing traffic. It has been reported to Council previously that there is a propensity for higher crash statistics at cross intersections in Westbury, however, the cause of those crashes is unknown and there is no data to suggest that a development of this nature would adversely affect road safety.*



## **E6 Car Parking and Sustainable Transport Code**

### **E6.6.1 Car Parking Numbers**

#### **Objective**

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

#### **Performance Criteria**

*P1*

*The number of car parking spaces provided must have regard to:*

- a) the provisions of any relevant location specific car parking plan; and*
- b) the availability of public car parking spaces within reasonable walking distance; and*
- c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and*
- d) the availability and frequency of public transport within reasonable walking distance of the site; and*
- e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and*
- f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and*
- g) an empirical assessment of the car parking demand; and*
- h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and*
- i) the recommendations of a traffic impact assessment prepared for the proposal; and*
- j) any heritage values of the site; and*
- k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:*
  - i) the size of the dwelling and the number of bedrooms; and*
  - ii) the pattern of parking in the locality; and*
  - iii) any existing structure on the land.*

#### **Response**

Each unit provides for two (2) car parking spaces – either both within a garage or one (1) in a garage and another in tandem in the driveway. Being an internal lot, the proposal requires seven (7) visitor car parking spaces. The plans show six (6) visitor car parking spaces. It is noted that some units have the ability to cater for additional visitor car parking in their driveways.

There is no available public transport to Dexter Street (other than a school bus). Within 90m of the subject land is William Street, with a pedestrian footpath leading to the commercial area of Westbury (approximately 490m distance). The closest church is approximately 200m away. Westbury Primary School is located approximately 370m to the west.

Though there may be some capacity for on-street car parking on the grass verges,



due to the distance from Dexter Street to the furthest unit, it is considered reasonable that all car parking requirements be met on-site. There is ample space on the eastern visitor car parking area to include an additional car parking space.

**Recommended Conditions:**

- Prior to the commencement of works, an amended site plan is to be submitted to the satisfaction of Council's Town Planner. The plans must be drawn to scale with dimensions and must show:
  - i. An additional one (1) car parking space to the eastern side car parking area.

**E6 Car Parking and Sustainable Transport Code**

**E6.7.2 Design and Layout of Car Parking**

**Objective**

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

**Performance Criteria**

*P1*

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

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

*P2*

*Car parking and manoeuvring space must:*

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

**Response**

The western visitor car parking area is approximately 3m from the boundary; the Acceptable Solution is to be behind the building line. The building line is 4.5m from the boundary. The neighbouring property has an outbuilding built to the shared boundary, which acts as a visual buffer to the development (see Figure 4 & 5 below). As such, the location of the car parking area will not impact on the neighbouring property.





Figure 4: Showing location of the subject visitor car parking area. Yellow area represents approximate location of western car parking area.



Figure 5: The shared boundary with 154 Dexter Street.

All vehicles can exit and enter in a forward direction.

The proposed access width is 6m. The Acceptable Solution is 5.5m. The application included a TIA and one of the recommendations of the TIA is that the access width be 6m to allow uninhabited entry and exit from the carriageway.

The proposed development complies with the Performance Criteria.



## **E6 Car Parking and Sustainable Transport Code**

### **E6.8.1 Pedestrian Walkways**

#### **Objective**

*To ensure pedestrian safety is considered in development.*

#### **Performance Criteria**

*P1*

*Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.*

#### **Response**

The plans show a 1m wide walkway. The layout indicates some sharing of the internal driveway by vehicles and pedestrians. The TIA (September version) makes specific recommendations (page 30):

- a) Install 10km/hr Shared Zone signage at the entrance to the proposal off Dexter Street and End Shared Zone signage leaving the site,...*
- b) Designate 2 motorcyclist parking spaces.*
- c) Construct the Dexter St access to LGAT Standard Drawing TSD-R03-v1 with:...*
- d) Provision of a culvert without driveable culvert headwalls.*
- e) Driveway width of 6m at the Dexter Street road reservation boundary.*
- f) Access gate setback to suit the design vehicle,...*
- g) Install a streetlight to illuminate the central island on the driveway,...*
- h) Line mark and signed the central island as a micro roundabout. As a guide a 15m diameter roundabout with a 5m fully mountable painted central island appears achievable.*
- i) Council check if branches of deciduous street trees may need trimming during the summer to maintain sight distance at the Dexter / William Street intersection.*

#### **Recommended Conditions:**

- Prior to the commencement of use, the following must be installed to the satisfaction of Council's Town Planner:*
  - a) A sealed driveway crossover must be designed and constructed to the satisfaction of the Director Infrastructure Services (see Note 1 and Note 2).*
  - b) The central island of the micro roundabout must be line marked and signed, to the satisfaction of the Director Infrastructure Services.*
  - c) A 10km/hr Shared Zone and End Shared Zone signage are to be installed as per the endorsed Traffic Impact Assessment prepared by Traffic & Civil Services.*
  - d) The internal 'street light' must be baffled and located so that no direct light is*



*emitted outside the property boundaries, to the satisfaction of Council's Town Planner.*

- e) All visitor car & motorbike parking spaces are to be line marked or otherwise physically delineated to the satisfaction of Council's Town Planner. Spaces must also be clearly dedicated, through line marking or incidental signage.*

The proposed development complies with the Performance Criteria.

## Acceptable Solutions

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

General Residential Zone		
Scheme Standard	Comment	Assessment
10.3.1 Amenity		
A1	Multiple dwellings are a permitted with a permit use class.	Complies.
A2		Not applicable.
10.3.2 Residential Character – Discretionary Uses		
A1		Not applicable.
A2		Not applicable.
10.4.1 Residential Density for multiple dwellings		
A1	The land is 11,700m <sup>2</sup> in total. Excluding the access strip the land is 11,150m <sup>2</sup> . The application is for 20 units. Based on the land area and the number of proposed units, the unit density is 557m <sup>2</sup> . The Acceptable Solution is a minimum of 325m <sup>2</sup> .	Complies.
10.4.2 Setbacks and building envelope for all dwellings		
A1	The subject land is vacant. The front boundary setback is more than 30m. The Acceptable Solution for a vacant lot is to be within the range of neighbouring lots. From Dexter Street, the units are not located within the setback range of 148 and 154 Dexter Street.	Relies on Performance Criteria.



A2	The garage components are all located greater than 5.5m from the front boundary.	Complies.
A3	All the units are located within the Building Envelope.	Complies.
<b>10.4.3 Site coverage and private open space for all dwellings</b>		
A1	The building site coverage is 24.2% (excluding access strip). The Acceptable Solution maximum is 50%. Each unit has a total private open space greater than 60m <sup>2</sup> . The amount of land free from impervious surfaces is greater than 25%.	Complies.
A2	All units have private open space that meets the Acceptable Solution.	Complies.
<b>10.4.4 Sunlight and overshadowing for all dwellings</b>		
A1	All units have windows that comply with the Acceptable Solution for orientation.	Complies.
A2	All units comply with the Acceptable Solution for separation and overshadowing.	Complies.
A3	All units comply with the Acceptable Solution for separation and overshadowing.	Complies.
<b>10.4.5 Width of openings for garages and carports for all dwellings</b>		
A1	All garages are located greater than 12m from the front boundary.	Complies.
<b>10.4.6 Privacy for all dwellings</b>		
A1	All units comply with the Acceptable Solution for separation and privacy.	Complies.
A2	All units comply with the Acceptable Solution for separation and privacy.	Complies.
A3	All habitable rooms are setback more than 2.5m from internal driveway.	Complies.
<b>10.4.7 Frontage fences for all dwellings</b>		
A1	No front fence proposed. The letter boxes are 1.2m high.	Complies.
<b>10.4.8 Waste Storage</b>		
A1	Each unit has a bin area behind a fence.	Complies.
<b>10.4.9 Storage for Multiple dwellings</b>		
A1	Space for storage is available in the garages.	Complies.



10.4.10 Common property		
A1	Common property is delineated by fencing. Visitor car parking to be marked.	Complies.
10.4.11 Outbuildings		
A1		Not applicable.
10.4.12 Site services		
A1	Mail boxes are located at the front boundary.	Complies.

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

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

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

E4 Road and Railway Assets Code		
Scheme Standard	Comment	Assessment
E4.2 Application of this Code		
	The proposal includes a new access, and is an intensification of use.	Code is applicable.
E4.6.1 Use and road or rail infrastructure		
A1		Not applicable.
A2	The proposal predicts 114 vehicle movements per day. The Acceptable Solution is no more than 40 vehicle movements.	<b>Relies on Performance Criteria.</b>
A3		Not applicable.



E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways		
A1		Not applicable.
E4.7.2 Management of Road and Accesses and Junctions		
A1	One access point only.	Complies.
A2		Not applicable.
E4.7.3 Management of Rail Level Crossings		
A1		Not applicable.
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings		
A1	The TIA states that the proposal meets the sight distance standards.	Complies.

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

E6 Car Parking and Sustainable Transport Code		
Scheme Standard	Comment	Assessment
E6.2 Application of this Code		
E6.2.1	Code applies to all use and development.	Code is applicable.
E6.6.1 Car Parking Numbers		
A1	Each unit provides for two car parking spaces. Being an internal lot, the proposal requires seven (7) visitor car parking spaces. The plans show six (6) visitor car parking spaces. It is noted that some units have the ability to cater for additional visitor car parking in their driveways.	<b>Relies on Performance Criteria.</b>
E6.6.3 Taxi Drop-off and Pickup		
A1	Easily achieved in each driveway.	Complies.
E6.6.4 Motorbike Parking Provisions		
A1	Two motorbike parking spaces provided.	Complies.
E6.7.1 Construction of Car Parking Spaces and Access Strips		
A1	The driveway and parking spaces are formed and drained. The internal driveway is sealed. The support letter states that the visitor parking spaces are	Complies.



	to be marked.	
<b>E6.7.2 Design and Layout of Car Parking</b>		
A1	The visitor car parking area is approximately 3m from the boundary; the Acceptable Solution is to be behind the building line. All vehicles can exit and enter in a forward direction.	<b>Relies on Performance Criteria.</b>
A2	The gradient meets the Acceptable Solution. The crossover is 6m wide. This is greater than the Acceptable Solution is 5.5m. The TIA states that the car parking spaces and access ways all met the Australian Standard.	<b>Relies on Performance Criteria.</b>
<b>E6.7.3 Car Parking Access, Safety and Security</b>		
A1	Each unit and parking area has less than 20 spaces.	Complies.
<b>E6.7.4 Parking for Persons with a Disability</b>		
A1		Not applicable.
A2		Not applicable.
<b>E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup</b>		
A1		Not applicable.
<b>E6.8.1 Pedestrian Walkways</b>		
A1	The plans show a 1m wide walkway, however it abuts the internal driveway. The layout indicates some sharing of the internal driveway by vehicles and pedestrians. TIA makes recommendations.	<b>Relies on Performance Criteria.</b>

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

<b>E8 Biodiversity Code</b>		
Scheme Standard	Comment	Assessment
<b>E8.2 Application of this Code</b>		
		Code not applicable.



E9 Water Quality Code		
Scheme Standard	Comment	Assessment
E9.2 Application of this Code		
		Code not applicable.

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

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

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

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

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

E15 Karst Management Code		
Scheme Standard	Comment	Assessment



E15.2 Application of this Code		
		Code not applicable.

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

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

## Conclusion

It is considered that the application for Use and Development of Multiple Dwellings (20 units) is acceptable in the General Residential Zone, can be managed by appropriate conditions and is recommended for approval.

## DECISION:



# APPLICATION FORM

## PLANNING PERMIT

### Land Use Planning and Approvals Act 1993



Meander Valley Council  
Working Together

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

#### OFFICE USE ONLY

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

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

#### PROPERTY DETAILS:

Address:	<input type="text" value="150-152 Dexter st"/>	Certificate of Title:	<input type="text" value="105704/1"/>
Suburb:	<input type="text" value="Westbury"/>	Lot No:	<input type="text" value="1"/>
Land area:	<input type="text" value="11707 sqm"/>		<input type="text" value="m² / ha"/>
Present use of land/building:	<input type="text" value="vacant"/>		(vacant, residential, rural, industrial, commercial or forestry)

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

#### DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box	<input checked="" type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
	<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		
Total cost of development (inclusive of GST):	<input type="text" value="\$3.7mil est"/>	Includes total cost of building work, landscaping, road works and infrastructure		
Description of work:	<input type="text" value="20 residential units"/>			
Use of building:	<input type="text" value="dwelling"/>	(main use of proposed building – dwelling, garage, farm building, factory, office, shop)		
New floor area:	<input type="text" value="2981 m²"/>	New building height:	<input type="text" value="5 m"/>	
Materials:	External walls:	<input type="text" value="brick"/>	Colour:	<input type="text" value="grey/earth neutral tones"/>
	Roof cladding:	<input type="text" value="colorbond"/>	Colour:	<input type="text" value="grey/earth neutral tones"/>



Owner:	<b>PLAN OF TITLE</b> of land situated in the <b>TOWN OF WESTBURY</b> <b>SEC WW</b>  COMPILED FROM... CONV 43/8627 COMPILED BY... L TO SCALE: 1:1 NOT TO SCALE	Registered Number: <b>D105704</b>
Title Reference: CONV 43/8627		Approved: 1 SEP 1983 <i>[Signature]</i> Recorder of Titles
Grantee: PART OF 9-0-14 Sec Ww WILLIAM MICHAEL McCREERY, PUR.		

#### SKETCH BY WAY OF ILLUSTRATION ONLY

LENGTHS ARE IN METRES

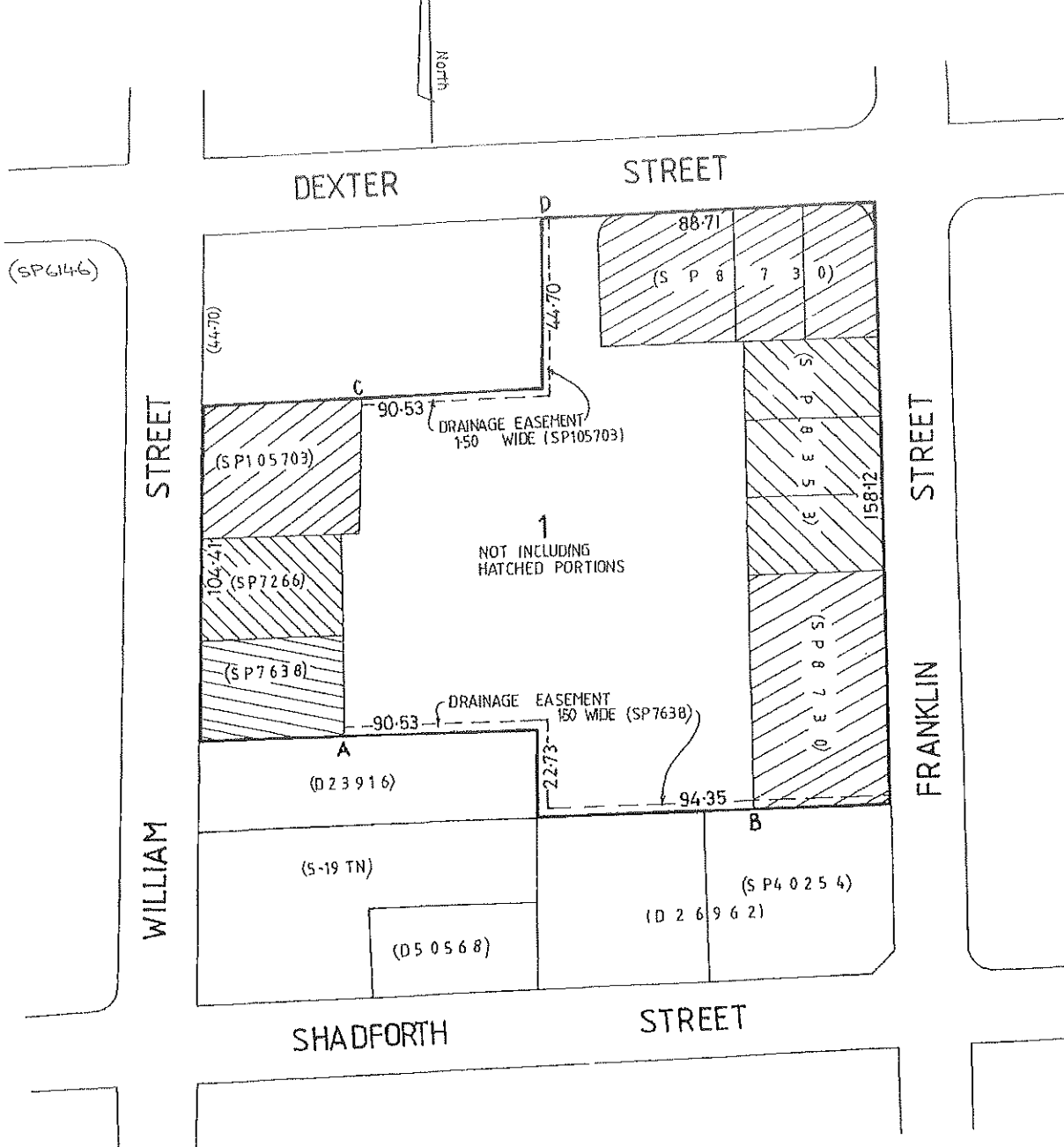
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES

"EXCEPTED LANDS"

lot 1 (1013m<sup>2</sup>) SP7266  
lot 1 (1051m<sup>2</sup>) SP7638  
lot 1-3 (2229m<sup>2</sup>) SP8353  
lot 4-8 (4868m<sup>2</sup>) SP8730  
lot 1 (1504m<sup>2</sup>) SP105703

#### BALANCE PLAN

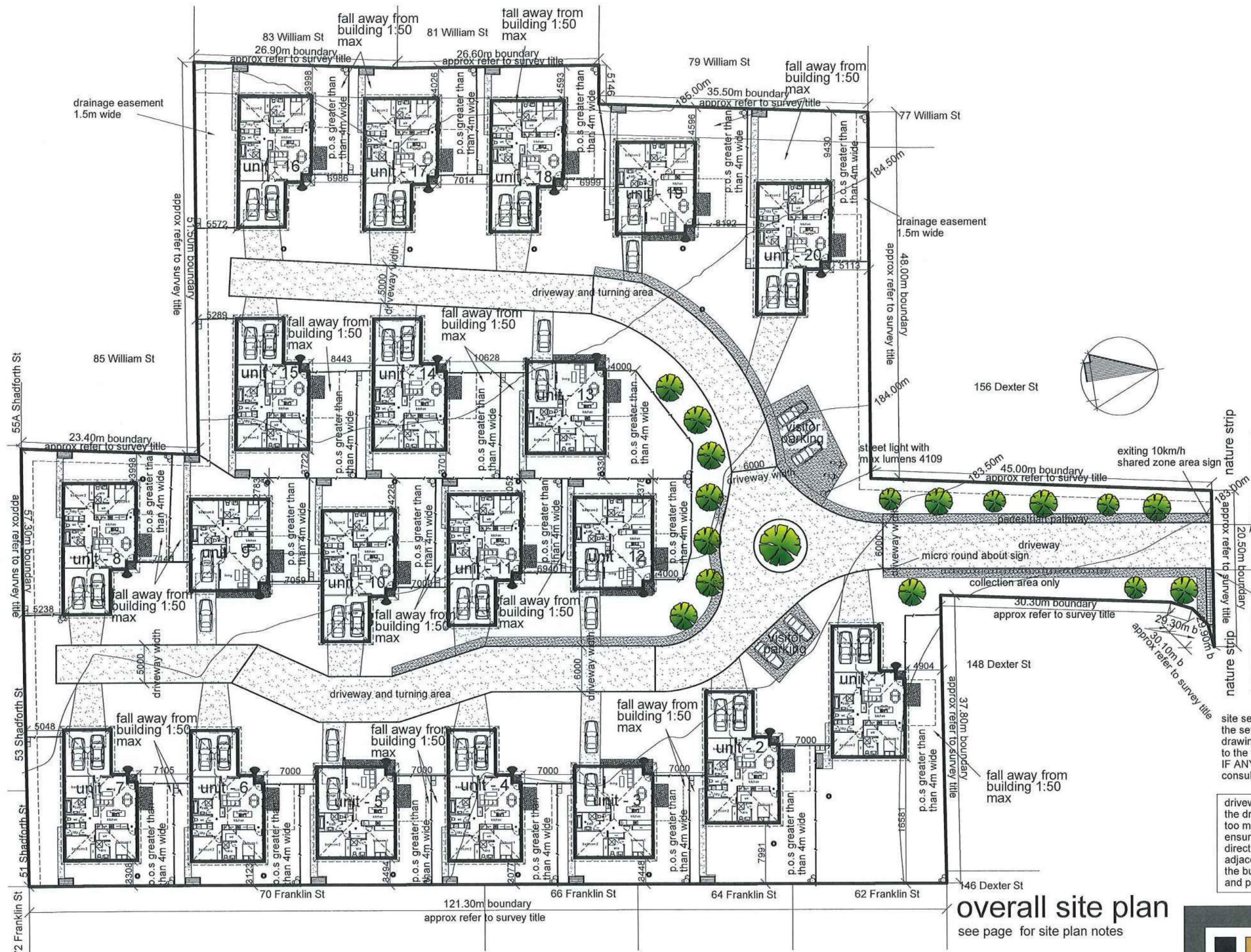
TASMAP MUNICIPAL CODE NO. 65	LAST TASMAP LPI NO. 2425	LAST SURVEY PLAN NO. —
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERRED ON THIS PLAN		











**notes**  
 all site dimensions are to outside cladding unless otherwise noted  
 confirm all dimensions on site prior to commencement of works  
 all site preparation is to comply with NCC vol.2 2019

ensure finished floor level is min 150mm above finished ground level  
 ensure finished floor level of a concrete slab is positioned so that the ORG is 150mm below the lowest plumbing fixture and above the ground the builder is to provide protection to adjoining properties and buildings in accordance with the building regulations

note, all neighbouring building locations are approx only, if further information is required consult a land surveyor

the level information provided on these plans is limited only and only to be used for the purpose intended if further information is required consult surveyor

outdoor clothes drying area to be located adjacent and accessible from laundry

all other matters not specifically mentioned are to comply with the NCC vol.2 2019 - if in doubt ask

site setout  
 the setout dimensions shown on these drawings are from the building to boundary to the title boundary (not necessarily to fences) IF ANY DOUBT on boundary dimensions consult a land surveyor

driveway to have maximum 1:5 fall  
 the driveway / access is to be constructed too meet the requirements of AS2890.1  
 ensure all stormwater from the driveway is directed to either the stormwater system or adjacent garden beds (not neighbouring property) the builder is to identify all service locations and protect prior to commencement of works

**overall site plan**  
 see page for site plan notes

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	1.		sheet:	03	of	64	print date			
	2.		date: February 2020					3 1 AUG 2020		
	3.		scale 1:500 @ A3							
			bal n/a					drawn: JVZ		

**URBAN**  
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 Email admin@urbantas.com.au

Jason Van Zetten Accr.1952x  
 www.urbantas.com.au  
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proposed unit development  
**PRESTON**  
 lot: 1, no.150-152  
 Dexter Street  
 Westbury

job no. 6730

certificate of title - SP105704/1  
 property ID 1475868

areas	land area	11707.03m2
	dwellings area	2981.06m2
	impervious area	5444.62m2
	site cover	71.97% (approx)

planning issue

sheet no.	01	of	64	cover sheet	1:100 @ A3
	02	of	64	survey extract	nts
	03	of	64	overall site plan	1:500 @ A3
	04	of	64	site plan notes	1:200 @ A3
	05	of	64	floor plan unit 1	1:100 @ A3
	06	of	64	elevation unit 1	1:100 @ A3
	07	of	64	elevation unit 1	1:100 @ A3
	08	of	64	floor plan unit 2	1:100 @ A3
	09	of	64	elevation unit 2	1:100 @ A3
	10	of	64	elevation unit 2	1:100 @ A3
	11	of	64	floor plan unit 3	1:100 @ A3
	12	of	64	elevation unit 3	1:100 @ A3
	13	of	64	elevation unit 3	1:100 @ A3
	14	of	64	floor plan unit 4	1:100 @ A3
	15	of	64	elevation unit 4	1:100 @ A3
	16	of	64	elevation unit 4	1:100 @ A3
	17	of	64	floor plan unit 5	1:100 @ A3
	18	of	64	elevation unit 5	1:100 @ A3
	19	of	64	elevation unit 5	1:100 @ A3
	20	of	64	floor plan unit 6	1:100 @ A3
	21	of	64	elevation unit 6	1:100 @ A3
	22	of	64	elevation unit 6	1:100 @ A3

23	of	64	floor plan unit 7	1:100 @ A3
24	of	64	elevation unit 7	1:100 @ A3
25	of	64	elevation unit 7	1:100 @ A3
26	of	64	floor plan unit 8	1:100 @ A3
27	of	64	elevation unit 8	1:100 @ A3
28	of	64	elevation unit 8	1:100 @ A3
29	of	64	floor plan unit 9	1:100 @ A3
30	of	64	elevation unit 9	1:100 @ A3
31	of	64	elevation unit 9	1:100 @ A3
32	of	64	floor plan unit 10	1:100 @ A3
33	of	64	elevation unit 10	1:100 @ A3
34	of	64	elevation unit 10	1:100 @ A3
35	of	64	floor plan unit 11	1:100 @ A3
36	of	64	elevation unit 11	1:100 @ A3
37	of	64	elevation unit 11	1:100 @ A3
38	of	64	floor plan unit 12	1:100 @ A3
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41	of	64	floor plan unit 13	1:100 @ A3
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43	of	64	elevation unit 13	1:100 @ A3

44	of	64	floor plan unit 14	1:100 @ A3
45	of	64	elevation unit 14	1:100 @ A3
46	of	64	elevation unit 14	1:100 @ A3
47	of	64	floor plan unit 15	1:100 @ A3
48	of	64	elevation unit 15	1:100 @ A3
49	of	64	elevation unit 15	1:100 @ A3
50	of	64	floor plan unit 16	1:100 @ A3
51	of	64	elevation unit 16	1:100 @ A3
52	of	64	elevation unit 16	1:100 @ A3
53	of	64	floor plan unit 17	1:100 @ A3
54	of	64	elevation unit 17	1:100 @ A3
55	of	64	elevation unit 17	1:100 @ A3
56	of	64	floor plan unit 18	1:100 @ A3
57	of	64	elevation unit 18	1:100 @ A3
58	of	64	elevation unit 18	1:100 @ A3
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60	of	64	elevation unit 19	1:100 @ A3
61	of	64	elevation unit 19	1:100 @ A3
62	of	64	floor plan unit 20	1:100 @ A3
63	of	64	elevation unit 20	1:100 @ A3
64	of	64	elevation unit 20	1:100 @ A3

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HIA member



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 Jason Van Zetten Accr.1952x  
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CLIENT:  
SAM & ALAN PRESTON

PROJECT:  
UNIT DEVELOPMENT

ADDRESS:  
LOT 1, 150-152 DEXTER ST, WESTBURY

PROJECT No:  
20.4119

STATUS:  
CONTROLLED DOCUMENT

ISSUED FOR / DESCRIPTION:  
DEVELOPMENT APPROVAL

DRAWINGS:

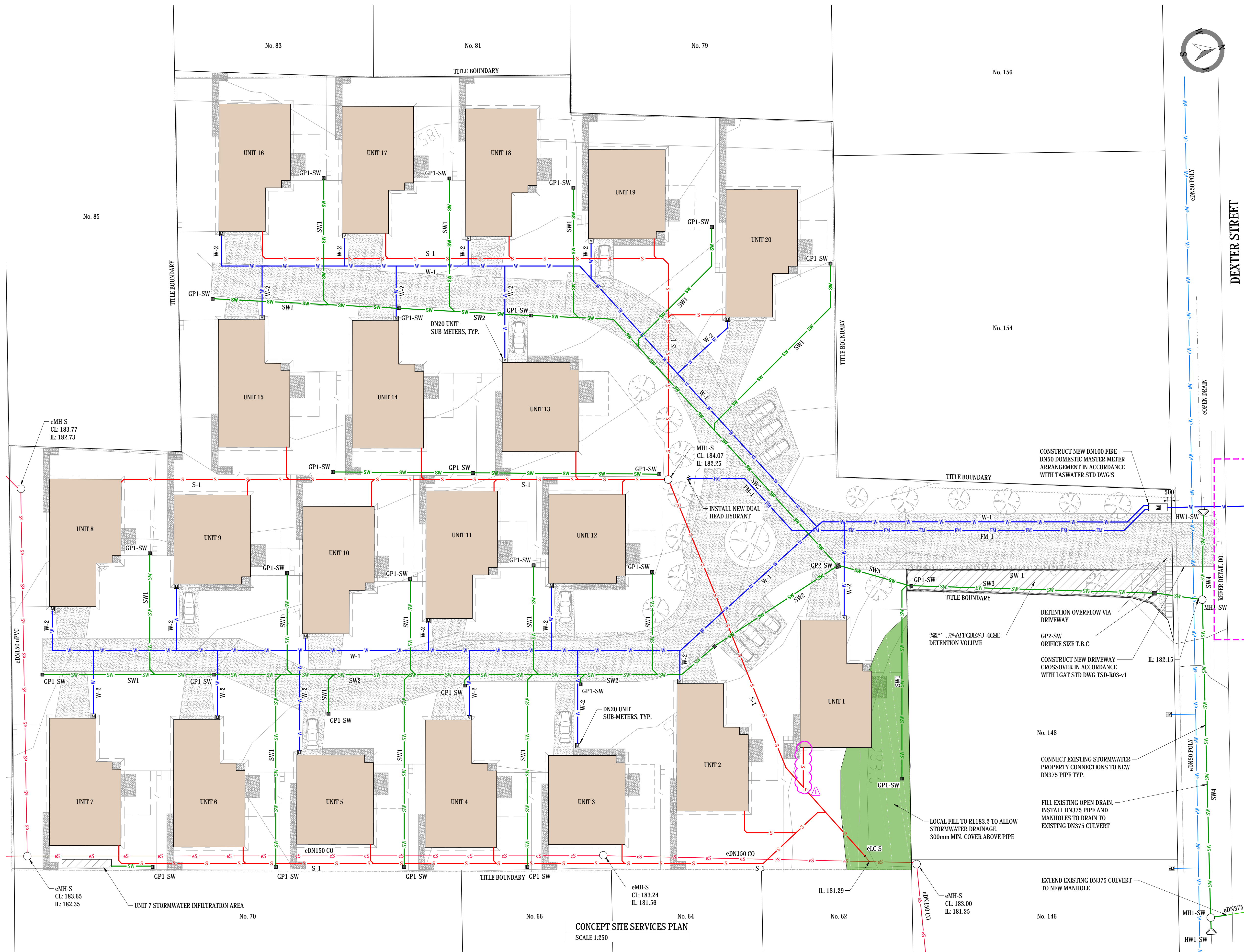
- COV - COVER SHEET
- C000 - CIVIL NOTES
- C401 - CONCEPT SITE SERVICES PLAN
- C411 - VEHICLE TURNING PATHS PLAN
- C701 - SECTIONS & DETAILS

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LEGEND	
	EXISTING STORM WATER MAIN
	PROPOSED STORMWATER MAIN
	EXISTING SEWER MAIN
	PROPOSED SEWER MAIN
	PROPOSED AG DRAIN
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	SEWER MANHOLE
	STORMWATER MANHOLE
	SIDE ENTRY PIT
	GRADED PIT
	GRADED DRAIN
	EXISTING FIRE PLUG
	EXISTING STOP VALVE
	EXISTING WATER METER
	RETAINING WALL

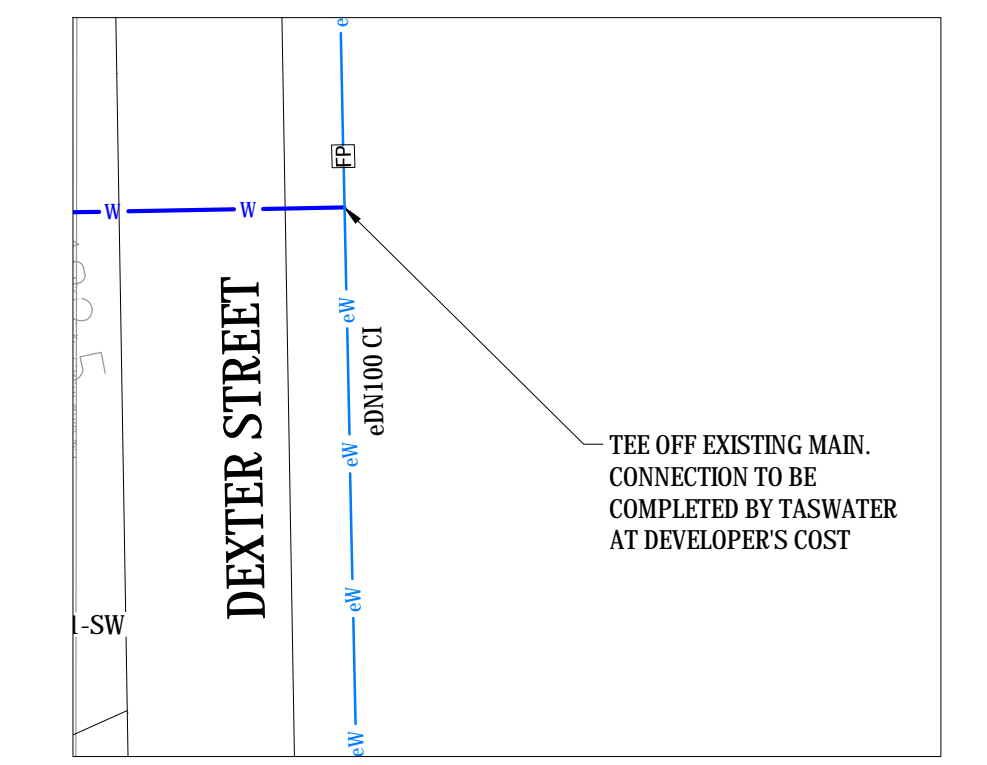
STORMWATER PIPE SCHEDULE				
MARK	PIPE SIZE	TYPE	CLASS	GRADE
SW-1	100	uPVC	SN8	1%
SW-2	150	uPVC	SN8	0.8%
SW-3	225	BLACKMAX	SN8	0.5%
SW-4	375	BLACKMAX	SN8	0.5%

STORMWATER PIT / MANHOLE SCHEDULE			
MARK	SIZE	TYPE	ACCESSORIES
MH1-SW	~ SW #	PRECAST CONC. MANHOLE	CLASS D 'S' MARKED GATIC LID
GP1-SW	300 SQ.	HEAVY DUTY BLACK PVC GP	CLASS D GALV. GRATE 50MIN SUMP
GP2-SW	450 SQ.	HEAVY DUTY BLACK PVC GP	CLASS D GALV. GRATE 50MIN SUMP
HW1-SW	TO SUIT PIPE DIA.	PRECAST CONC. HEADWALL	-

SEWER PIPE SCHEDULE				
MARK	PIPE SIZE	TYPE	CLASS	GRADE
S-1	100	uPVC	SN6	1.67%

SEWER PIT / MANHOLE SCHEDULE			
MARK	SIZE	TYPE	ACCESSORIES
MH1-S	~ SW #	PRECAST CONC. MANHOLE	CLASS D 'S' MARKED GATIC LID

WATER MAIN SCHEDULE		
MARK	PIPE SIZE	TYPE
W-1	DN63 (50ID)	POLY PE100 SDR11 PN16
W-2	DN25 (20ID)	POLY PE100 SDR11 PN16
FM-1	DN100	PN16 APOLLO BLUE SERIES 2 PVC-O RRJ



1 UNIT 1 SEWER CONNECTION ADDED

0 DEVELOPMENT APPROVAL

REV: ISSUED FOR / DESCRIPTION:

JWS

JWS

BY:

25-08-20

11-08-20

DATE:

STATUS:

CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT

APPROVED: R. JESSON

ACRED. No: CC58481

DESIGN BY: JWS

DESIGN CHK: RJ

DRAWN BY: JWS

DRAFT CHK: RJ

DATE: 06-08-20

Level 1a, 10-14 Paterson Street  
Launceston TAS 7250

[rarein.com.au](http://rarein.com.au)  
P. 03 6388 9200

CLIENT: SAM & ALAN PRESTON

PROJECT: UNIT DEVELOPMENT

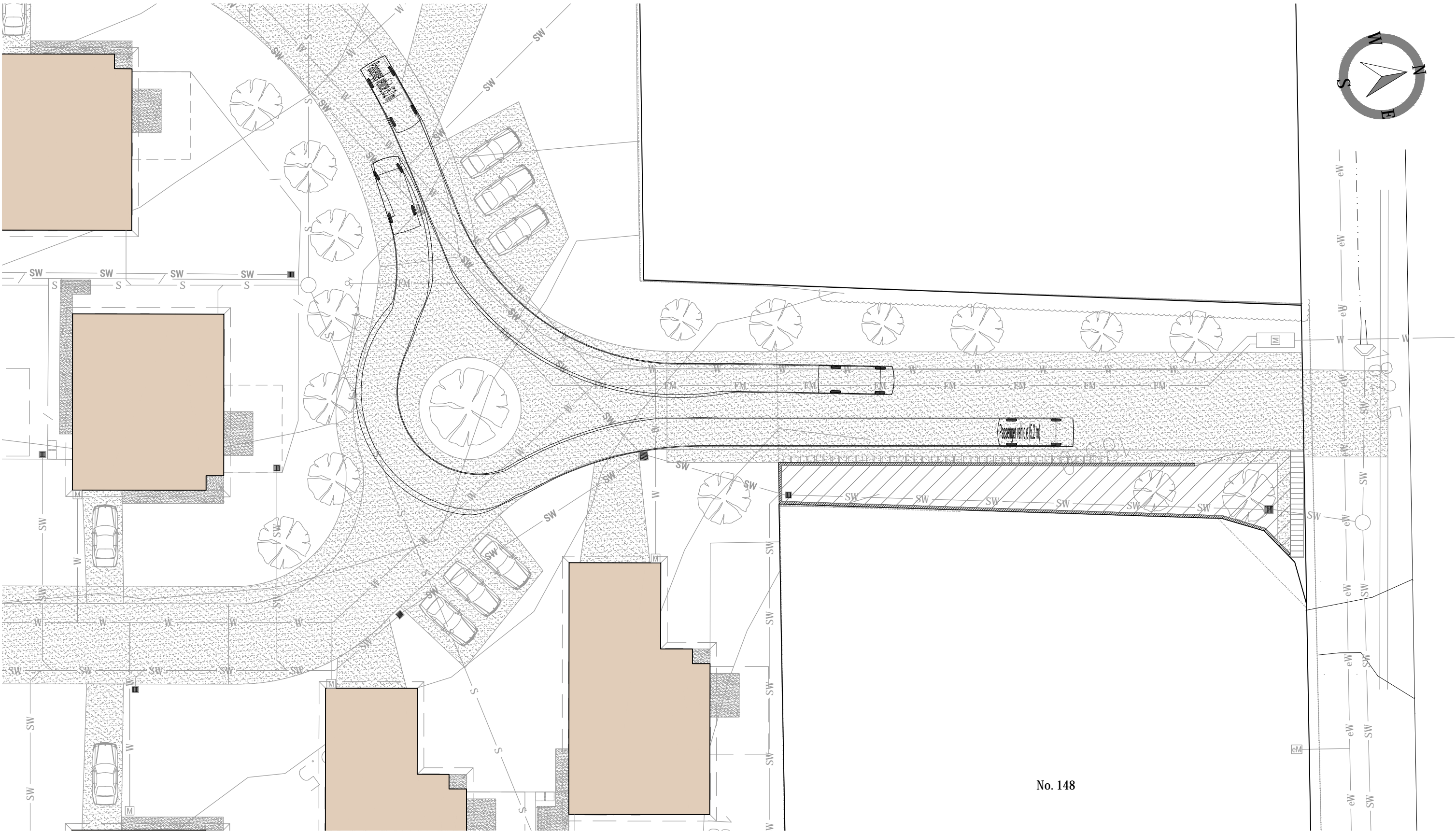
ADDRESS: LOT 1, 150-152 DEXTER ST  
WESTBURY

TITLE: CONCEPT SITE SERVICES PLAN

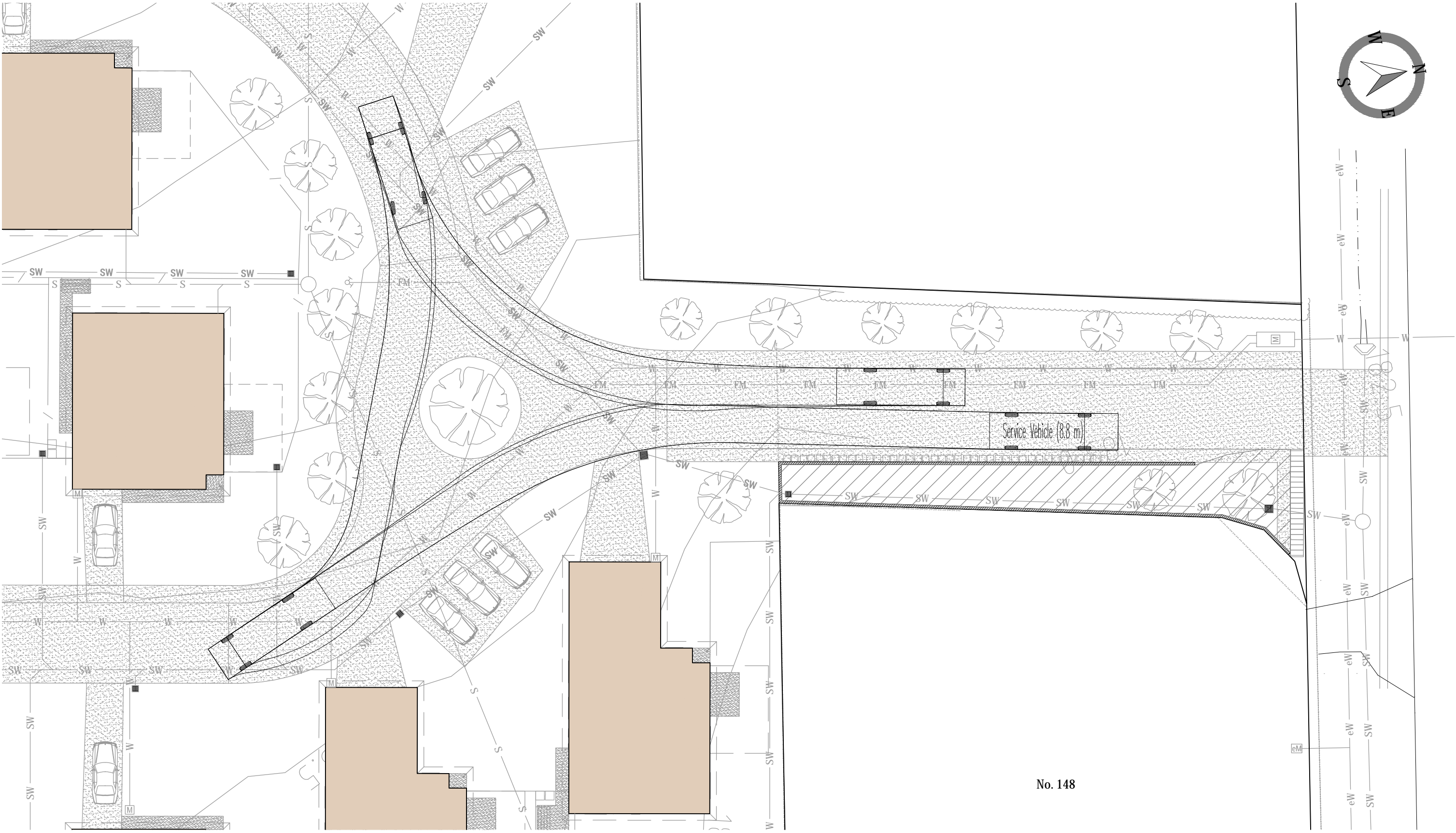
SCALE: 1:250 SHEET SIZE: A1 DWGS IN SET: -

PROJECT No: 20.4119 DWG No: C401 REV: 1






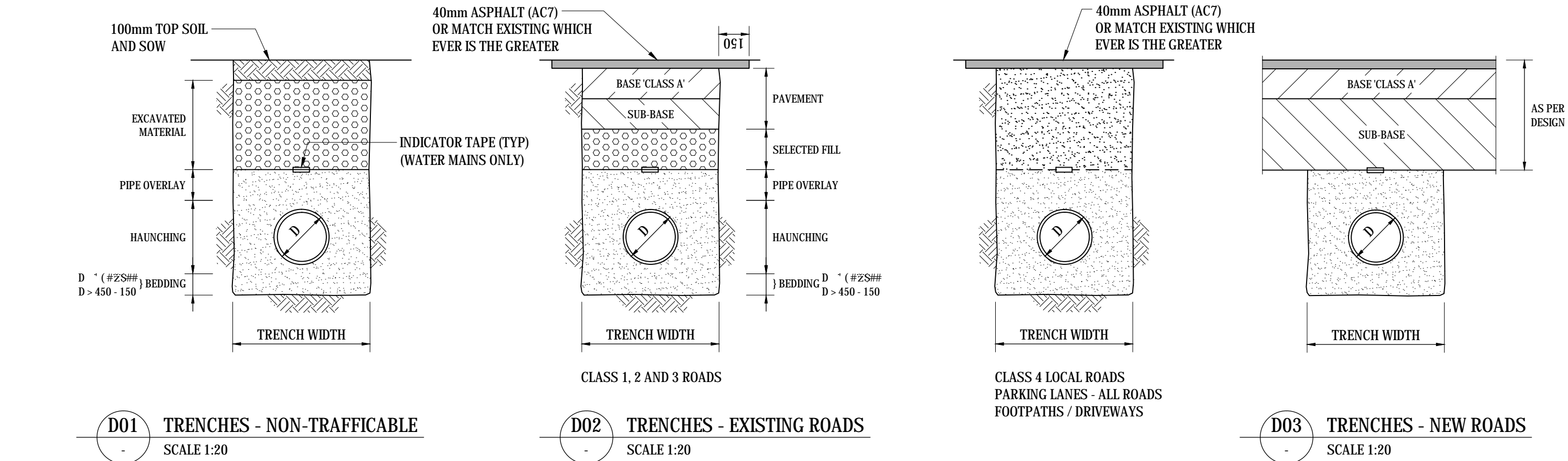
VEHICLE TURNING PATHS PLAN - PASSENGER VEHICLE (5.2m)  
SCALE 1:250



VEHICLE TURNING PATHS PLAN - SERVICE VEHICLE (8.8m)  
SCALE 1:250

				STATUS: <b>CONTROLLED DOCUMENT</b>		DESIGN BY: JWS	 Level 1a, 10-14 Paterson Street Launceston TAS 7250 <a href="http://rarein.com.au">rarein.com.au</a> P. 03 6388 9200	CLIENT: SAM & ALAN PRESTON	TITLE: VEHICLE TURNING PATHS PLAN
				DO NOT SCALE - IF IN DOUBT, ASK <small>THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT J 4F C8C4B877 Z E4B8-A4B8 4C4BACCL 7C27 45A (S) S. C. 94 "</small>		DESIGN CHK: RJ		PROJECT: UNIT DEVELOPMENT	
						DRAWN BY: JWS		ADDRESS: LOT 1, 150-152 DEXTER ST WESTBURY	SCALE: 1:250 SHEET SIZE: A1 DWGS IN SET: -
						DRAFT CHK: RJ			PROJECT No: 20.4119 DWG No: C411 REV: 0
0	DEVELOPMENT APPROVAL			JWS	11-08-20				
REV:	ISSUED FOR / DESCRIPTION:			BY:	DATE:	APPROVED: R. JESSON	ACRED. No: CC58481	DATE: 06-08-20	





NOTES:  
TRENCH DEPTH (D = NOM. DIA.)  
CONCRETE PIPES = D + 600  
uPVC PIPES = D + 200  
DCL PIPES = OD + 300

PIPE OVERLAY  
WATER MAINS = 150mm MINIMUM  
SEWER & STORM WATER = 300 MINIMUM

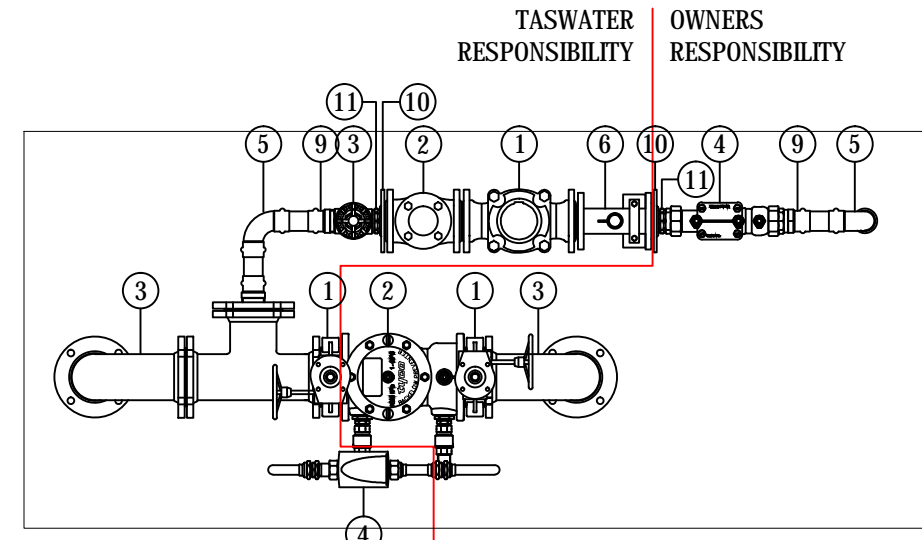
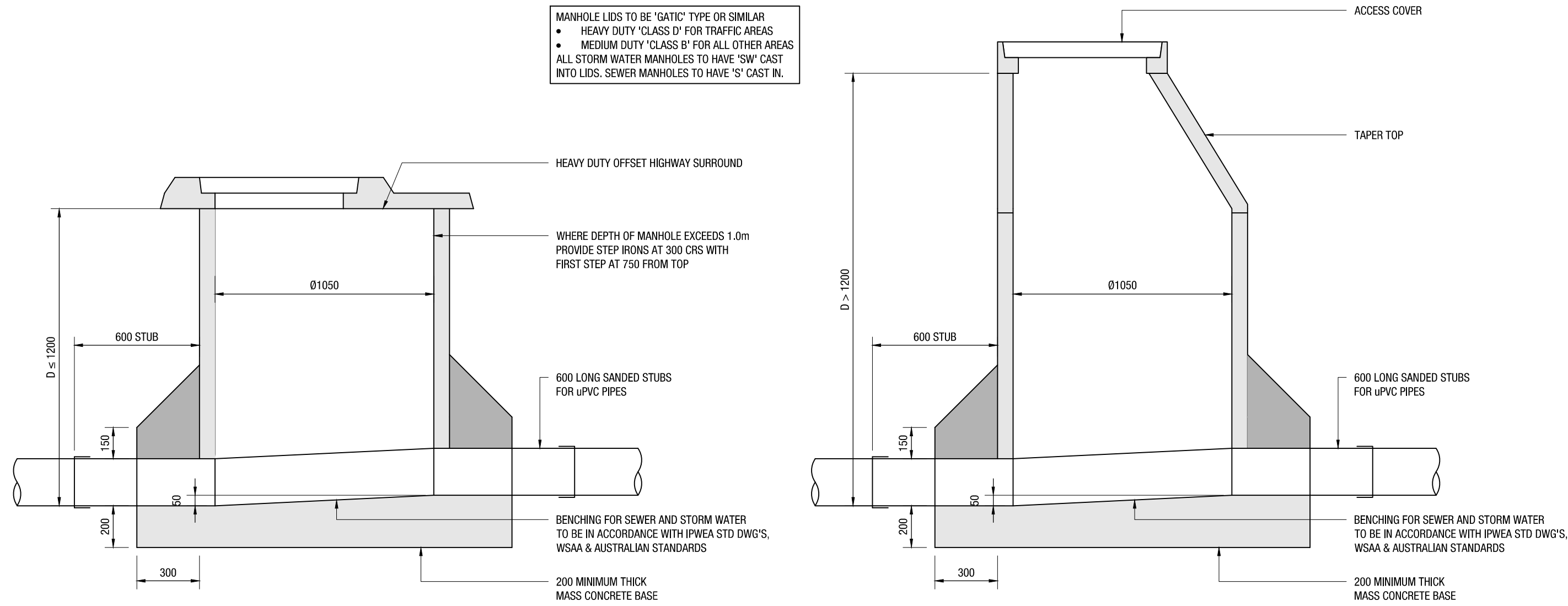
COMPACTION OF BEDDING, HAUNCHING & OVERLAY  
REFER TO AS 1289-5.5  
CONCRETE PIPES = MIN. DENSITY INDEX = 60% (85% STD. COMPACTION)  
uPVC PIPES = DENSITY INDEX = 65% (90% STD. COMPACTION)  
DCL PIPES = DENSITY INDEX = 65% (90% STD. COMPACTION)

BEDDING, HAUNCHING AND OVERLAY MATERIAL  
BEDDING, HAUNCHING AND PIPE OVERLAY MATERIAL SHALL CONTAIN NO DELETERIOUS MATERIAL OR CLAY LUMPS AND SHALL COMPLY WITH THE FOLLOWING GRADINGS:

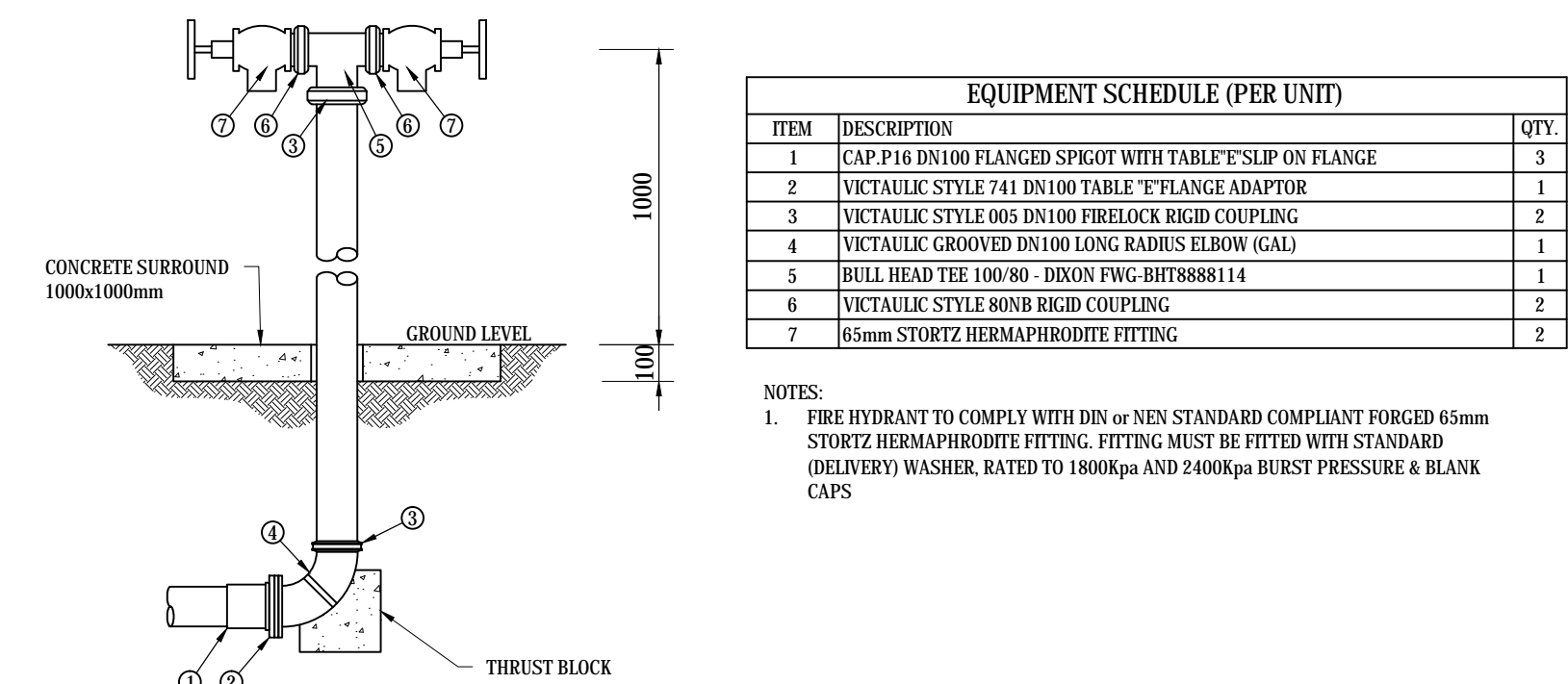
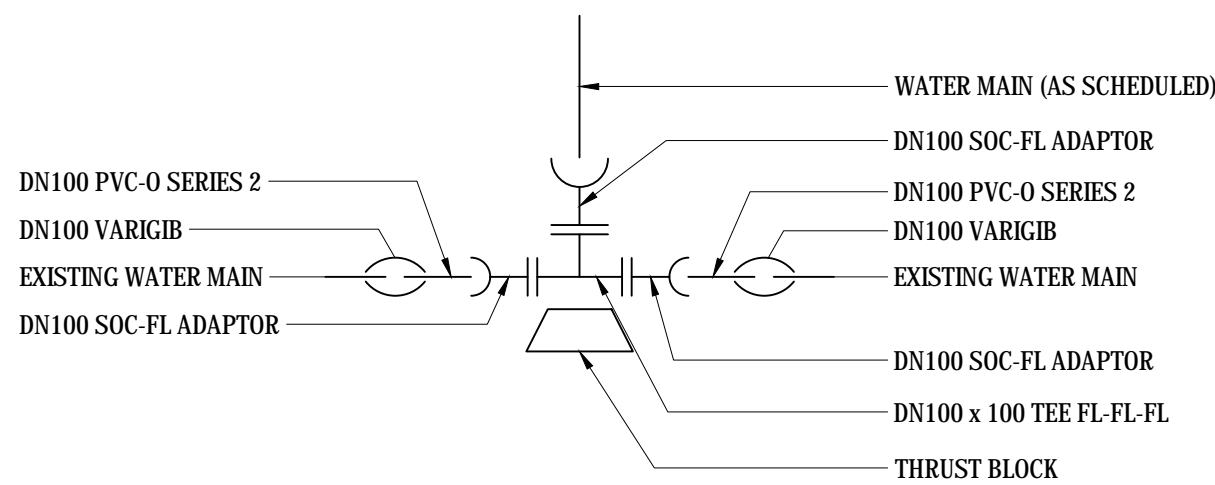
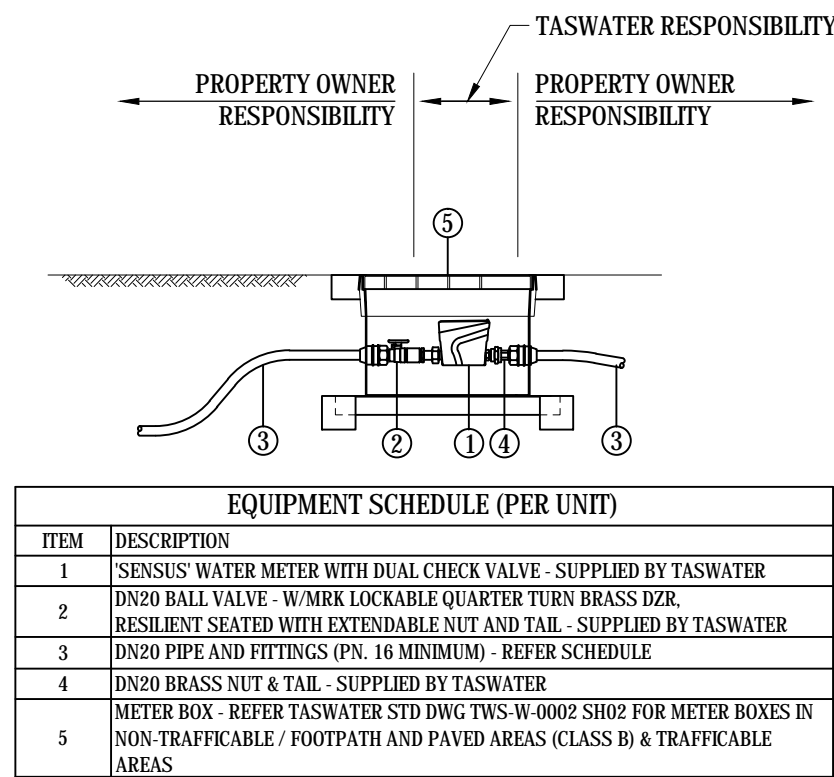
FOR uPVC AND DUCTILE IRON PIPES SAND OR CRUSHED ROCK (STONE DUST)	
SIEVE APERTURE (mm)	% PASSING (BY MASS)
TO AS 1152	
6.7	100
2.36	70-100
0.6	20-90
0.3	8-50
0.15	0-20
0.075	0-10

FOR CONCRETE PIPES CRUSHED ROCK	
SIEVE APERTURE (mm)	% PASSING (BY MASS)
TO AS 1152	
19	100
2.36	50-100
0.6	20-90
0.3	10-60
0.15	0-25
0.075	0-10


ALL MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH AS 3725 AND TO THE SATISFACTION OF THE SUPERINTENDENT.



EQUIPMENT SCHEDULE (PER UNIT)	
ITEM	DESCRIPTION
DN100 DEDICATED FIRE	
1	DN100 LUG TYPE BUTTERFLY VALVE WITH WORM GEAR ACTUATOR - AVK OR SIMILAR
2	LOW HAZARD VALVCHQ DN100 SDCT03 SINGLE CHECK VALVE
3	DN100 PN16 METALLIC WATER PIPE
4	DN25 SENSUS WATER METER LOW FLOW BYPASS
DN50 DOMESTIC SUPPLY	
1	DN50 SENSUS MISTREAM PLUS WATER METER
2	DN50 SENSUS WP-F DIRT BOX
3	DN50 GATE VALVE - AVK TO SIMILAR
4	LOW HAZARD DN50 VALVCHQ DC03U DOUBLE CHECK VALVE NON-TESTABLE
5	DN50 TYPE A COPPER WATER PIPE
6	DN50 x 200mm HYDRANT RISER WITH 25mm TAPPING FOR PRESSURE TESTING, 20mm VALVE & PLUG
9	0.5 PRESS. FITTINGS OF EQUIVALENT
10	DN50 DSP TO TABLE F FLANGE ADAPTOR
11	DN50 NIPPLE



NOTES:  
1. FIRE HYDRANT TO COMPLY WITH DIN or NEN STANDARD COMPLIANT FORCED 65mm STORTZ HERMAPHRODITE FITTING. FITTING MUST BE FITTED WITH STANDARD (DELIVERY) WASHER, RATED TO 1800kpa AND 2400kpa BURST PRESSURE & BLANK CAPS

						STATUS: CONTROLLED DOCUMENT		DESIGN BY: JWS DESIGN CHK: RJ		<div><div>Level 1a, 10-14 Paterson Street Launceston TAS 7250</div><div><a href="http://rarein.com.au">rarein.com.au</a> P. 03 6388 9200</div></div>	CLIENT: SAM & ALAN PRESTON		TITLE: SECTIONS & DETAILS			
						DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT 3 4P CERC40877 2 E408-A08 4G48A CCL 707 45A (S) S. 1, 14		DRAWN BY: JWS DRAFT CHK: RJ			PROJECT: UNIT DEVELOPMENT		SCALE: 1:20 SHEET SIZE: A1 DWGS IN SET: -			
0 DEVELOPMENT APPROVAL		JWS		11-08-20		APPROVED: R. JESSON		ACRED. No: CC58481			DATE: 06-08-20		ADDRESS: LOT 1, 150-152 DEXTER ST WESTBURY		PROJECT No: 20.4119 DWG No: C701 REV: 0	
REV: ISSUED FOR / DESCRIPTION:		BY:		DATE:												



### unit 1

mvc 10.4.3  
p.o.s. total = 381.05m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 2

mvc 10.4.3  
p.o.s. total = 194.30m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 3

mvc 10.4.3  
p.o.s. total = 134.22m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 4

mvc 10.4.3  
p.o.s. total = 124.82m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 5

mvc 10.4.3  
p.o.s. total = 133.98m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 6

mvc 10.4.3  
p.o.s. total = 123.45m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 7

mvc 10.4.3  
p.o.s. total = 192.91m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 8

mvc 10.4.3  
p.o.s. total = 221.57m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 9

mvc 10.4.3  
p.o.s. total = 149.87m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 10

mvc 10.4.3  
p.o.s. total = 140.57m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 11

mvc 10.4.3  
p.o.s. total = 110.06m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 12

mvc 10.4.3  
p.o.s. total = 110.98m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 13

mvc 10.4.3  
p.o.s. total = 210.54m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 14

mvc 10.4.3  
p.o.s. total = 164.93m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 15

mvc 10.4.3  
p.o.s. total = 222.29m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 16

mvc 10.4.3  
p.o.s. total = 235.69m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 17

mvc 10.4.3  
p.o.s. total = 143.49m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 18

mvc 10.4.3  
p.o.s. total = 144.01m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 19

mvc 10.4.3  
p.o.s. total = 180.09m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall

### unit 20

mvc 10.4.3  
p.o.s. total = 220.10m<sup>2</sup>  
p.o.s greater than 4m wide = 000.00m<sup>2</sup>  
p.o.s to have max 1:10 fall



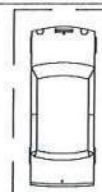
waste & recycle storage  
on conc slab min 1.5m<sup>2</sup>



waste & recycle collection area  
on conc slab min 1.5m<sup>2</sup>



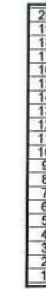
concrete / sealed driveway  
fall all driveways / paths  
away from the dwellings to  
stormwater pits / detention  
system as per engineers details



car space, min 5.4 x 2.6m  
to nmc table E6.3  
(parking in double garage  
or single garage with extra  
space for each unit) all  
parking spaces are to be  
constructed to AS2890 and  
drained to stormwater system

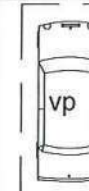


wall mounted clothes line  
with concrete path from the  
dwelling to the clothes line



20no. mail boxes installed into  
brick or similar structure 1.2h  
x 2m long (nom) at front of site  
with concrete access path  
from the driveway  
with clearly marked street and  
unit numbers

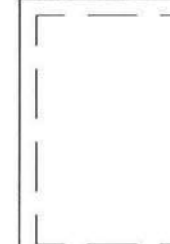
1800h colorbond or timber  
fences including access gates



visitor car space - x2  
min 5.4 x 2.6m  
to nmc table E6.3  
clearly marked  
'visitor space'  
all parking spaces are to  
be constructed to AS2890  
and drained to the stormwater  
system



sensor lights to be installed  
near front door of each dwelling



private open space  
6m x 4m (24m<sup>2</sup>)  
north facing

### connection legend

customer water  
meter connection  
point location

sewer connection  
point

refer to details and drawings  
by Rare for details and  
specifications of meters, mains  
and connections

## site plan notes

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	1.
	2.
	3.

proposed unit development  
PRESTON  
lot : 1, no. 150-152  
Dexter Street  
Westbury

PLANNING AUTHORITY 3

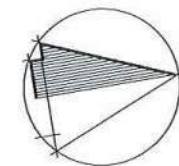
dwg no.	6690	version -	01
sheet:	04	of	64
date:	February 2020	print date	31 AUG 2020
scale	nts		
bal	n/a	drawn:	JVZ



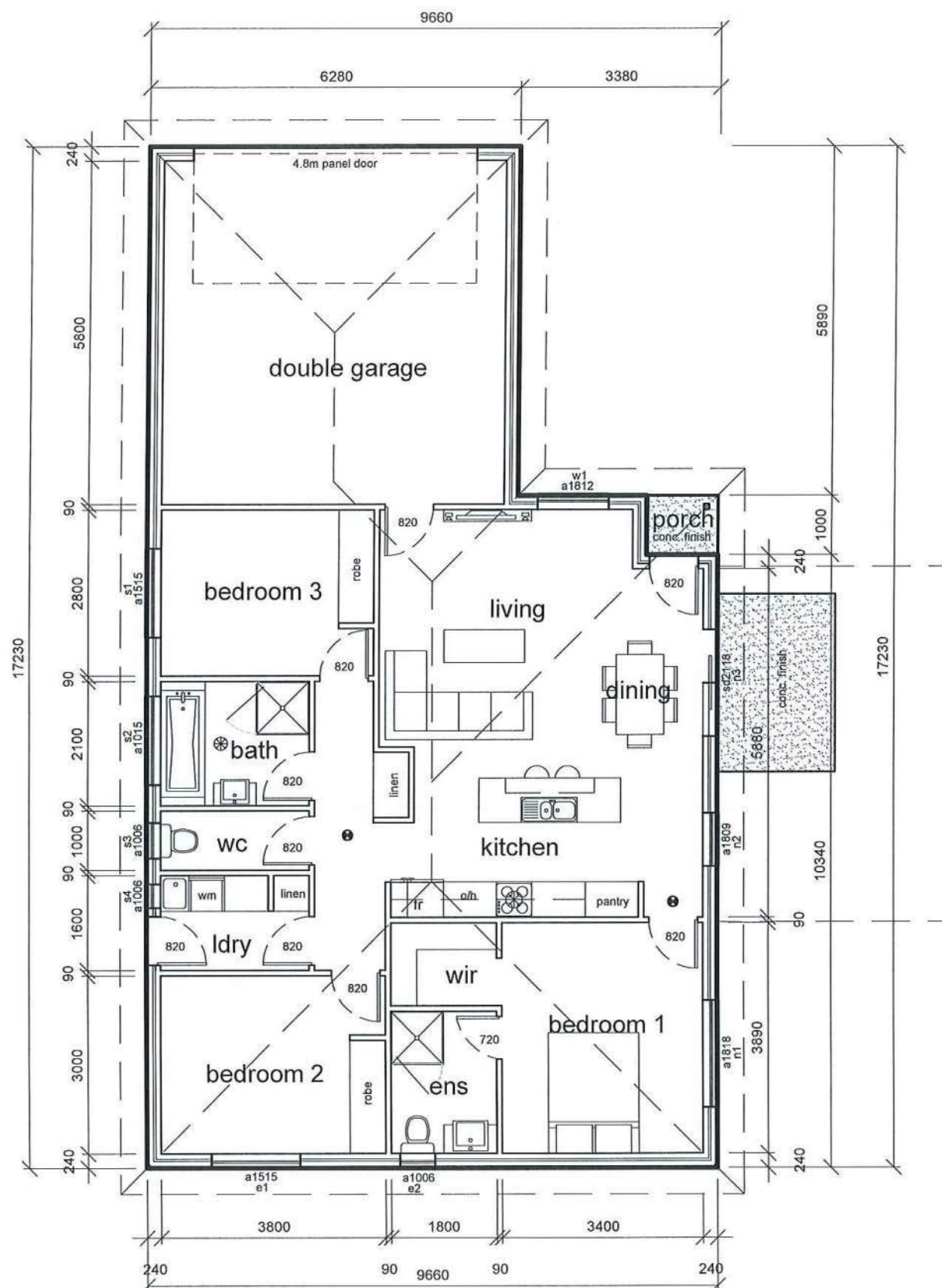
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Email admin@urbantas.com.au

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unit - 1



floor plan

floor area - 145.33m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

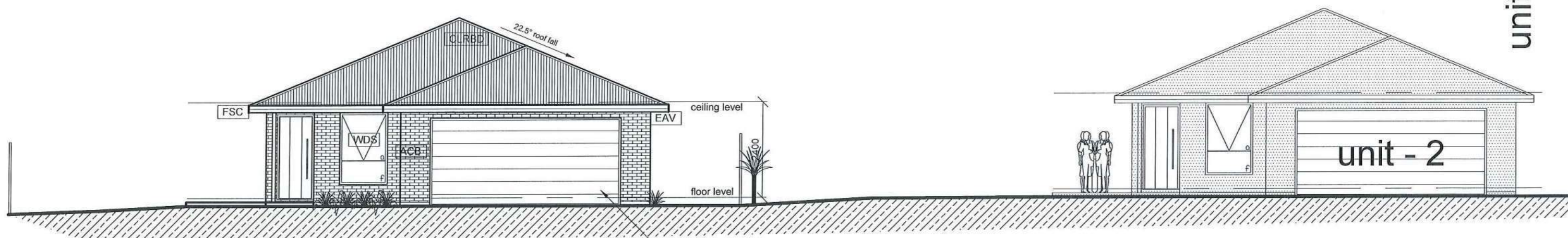
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	1.		sheet:	05 of 64	print date
	2.		date:	February 2020	31 AUG 2020
	3.		scale	1:100 @ A3	
			bal	n/a	drawn: JVZ

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west elevation

2100 x 4800mm panel lift door  
selected automatic garage door  
to comply with AS4505. beam over to  
engineers details centered on wall  
from front



north elevation

- FSC**  
colorbond pre-coated folded metal gutter  
and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

ngl ——— natural ground level  
fgl ——— finished ground level

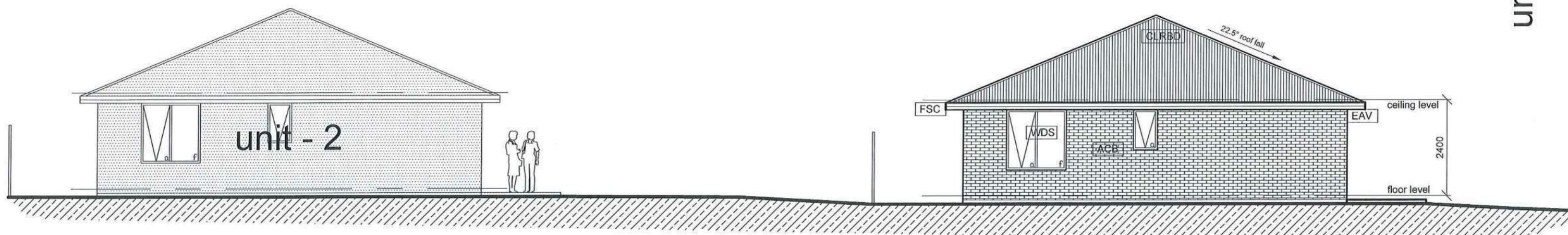
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	1.		sheet:	06	of 64
	2.		date:	February 2020	print date
	3.		scale	1:100 @ A3	31 AUG 2020
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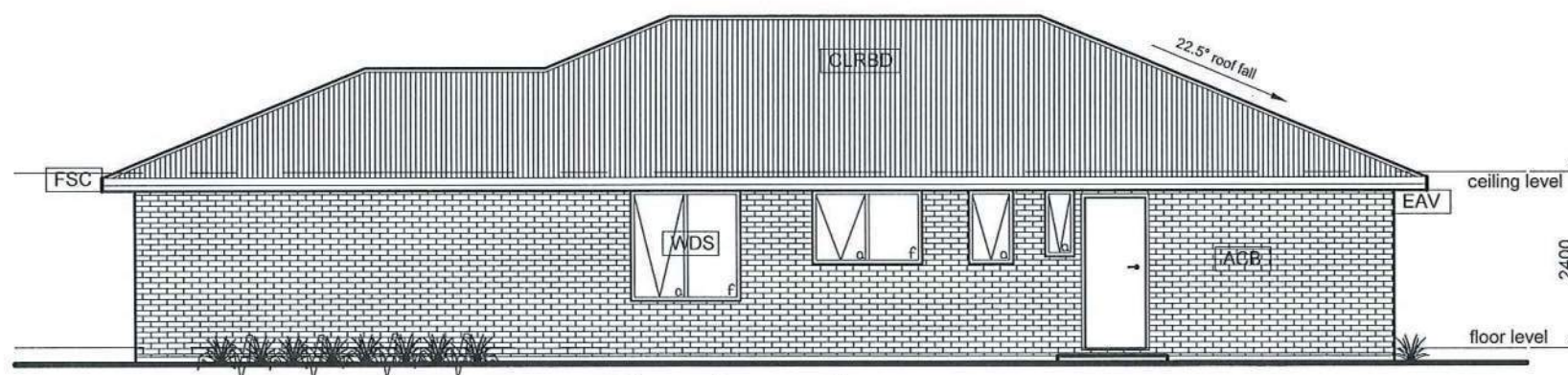
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east elevation



south elevation

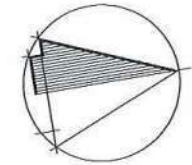
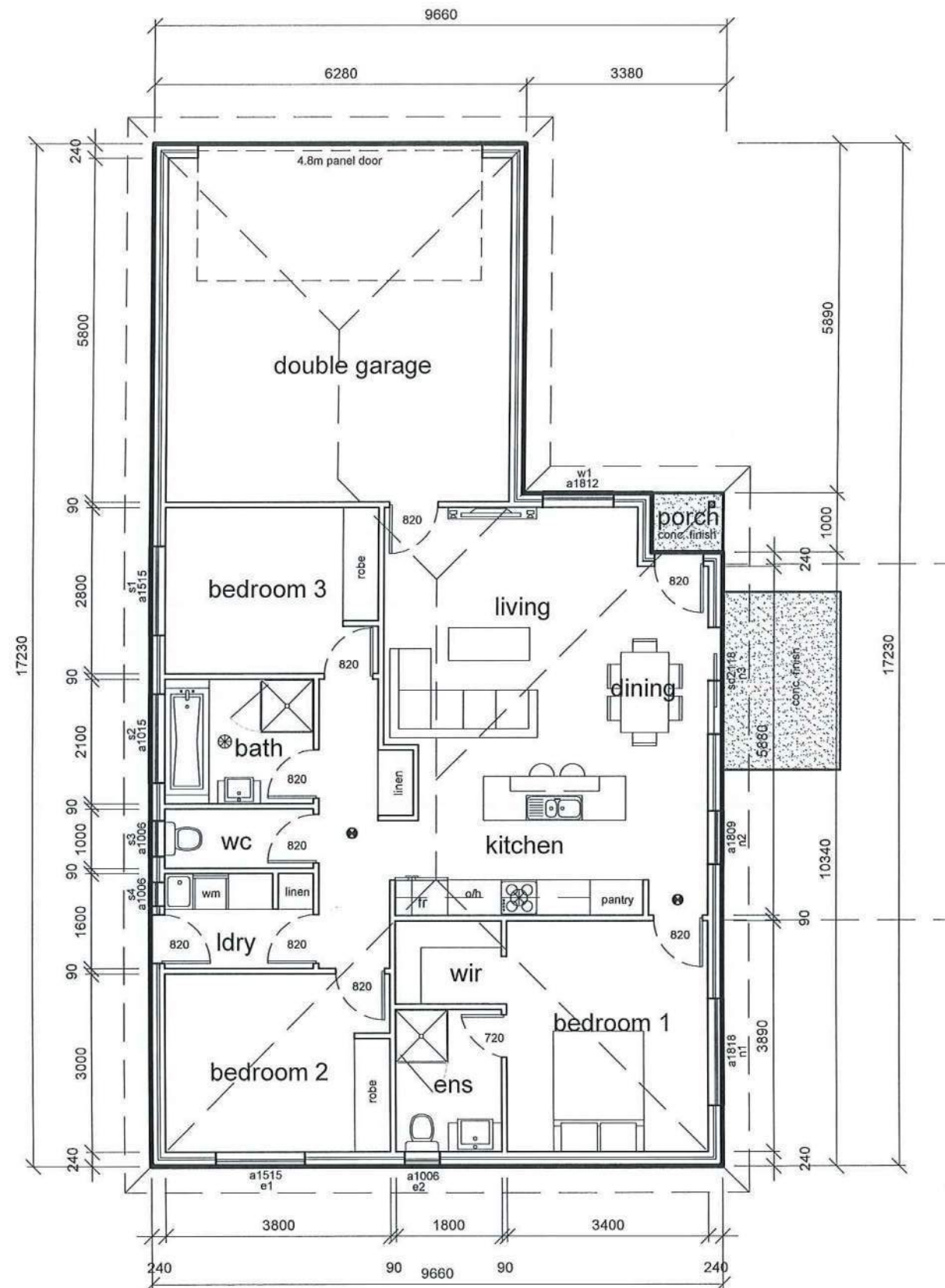
- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

elevations

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

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	1.	PRESTON	sheet: 07 of 64	print date
	2.	lot : 1 , no. 150-152	date: February 2020	3 1 AUG 2020
	3.	Dexter Street	scale 1:100 @ A3	
		Westbury	bal n/a	drawn: JVZ





unit - 2

floor plan

floor area - 145.33m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

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	1.		sheet:	08 of 64	print date
	2.		date:	February 2020	31 AUG 2020
	3.		scale	1:100 @ A3	
			bal	n/a	drawn: JVZ





2100 x 4800mm panel lift door  
selected automatic garage door  
to comply with AS4505. beam over to  
engineers details centered on wall  
from front



**FSC**  
colorbond pre-coated folded metal gutter  
and fascia trim system

**EAV**  
eave overhang 450mm all round

**CLRBD**  
Colorbond 'corrugated' (min 5deg) roof

**ACB**  
selected austral brick fired clay face bricks

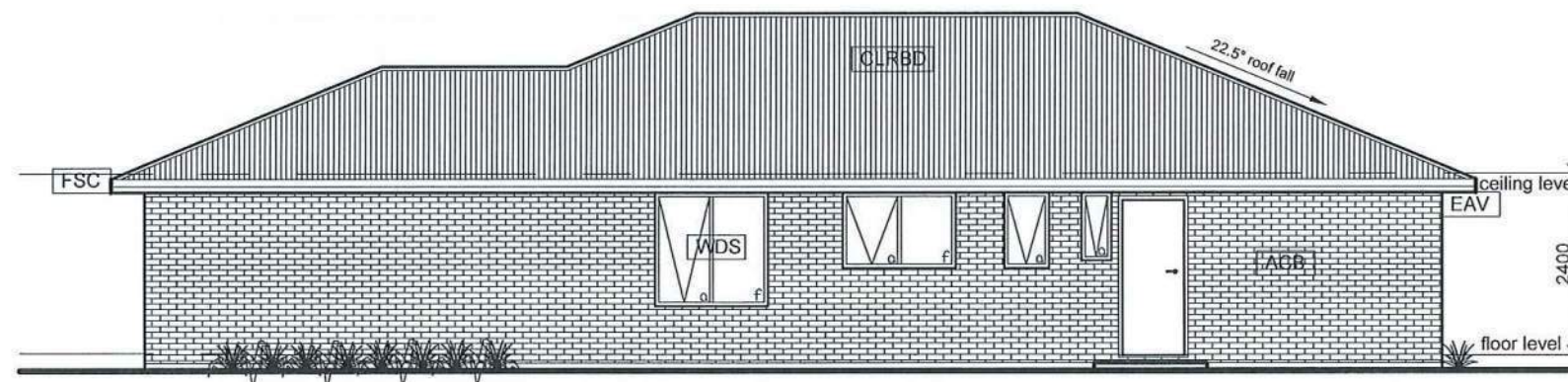
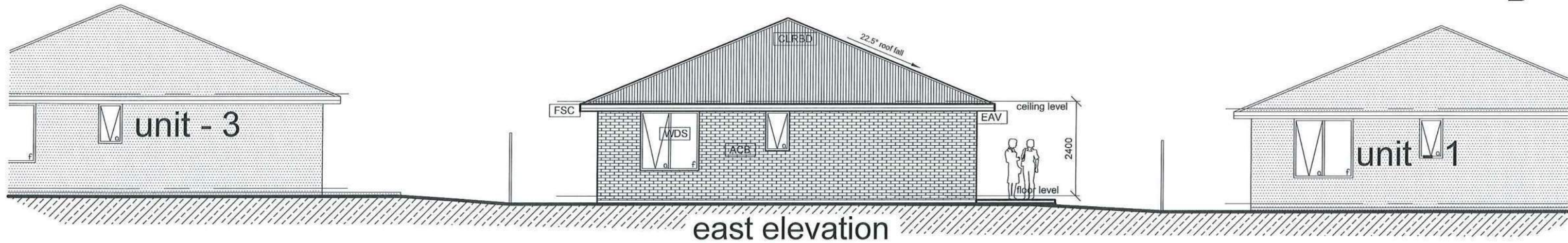
**WDS**  
windows and doors

## elevations

ngl ——— natural ground level  
fgl ——— finished ground level

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	1.		sheet: 09 of 64	print date
	2.		date: February 2020	3 1 AUG 2020
	3.		scale 1:100 @ A3	
			bal n/a	drawn: JVZ





- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

south elevation

elevations

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

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	1.		sheet:	10 of 64	print date
	2.		date:	February 2020	3 1 AUG 2020
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			bal	n/a	drawn: JVZ

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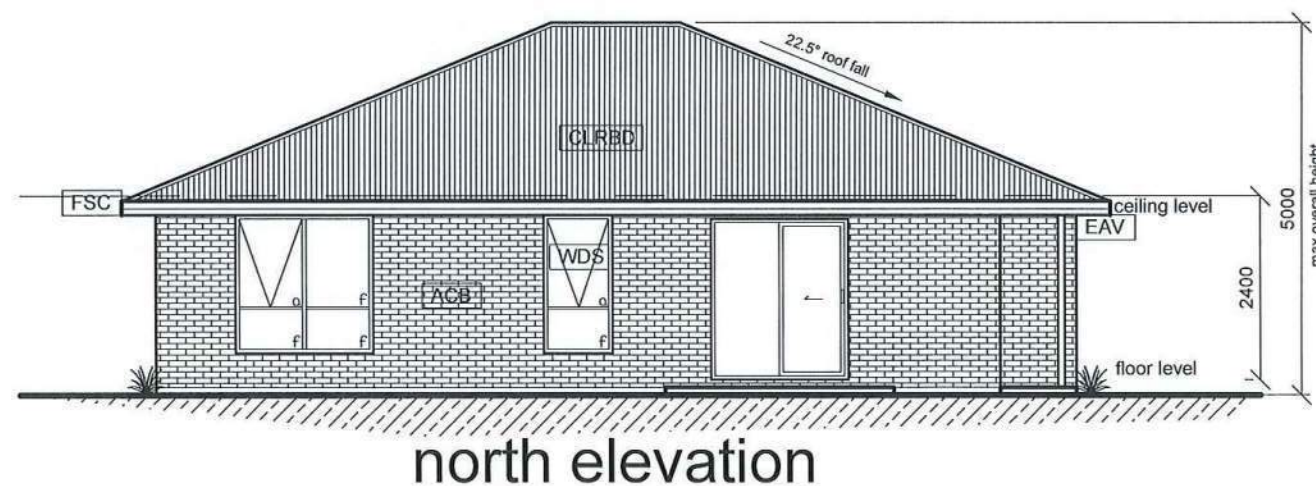




unit - 3



2100 x 2700mm panel lift door  
selected automatic garage door  
to comply with AS4505. beam over to  
engineers details centered on wall  
from front



- FSC**  
colorbond pre-coated folded metal gutter  
and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

ngl ——— natural ground level  
fgl ——— finished ground level

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	1.		sheet: 12 of 64	print date
	2.		date: February 2020	3 1 AUG 2020
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			bal n/a	drawn: JVZ

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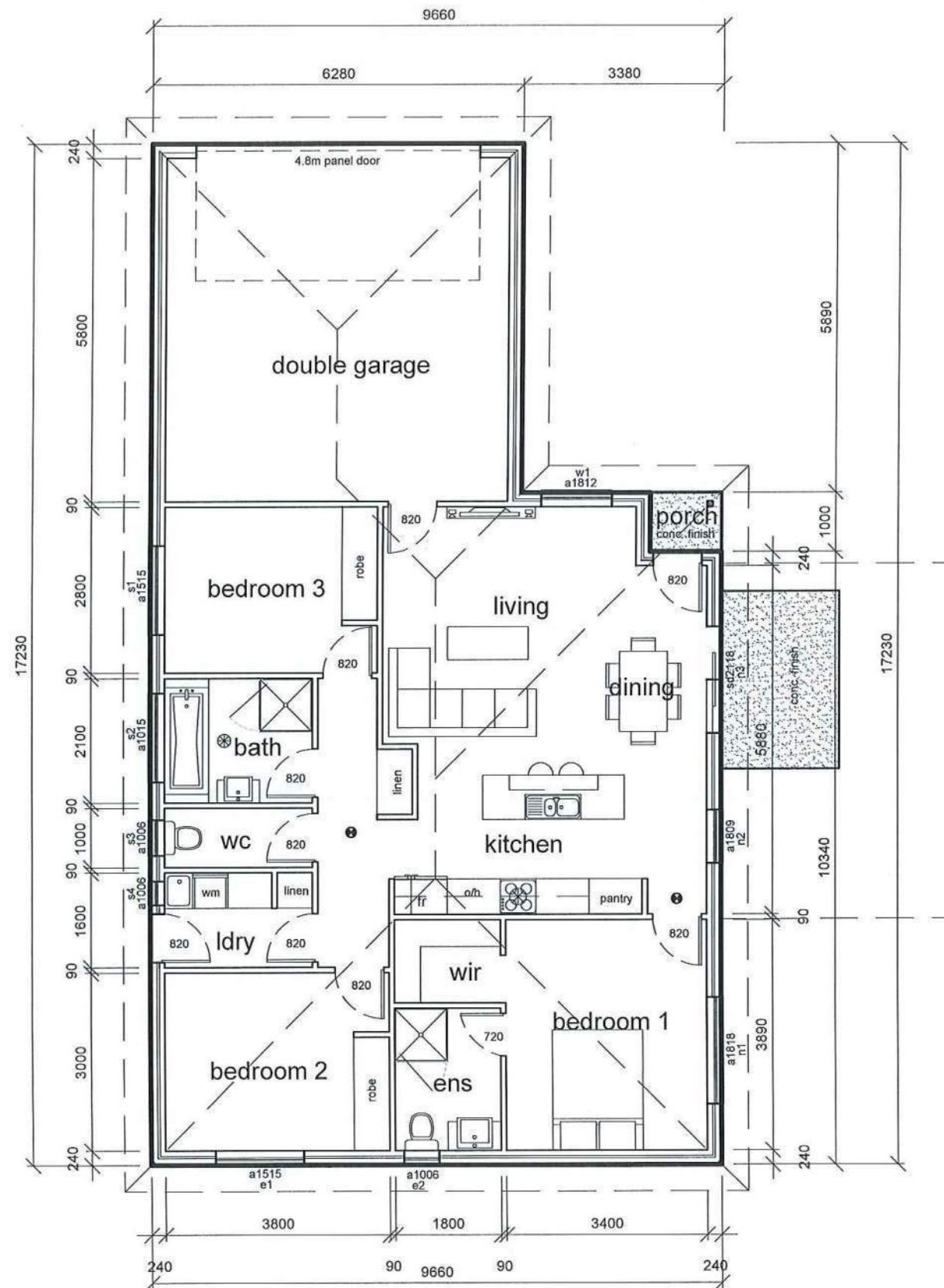
- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

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	2.		date:	February 2020	print date
	3.		scale:	1:100 @ A3	31 AUG 2020
	4.		bal	n/a	drawn: JVZ



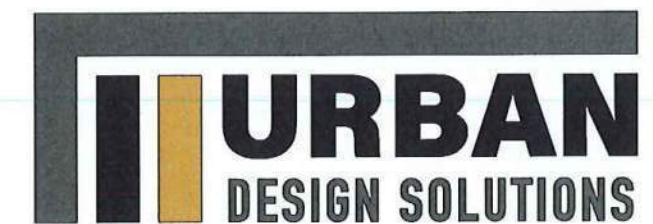


unit - 4

floor plan

floor area - 145.33m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

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	1.		sheet:	14	of 64
	2.		date:	February 2020	print date
	3.		scale	1:100 @ A3	31 AUG 2020
	4.		bal	n/a	drawn: JVZ



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- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

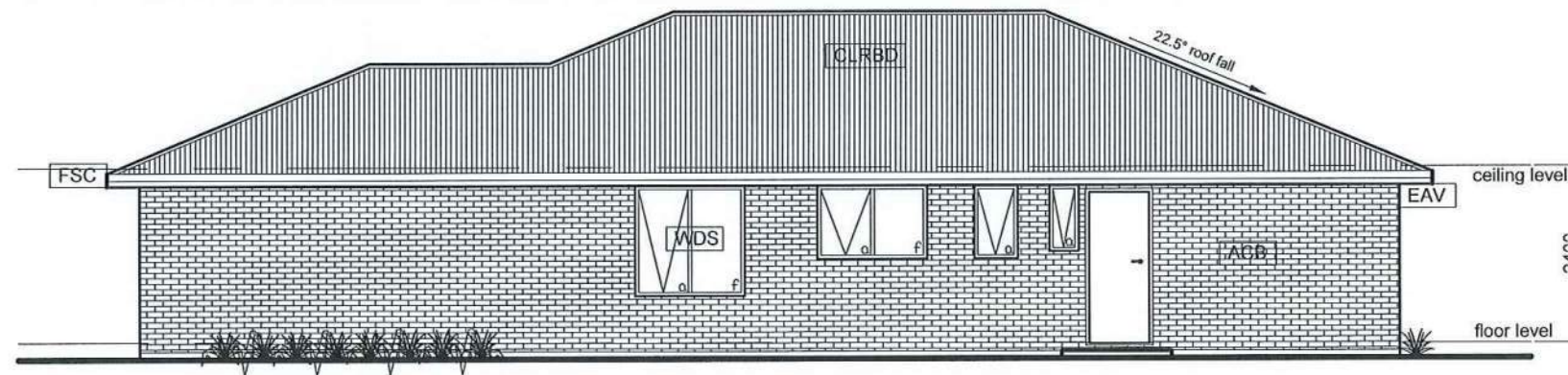
ngl ——— natural ground level  
fgl ——— finished ground level

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	1.		sheet:	15	of 64
	2.		date:	February 2020	print date
	3.		scale	1:100 @ A3	3 1 AUG 2020
			bal	n/a	drawn: JVZ





east elevation



south elevation

- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

elevations

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

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	1.	PRESTON	sheet: 16 of 64	print date
	2.	lot : 1 , no. 150-152	date: February 2020	3 1 AUG 2020
	3.	Dexter Street	scale 1:100 @ A3	
	4.	Westbury	bal n/a	drawn: JVZ

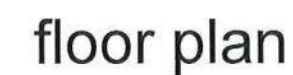
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amend  
 1.  
 2.  
 3.  
 4.

Ordinary Agenda - 13 October 2020

## PLANNING AUTHORITY 3

dwg no. 6690				version - 01	
sheet:	17	of	64	print date	
date: February 2020				31 AUG 2020	
scale 1:100 @ A3					
bal n/a					
				drawn: JVZ	



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2100 x 2700mm panel lift door  
selected automatic garage door  
to comply with AS4505. beam over to  
engineers details centered on wall  
from front



- FSC**  
colorbond pre-coated folded metal gutter  
and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

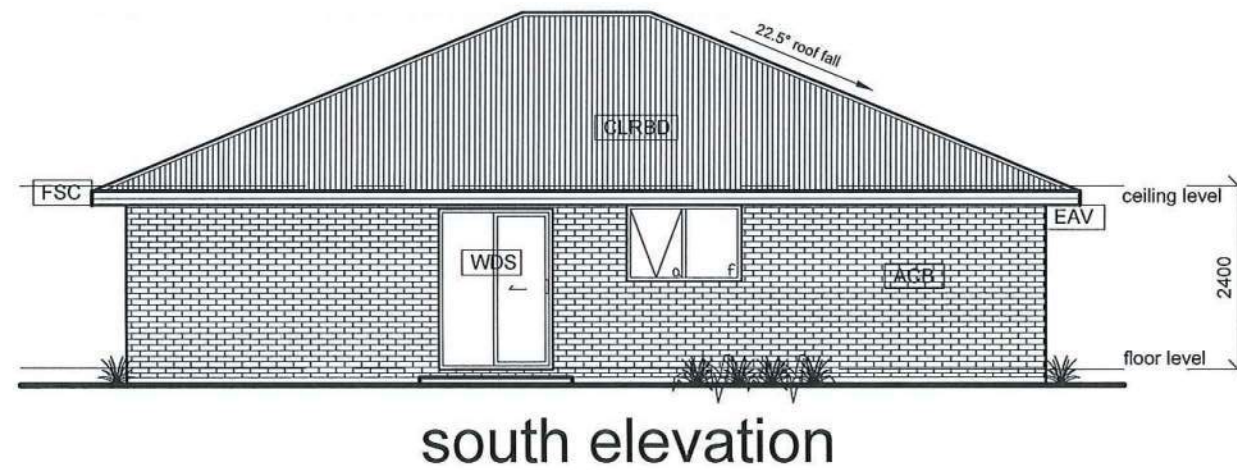
## elevations

ngl ——— natural ground level  
fgl ——— finished ground level

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	2.	lot : 1 , no. 150-152	date: February 2020	3 1 AUG 2020
	3.	Dexter Street	scale 1:100 @ A3	
	4.	Westbury	bal n/a	drawn: JVZ



unit - 5



- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

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	1.	PRESTON	sheet: 19 of 64	print date
	2.	lot : 1 , no. 150-152	date: February 2020	3 1 AUG 2020
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<p>Meander Valley Council Ordinary Agenda - 13 October 2020</p>			bal n/a	

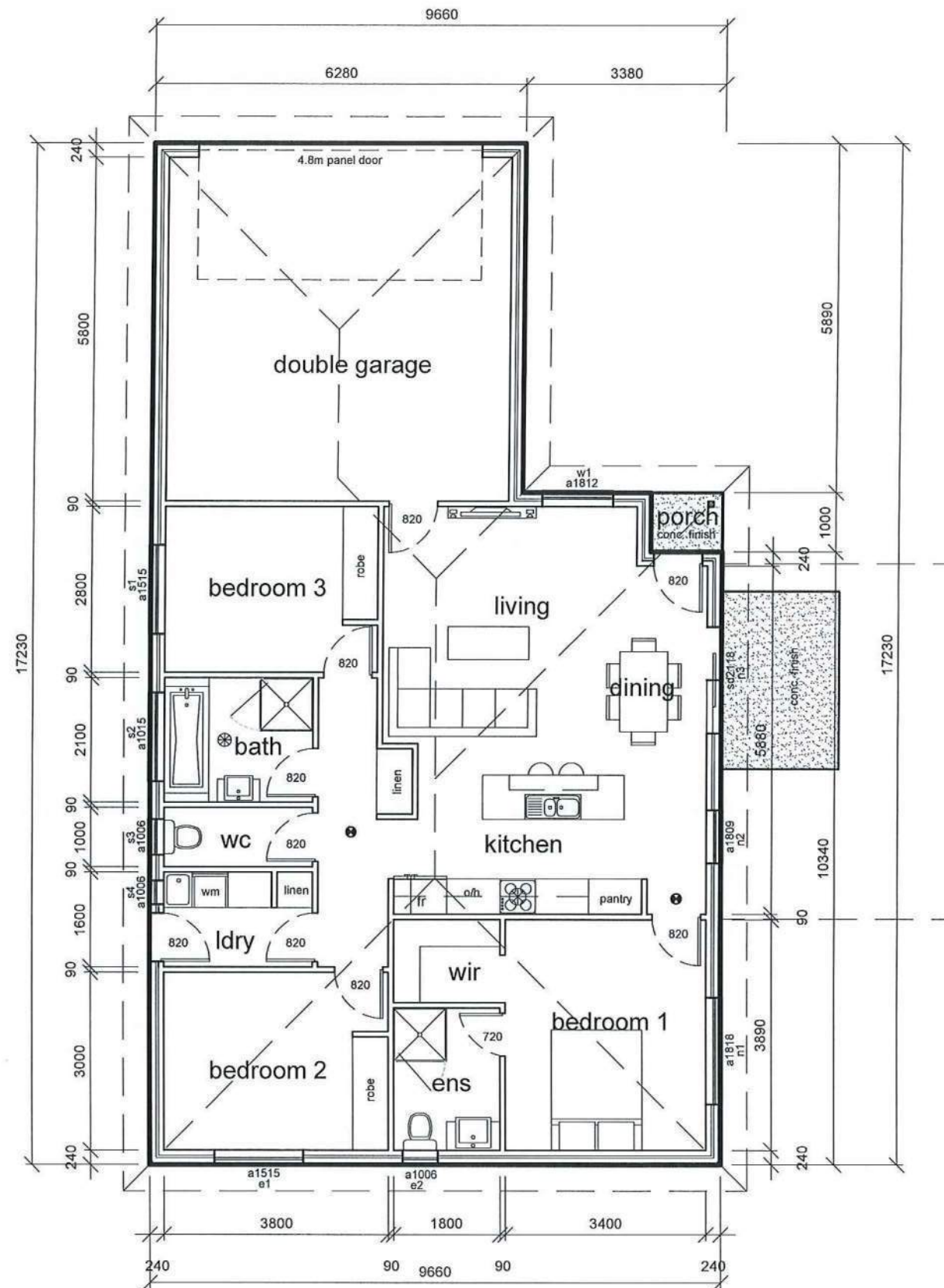
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floor plan

floor area - 145.33m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

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JASON VAN ZELTEN

amendment  
1.  
2.  
3.  
4.

proposed unit development  
PRESTON  
lot : 1, no. 150-152  
Dexter Street  
Westbury

PLANNING AUTHORITY 3

dwg no.	6690	version -	01
sheet:	20	of	64
date:	February 2020	print date:	3 1 AUG 2020
scale	1:100 @ A3		
bal	n/a	drawn:	JVZ



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unit - 6



unit - 6



2100 x 4800mm panel lift door  
selected automatic garage door  
to comply with AS4505. beam over to  
engineers details centered on wall  
from front



- FSC**  
colorbond pre-coated folded metal gutter  
and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

ngl ——— natural ground level  
fgl ——— finished ground level

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	3.	Dexter Street	scale 1:100 @ A3	
	4.	Westbury	bal n/a	drawn: JVZ

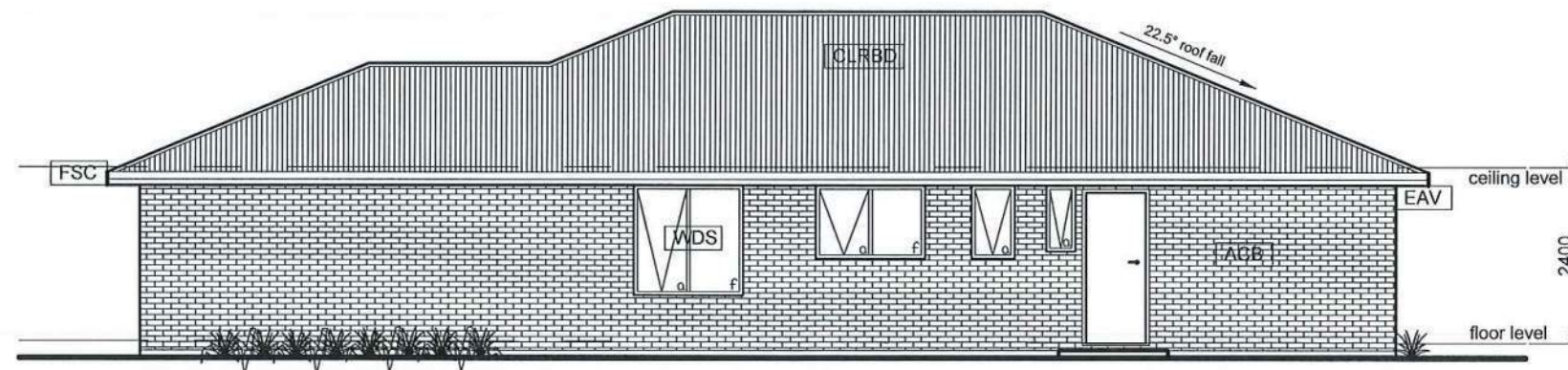
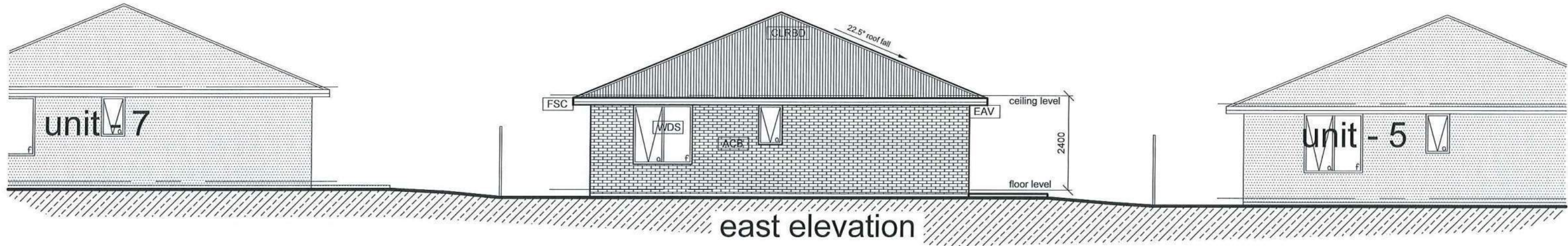
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- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

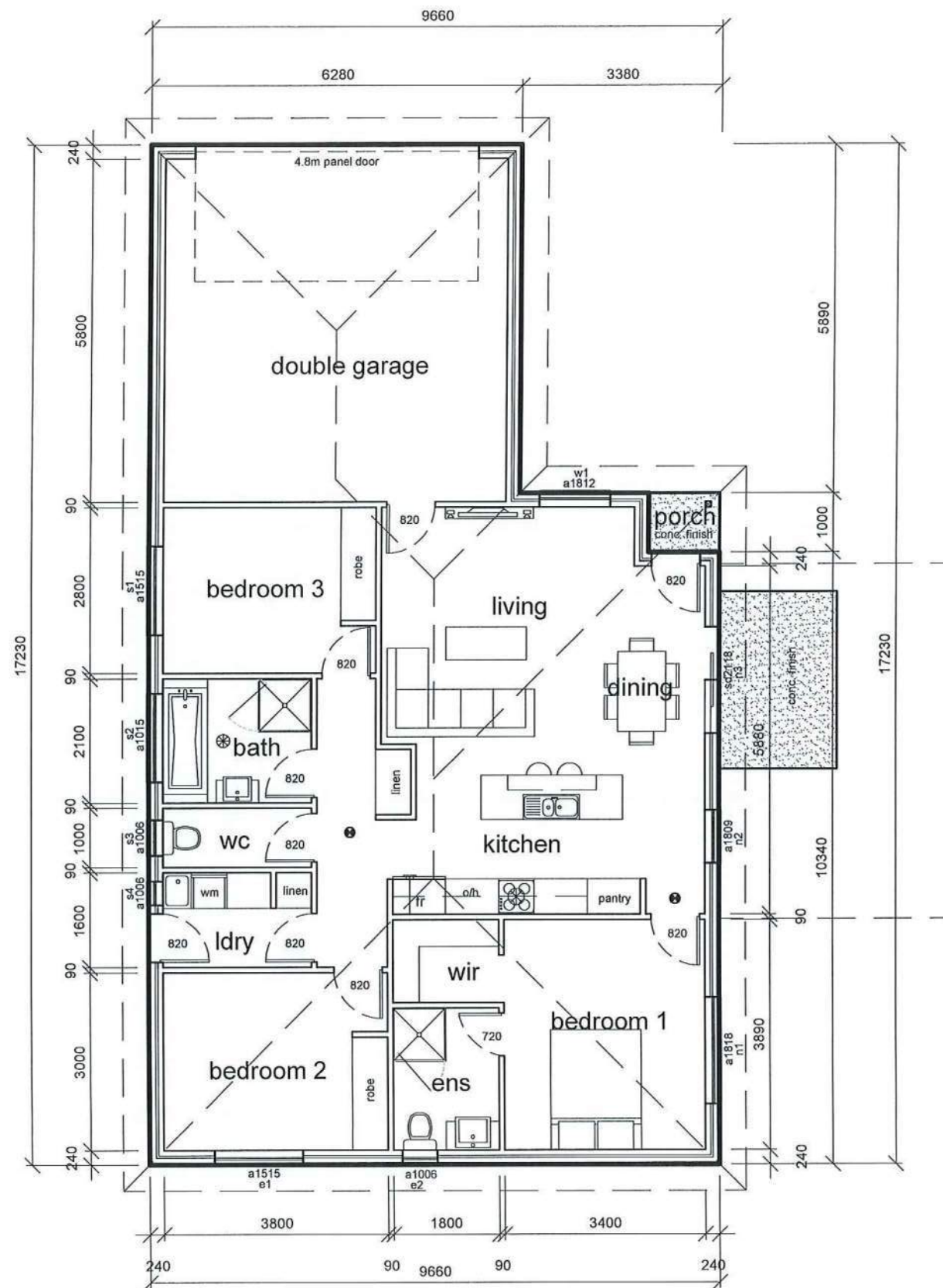
south elevation

elevations

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

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	1.		sheet:	22 of 64	print date
	2.		date:	February 2020	31 AUG 2020
	3.		scale	1:100 @ A3	
			bal	n/a	drawn: JVZ





unit - 7

floor plan

floor area - 145.33m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

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	1.		sheet:	23	of	64
	2.		date:	February 2020	print date	
	3.		scale	1:100 @ A3		
	4.		bal	n/a	drawn:	JVZ

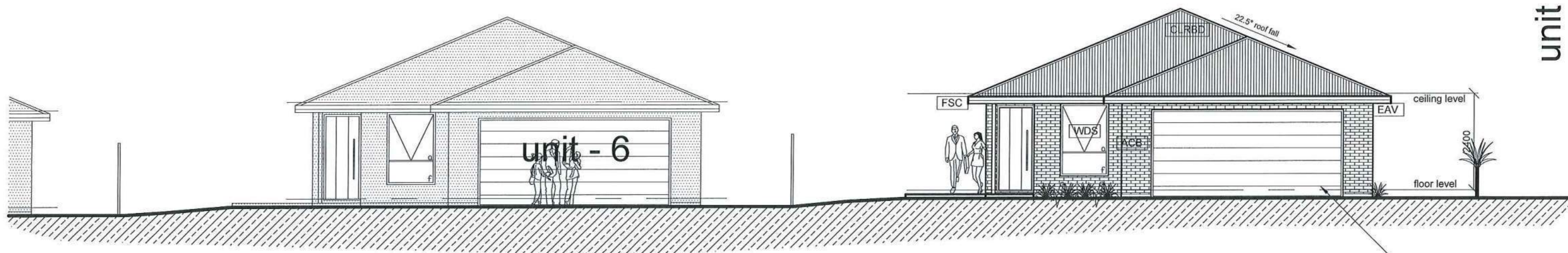
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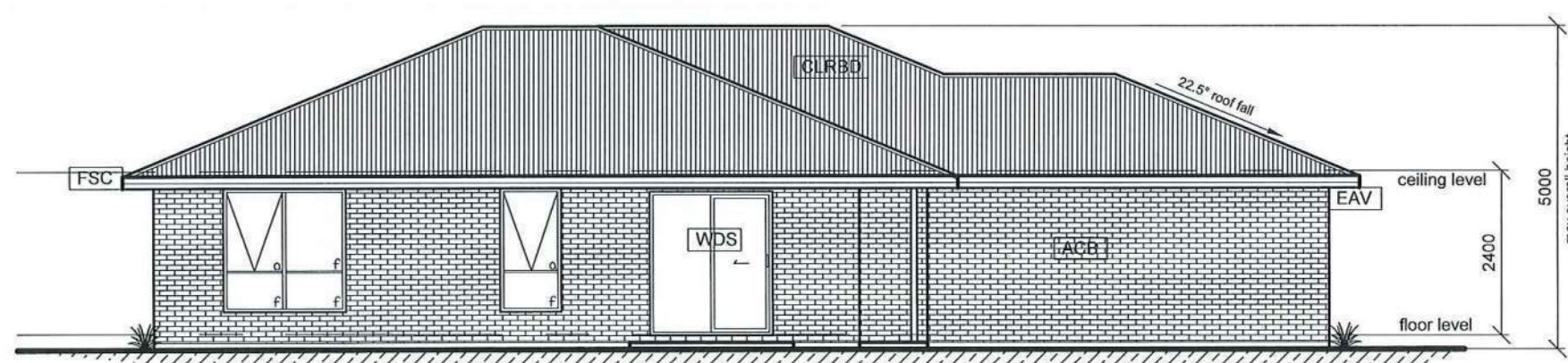


unit - 7



west elevation

2100 x 4800mm panel lift door selected automatic garage door to comply with AS4505. beam over to engineers details centered on wall from front



north elevation

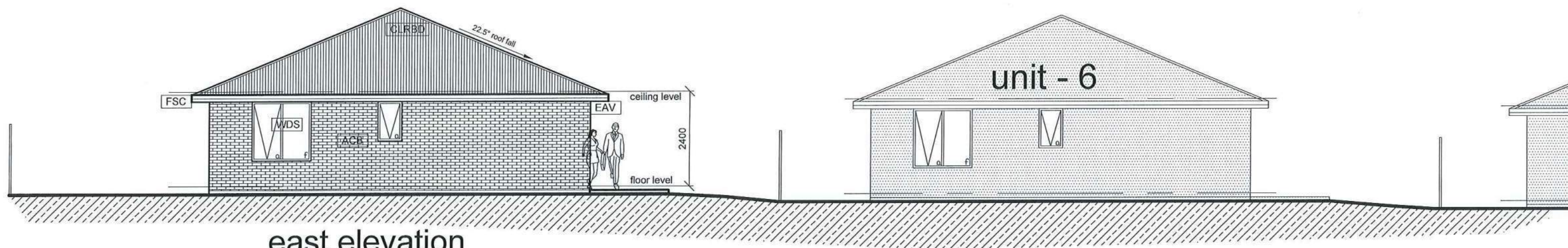
- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

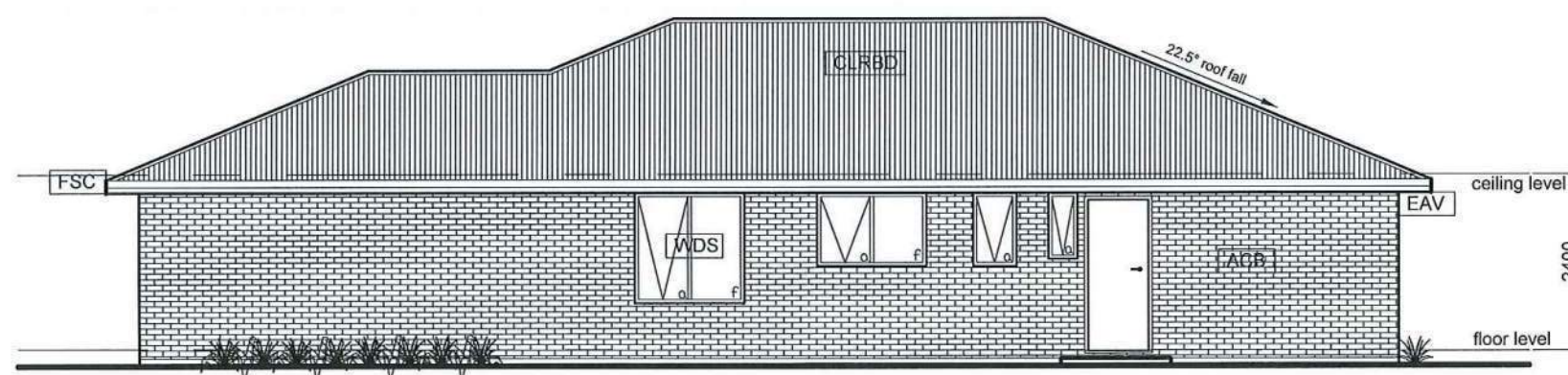
ngl ——— natural ground level  
fgl ——— finished ground level

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	1.		sheet:	24	of	64	print date	
	2.		date: February 2020					3 1 AUG 2020
	3.		scale 1:100 @ A3					
	4.		bal n/a					
			drawn: JVZ					





east elevation



south elevation

- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

elevations

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

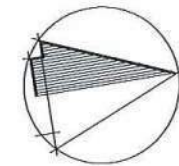
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	1.		sheet:	25 of 64	print date
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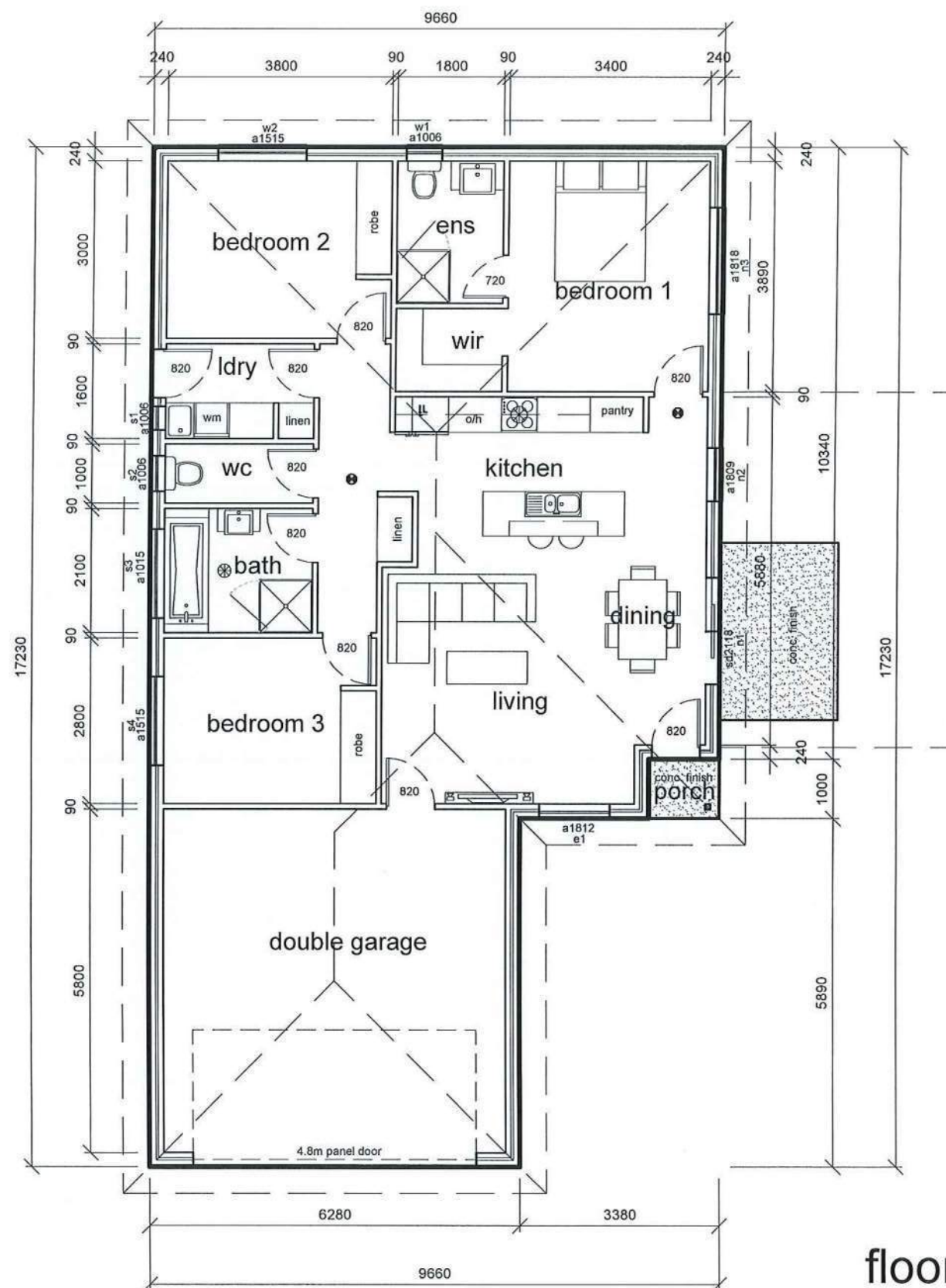
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unit - 8

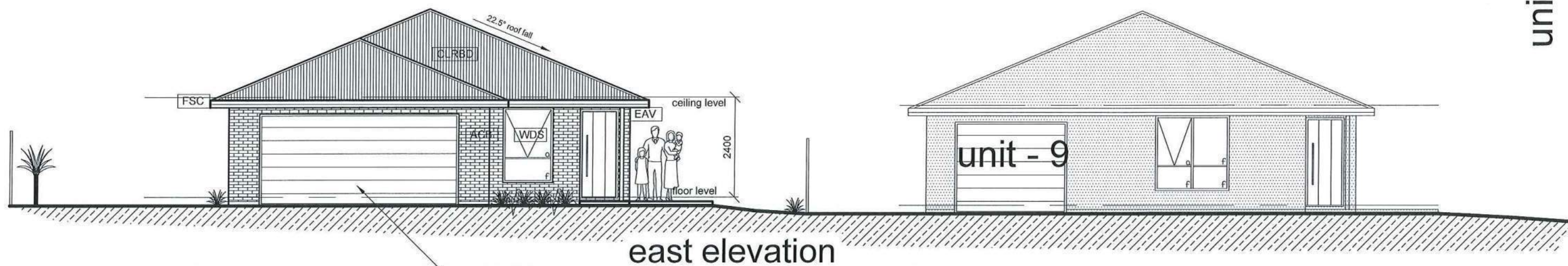


floor plan

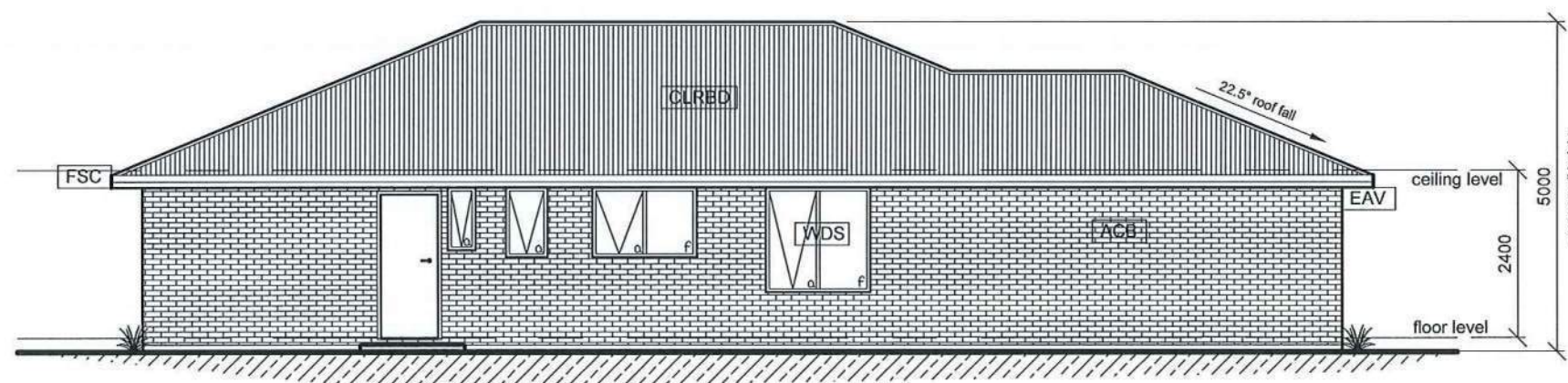
floor area - 145.33m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

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	2.		date:	February 2020	
	3.		scale	1:100 @ A3	3 1 AUG 2020
	4.		bal	n/a	drawn: JVZ





2100 x 4800mm panel lift door  
selected automatic garage door  
to comply with AS4505. beam over to  
engineers details centered on wall  
from front



south elevation

**FSC**  
colorbond pre-coated folded metal gutter  
and fascia trim system

**EAV**  
eave overhang 450mm all round

**CLRBD**  
Colorbond 'corrugated' (min 5deg) roof

**ACB**  
selected austral brick fired clay face bricks

**WDS**  
windows and doors

elevations

ngl ——— natural ground level  
fgl ——— finished ground level

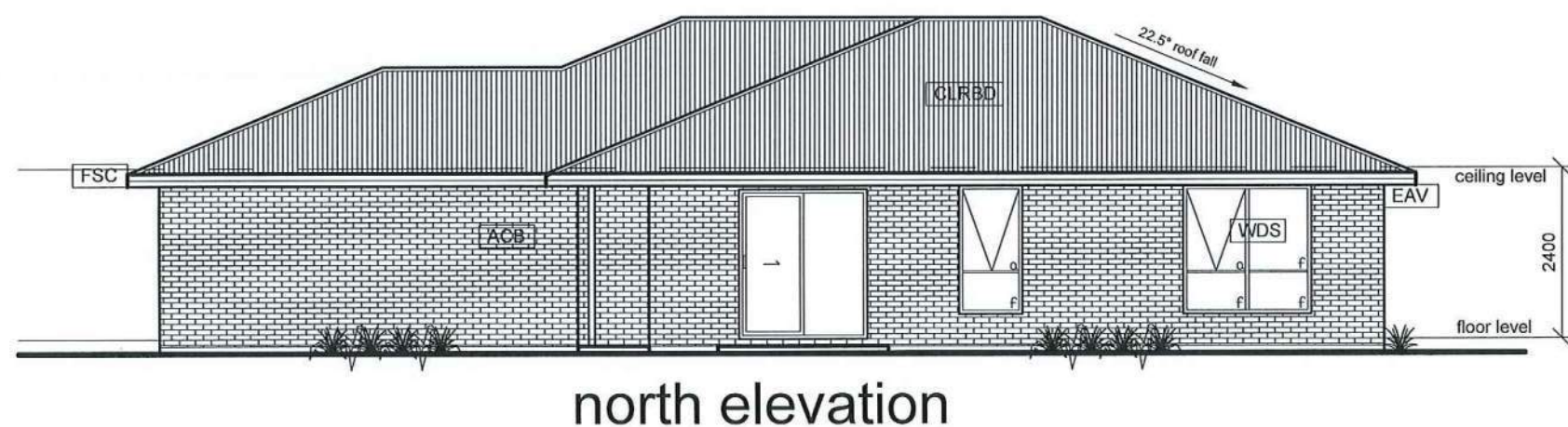
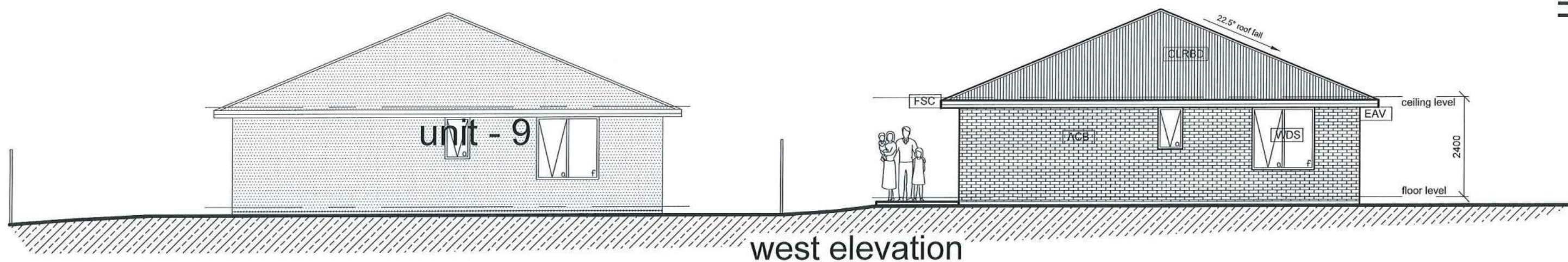
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	1.	lot : 1 , no. 150-152	sheet: 27 of 64	print date
	2.	Dexter Street	date: February 2020	3 1 AUG 2020
	3.	Westbury	scale 1:100 @ A3	drawn: JVZ
PLANNING AUTHORITY 3			bal n/a	

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**FSC**  
colorbond pre-coated folded metal gutter  
and fascia trim system

**EAV**  
eave overhang 450mm all round

**CLRBD**  
Colorbond 'corrugated' (min 5deg) roof

**ACB**  
selected austral brick fired clay face bricks

**WDS**  
windows and doors

## elevations

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

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	1.		sheet:	28	of 64
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**PLANNING AUTHORITY 3**

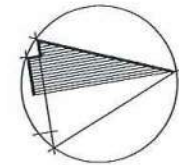
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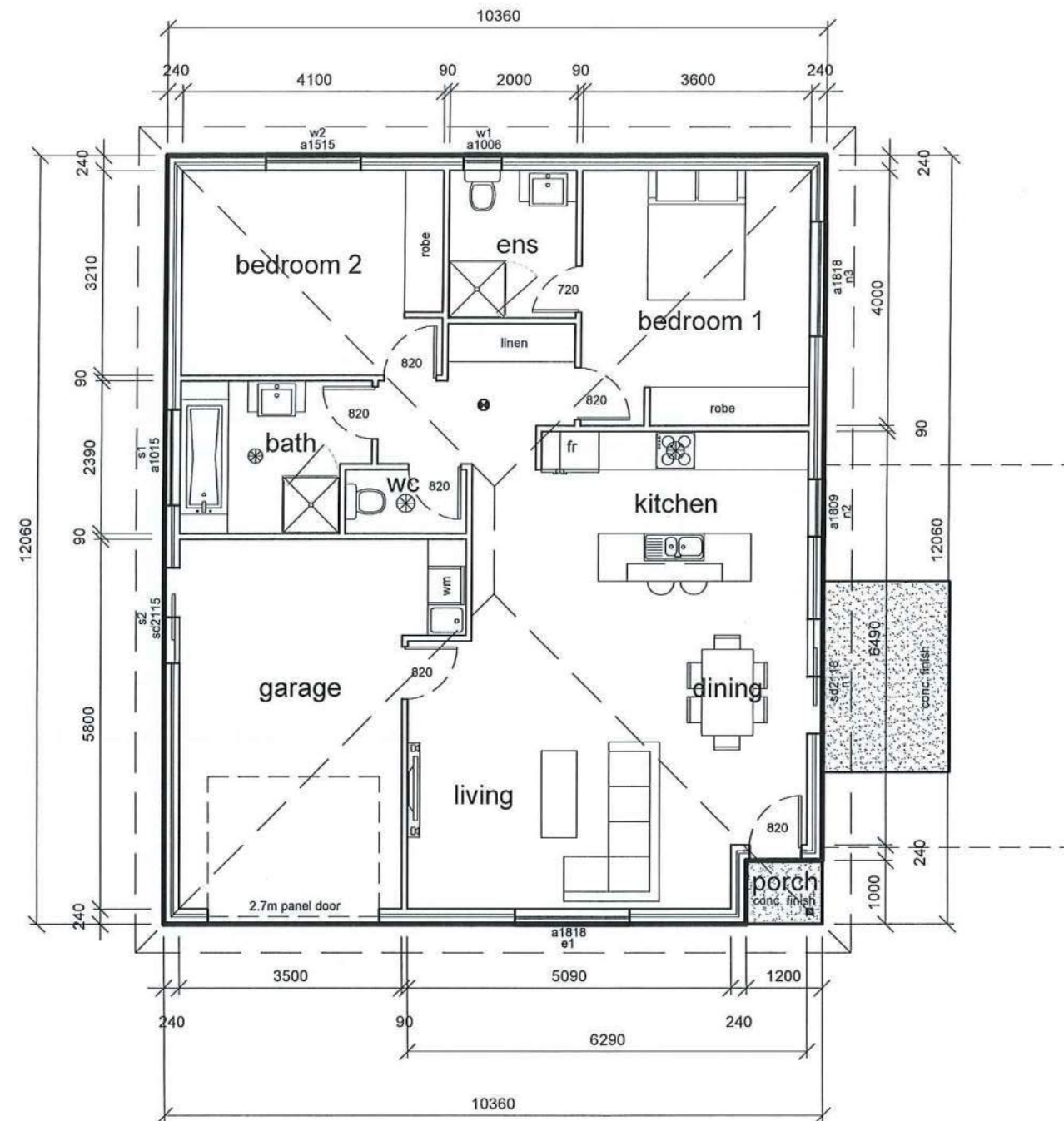
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unit - 9



floor plan

floor area - 123.74m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

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	1.		sheet: 29	of 64	print date	
	2.		date: February 2020		3 1 AUG 2020	
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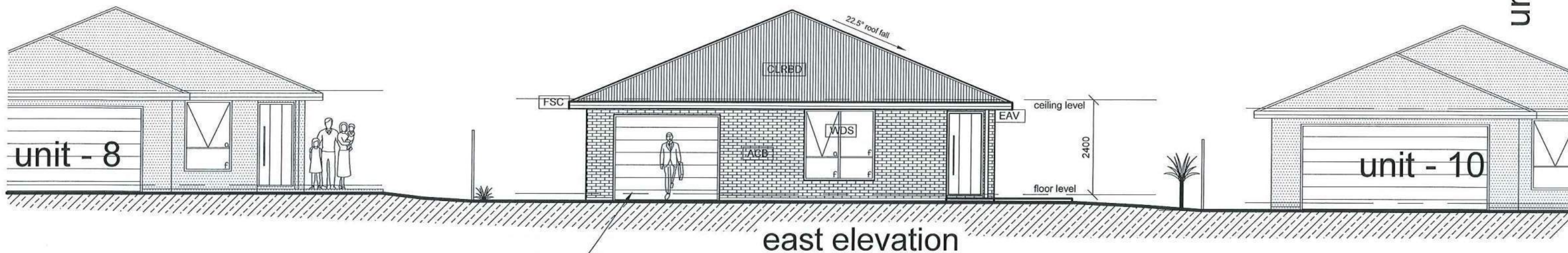
PLANNING AUTHORITY 3

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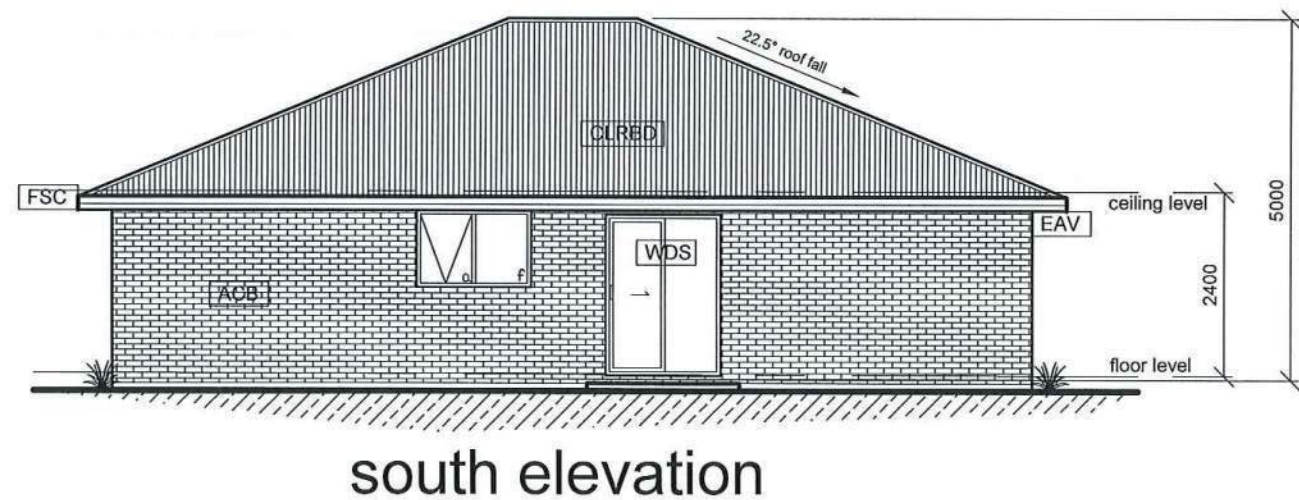
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2100 x 2700mm panel lift door  
selected automatic garage door  
to comply with AS4505. beam over to  
engineers details centered on wall  
from front



- FSC**  
colorbond pre-coated folded metal gutter  
and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

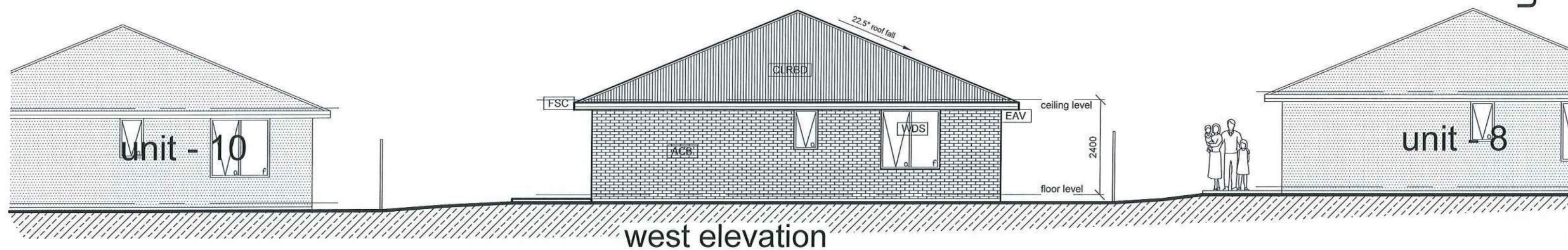
ngl ——— natural ground level  
fgl ——— finished ground level

elevations

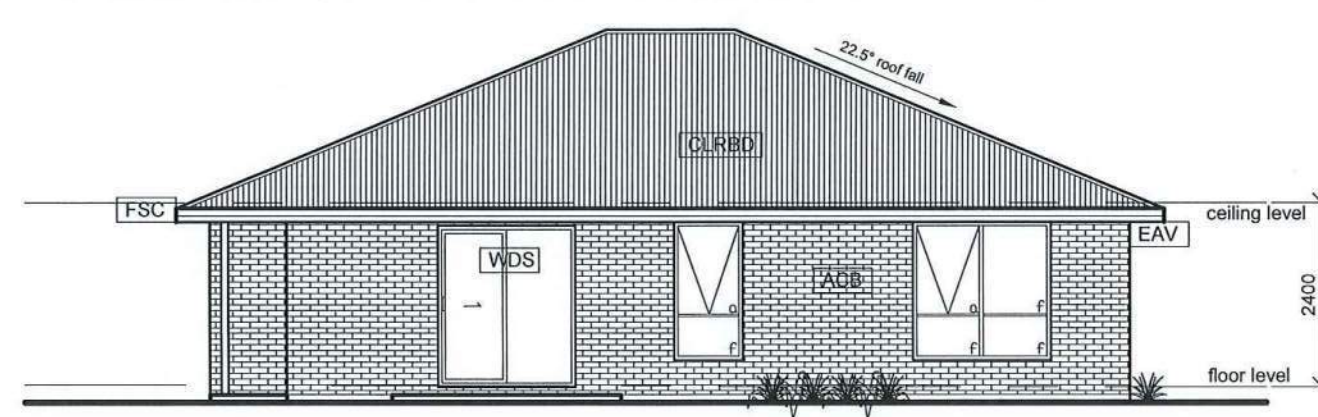
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	1.		sheet:	30 of 64	print date
	2.		date:	February 2020	3 1 AUG 2020
	3.		scale:	1:100 @ A3	
			bal	n/a	drawn: JVZ



unit - 9



west elevation



north elevation

elevations

- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

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	1.	PRESTON	sheet: 31 of 64	print date
	2.	lot : 1 , no. 150-152	date: February 2020	3 1 AUG 2020
	3.	Dexter Street Westbury	scale 1:100 @ A3	drawn: JVZ
PLANNING AUTHORITY 3			bal n/a	

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**From:** admin@urbantas.com.au  
**Sent:** 31 Aug 2020 11:20:15 +1000  
**To:** Meander Valley Council Email  
**Subject:** Attention Planning re - 150-152 Dexter St, Westbury  
**Attachments:** Planning Plans Units 10-20.pdf, Planning report, 20 units, Dexter St, Westbury v1.pdf, waste services.pdf

Email 2/3

**Kind Regards,**

**Lisa Van Zetten**  
Office Manager

*Please be aware that our office will be closed for staff annual leave from the 28<sup>th</sup> of September until the 9<sup>th</sup> of October*





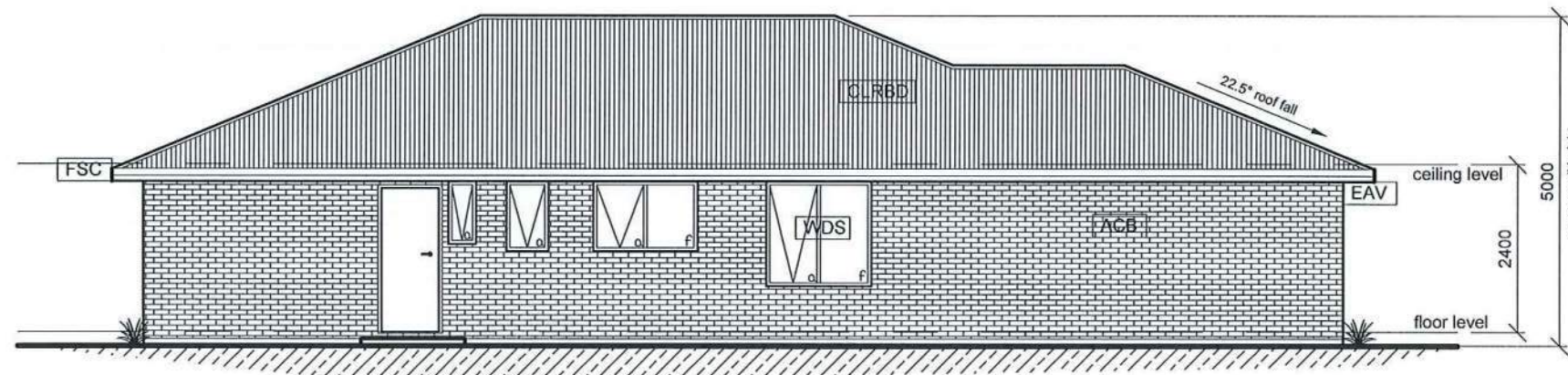


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proposed unit development  
PRESTON  
lot : 1 , no. 150-152  
Dexter Street  
Westbury

dwg no. 6690				version - 01	
sheet:	32	of	64	print date	
date: February 2020				31 AUG 2020	
scale 1:100 @ A3					
bal n/a					
				drawn: JVZ	





south elevation

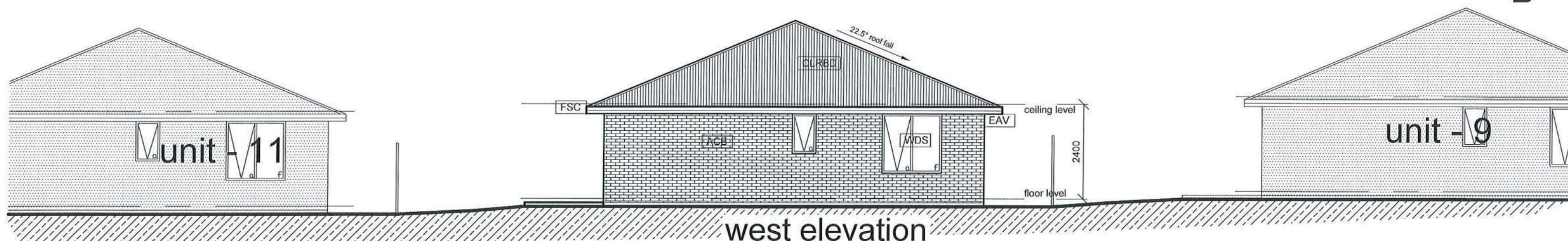
elevations

ngl ——— natural ground level  
fgl ——— finished ground level

- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

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	1.	PRESTON	sheet: 33 of 64	print date
	2.	lot : 1 , no. 150-152	date: February 2020	3 1 AUG 2020
	3.	Dexter Street	scale 1:100 @ A3	
		Westbury	bal n/a	drawn: JVZ





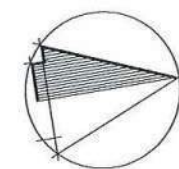
- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

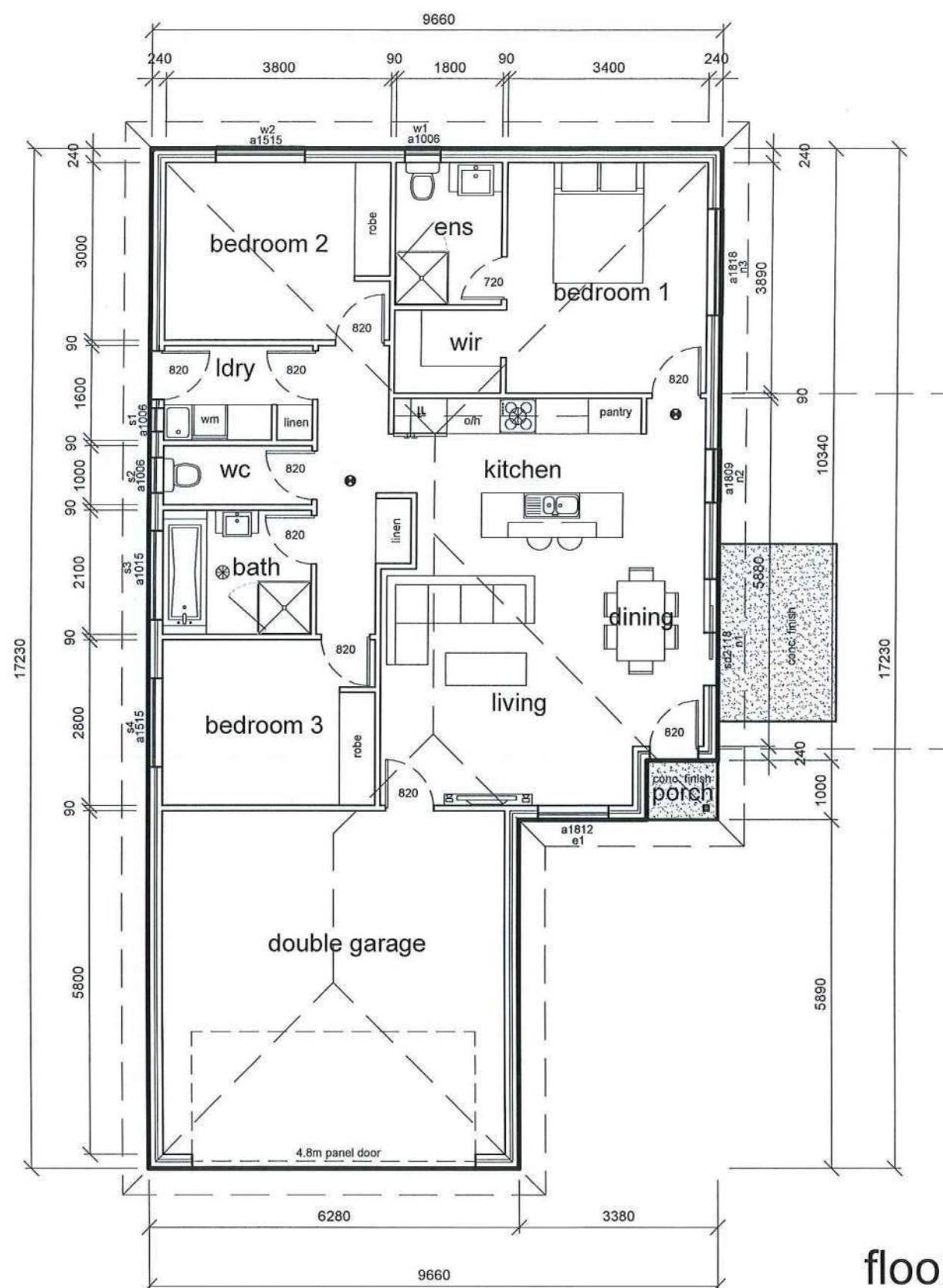
NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

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	1.		sheet: 34	of 64	print date
	2.		date: February 2020		
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	4.		bal n/a		
					drawn: JVZ





unit - 11



floor plan

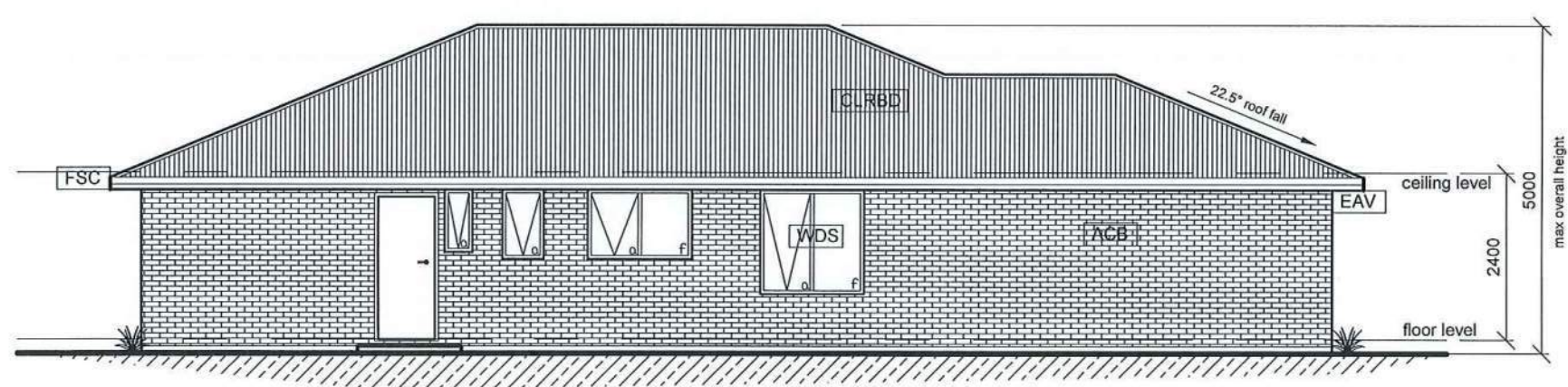
floor area - 145.33m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

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	1.		sheet:	35 of 64	print date
	2.		date:	February 2020	31 AUG 2020
	3.		scale	1:100 @ A3	
			bal	n/a	drawn: JVZ





east elevation



south elevation

- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

ngl ——— natural ground level  
fgl ——— finished ground level

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	1.		sheet:	36	of 64
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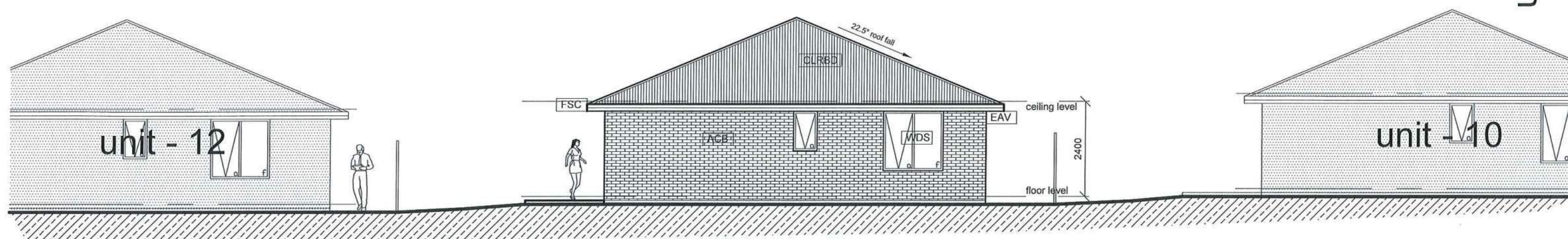
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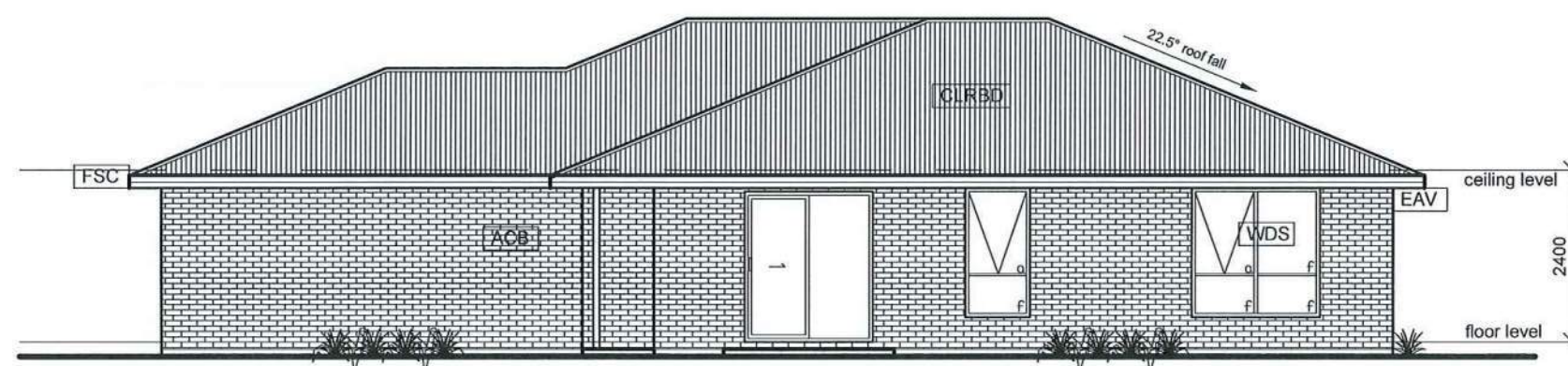
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unit - 11



west elevation



north elevation

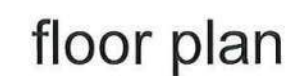
- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

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	1.	PRESTON	sheet: 37 of 64	print date
	2.	lot : 1 , no. 150-152	date: February 2020	31 AUG 2020
	3.	Dexter Street Westbury	scale 1:100 @ A3	drawn: JVZ
PLANNING AUTHORITY 3			bal n/a	





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amend  
1.  
2.  
3.

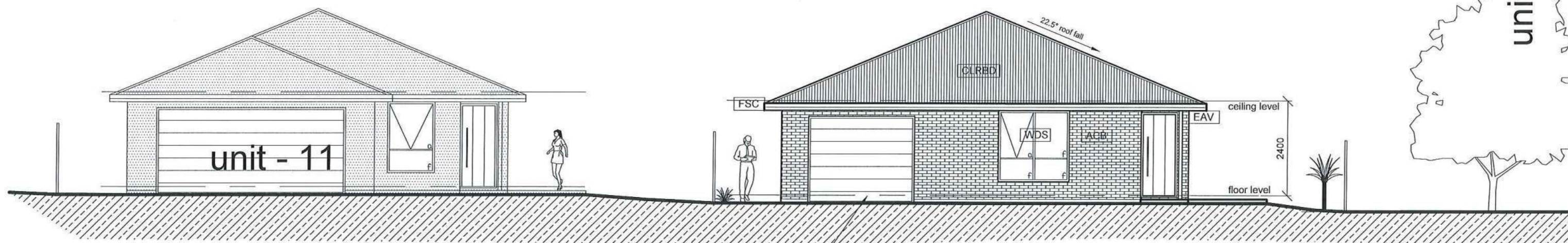
Ordinary Agenda 13 October 2020

## PLANNING AUTHORITY 3

dwg no. 6690			version - 01	
sheet: 38	of 64	print date		
date: February 2020		31 AUG 2020		
scale 1:100 @ A3				
bal n/a		drawn: JVZ		



unit - 12



east elevation

2100 x 2700mm panel lift door  
selected automatic garage door  
to comply with AS4505. beam over to  
engineers details centered on wall  
from front



south elevation

- FSC**  
colorbond pre-coated folded metal gutter  
and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

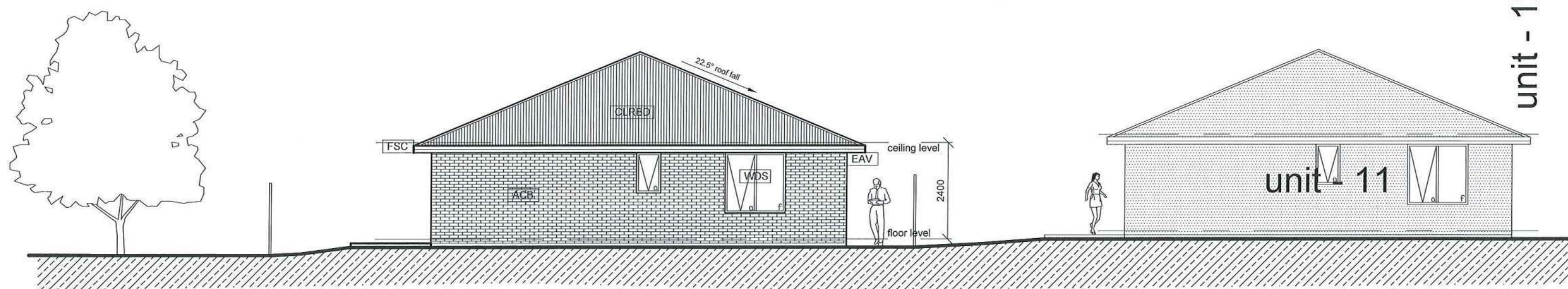
## elevations

ngl ——— natural ground level  
fgl ——— finished ground level

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	2.		date: February 2020		3 1 AUG 2020		
	3.		scale 1:100 @ A3				
	4.		bal n/a		drawn: JVZ		



unit - 12



west elevation



north elevation

# elevations

- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

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	4.		bal n/a		drawn: JVZ	

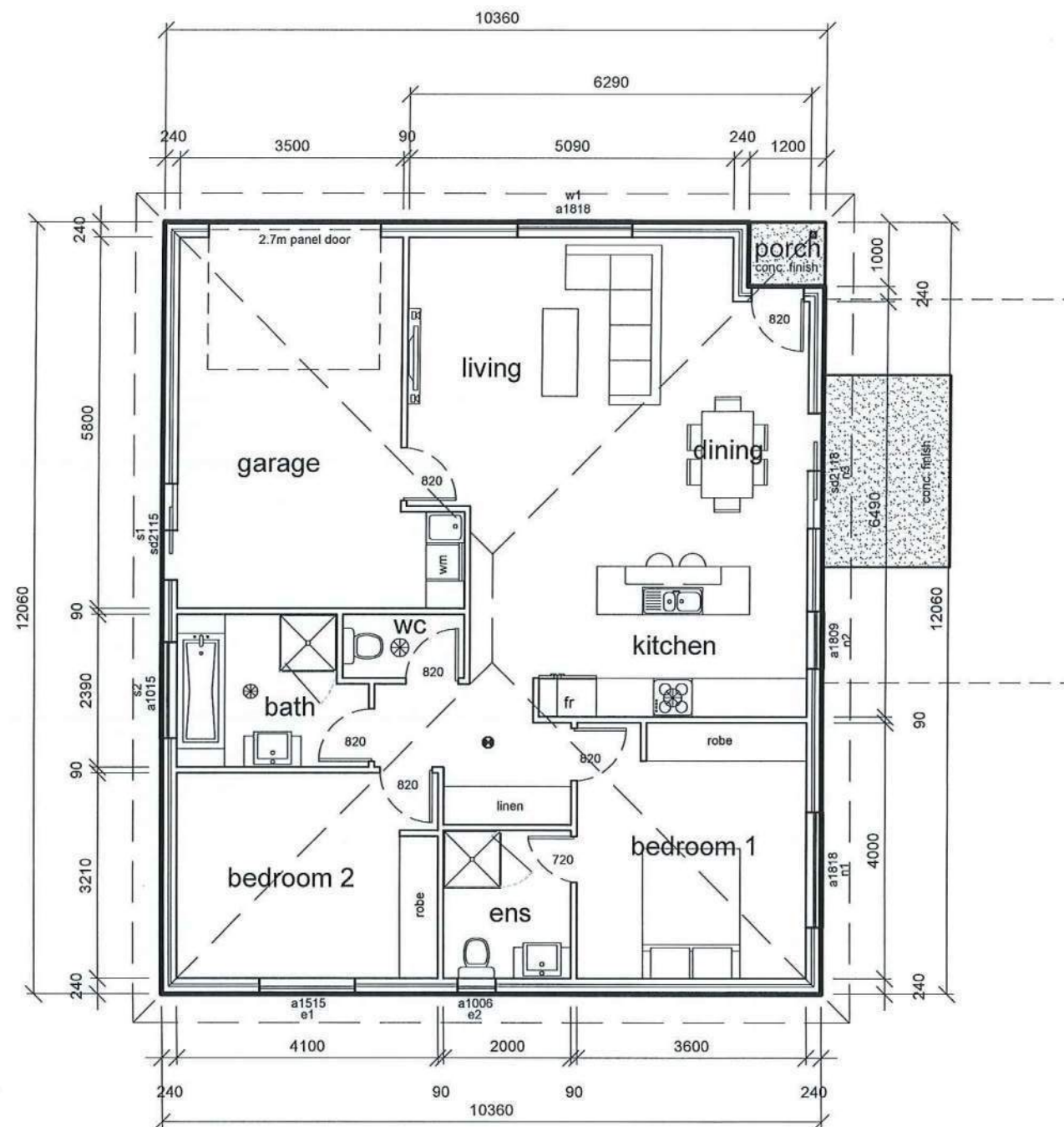
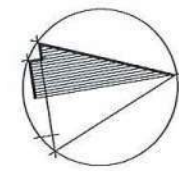
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floor plan

floor area - 123.74m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

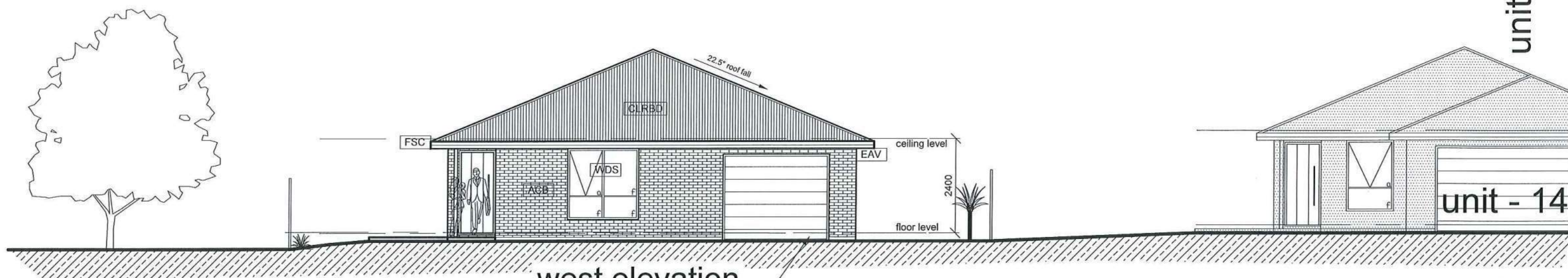
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	1.		sheet: 41	of 64	print date	
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	4.		bal n/a		drawn: JVZ	

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west elevation

2100 x 2700mm panel lift door  
selected automatic garage door  
to comply with AS4505. beam over to  
engineers details centered on wall  
from front



north elevation

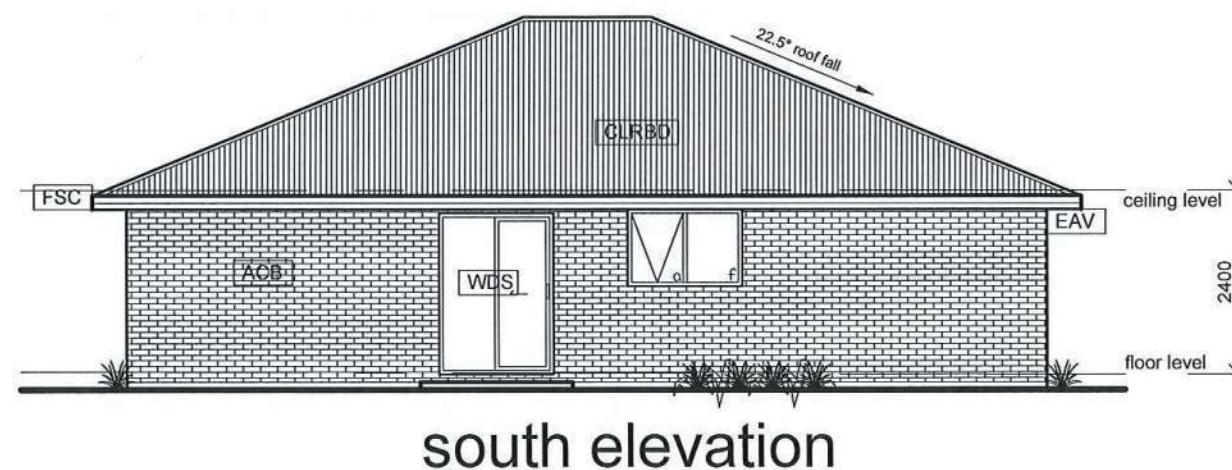
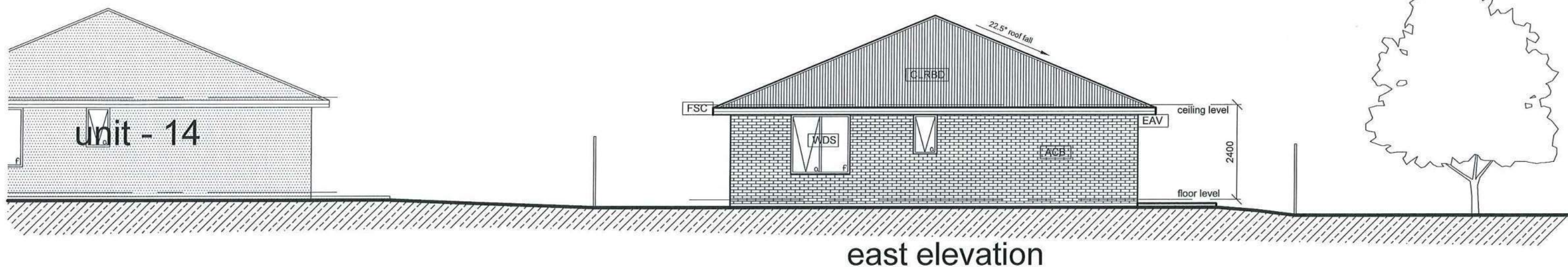
- FSC**  
colorbond pre-coated folded metal gutter  
and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

ngl ——— natural ground level  
fgl ——— finished ground level

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	2.		date:		February 2020		31 AUG 2020	
	3.		scale		1:100 @ A3			
			bal		n/a		drawn: JVZ	





- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

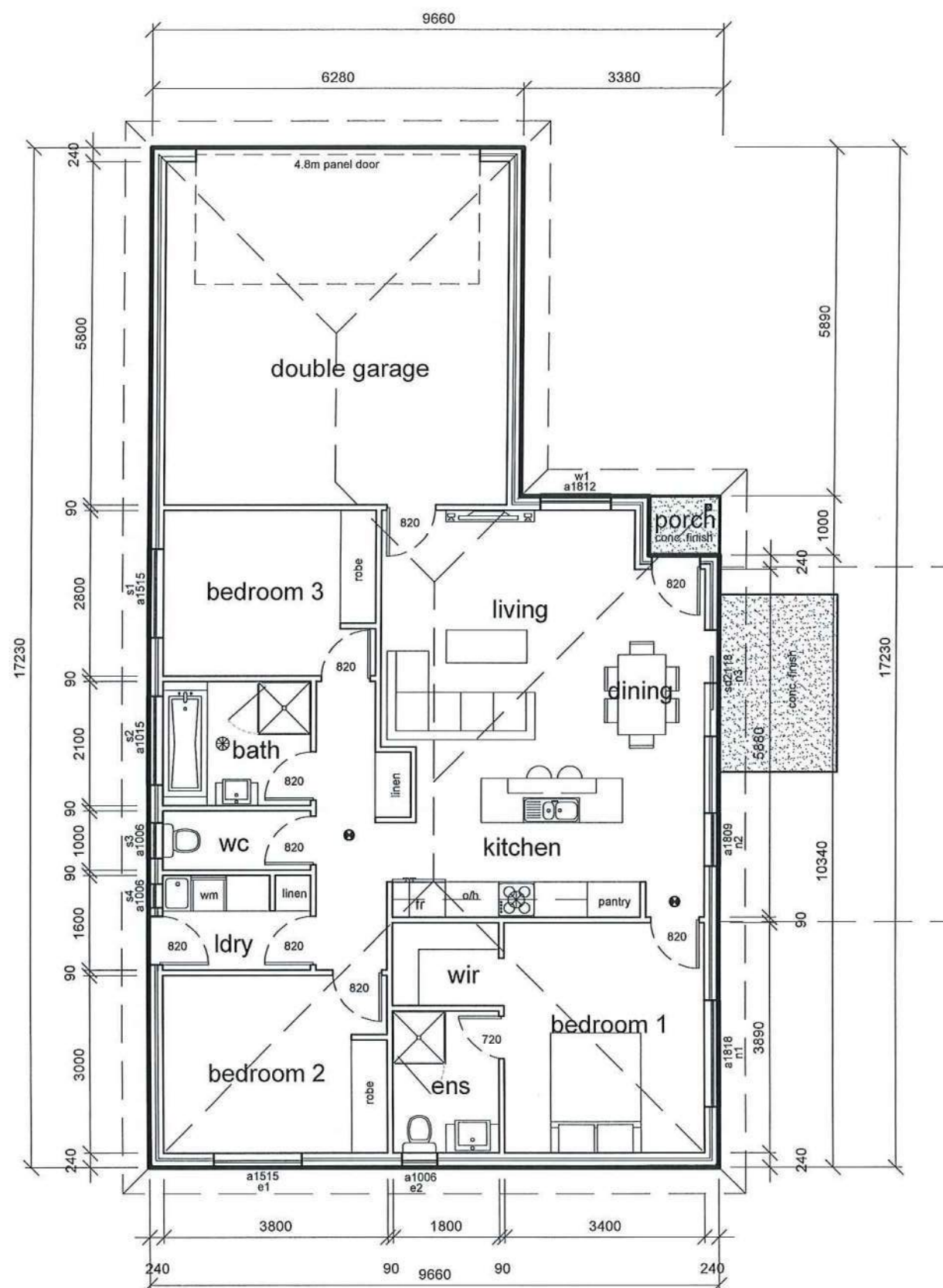
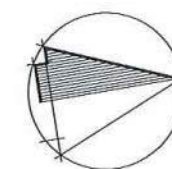
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	3.	Dexter Street Westbury	scale 1:100 @ A3	drawn: JVZ
			bal n/a	

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floor plan

floor area - 145.33m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

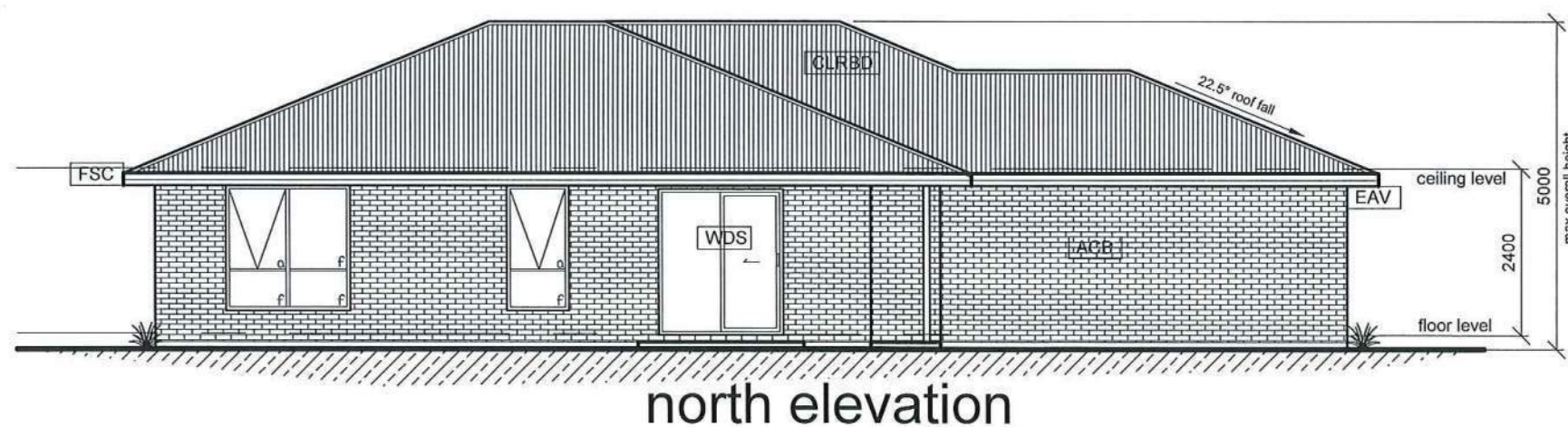
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	4.		bal n/a			

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## elevations

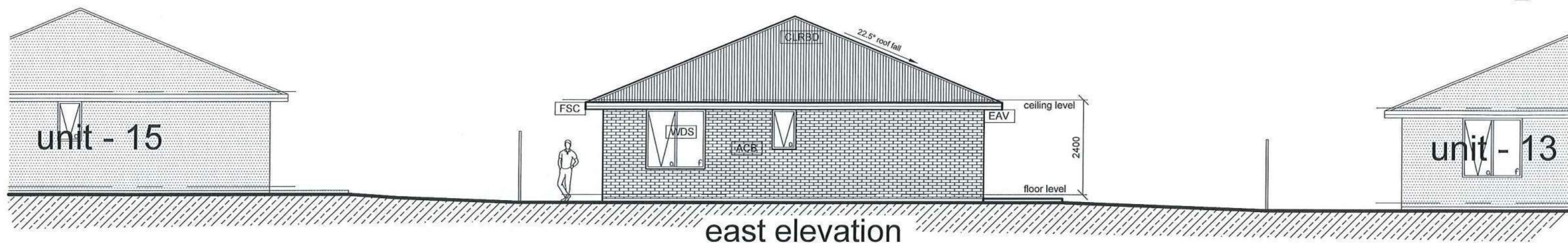
ngl ——— natural ground level  
fgl ——— finished ground level

- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

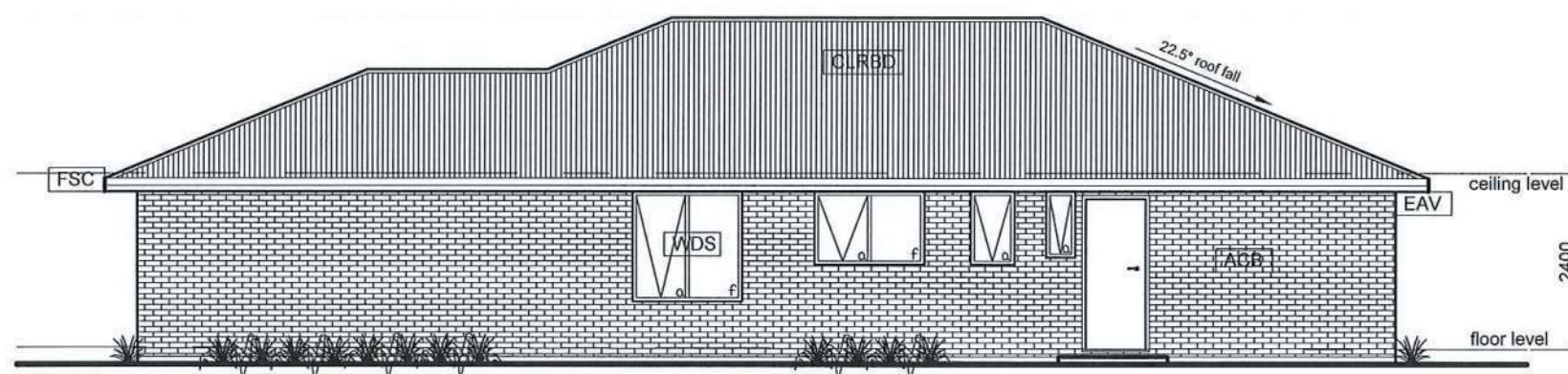
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	2.	lot : 1 , no. 150-152	date: February 2020	31 AUG 2020
	3.	Dexter Street Westbury	scale 1:100 @ A3	drawn: JVZ
<b>PLANNING AUTHORITY 3</b>			bal n/a	



unit - 14



east elevation



south elevation

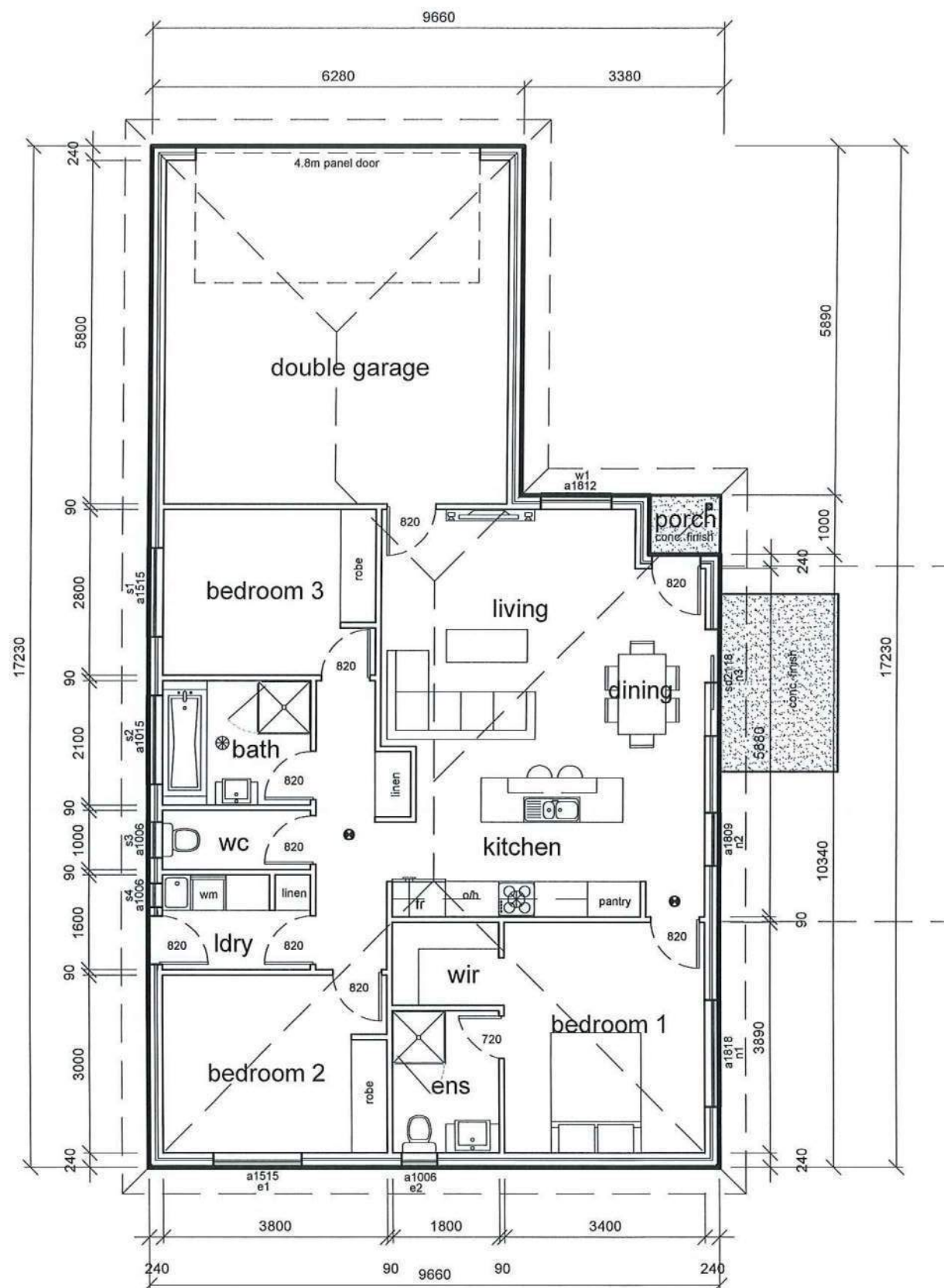
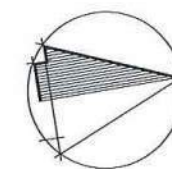
## elevations

- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

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	2.	lot : 1 , no. 150-152	date: February 2020	31 AUG 2020
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PLANNING AUTHORITY 3			bal n/a	



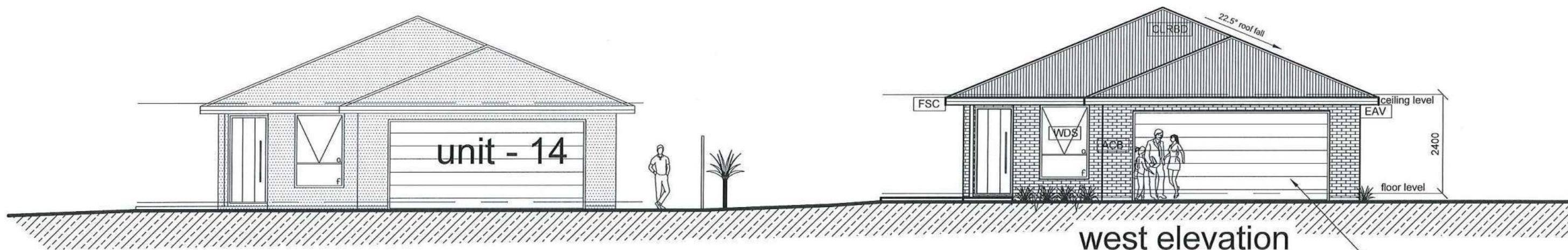


floor plan

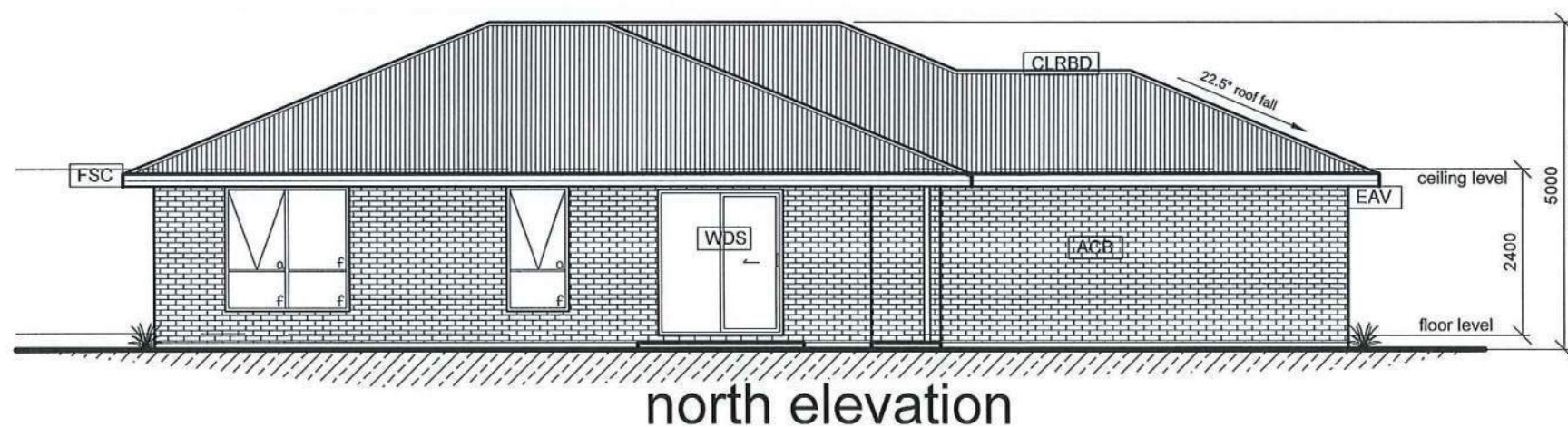
floor area - 145.33m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

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	1.		sheet: 47	of 64	print date	
	2.		date: February 2020		3 1 AUG 2020	
	3.		scale 1:100 @ A3		drawn: JVZ	
			bal n/a			





2100 x 4800mm panel lift door  
selected automatic garage door  
to comply with AS4505. beam over to  
engineers details centered on wall  
from front



- FSC**  
colorbond pre-coated folded metal gutter  
and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

ngl ——— natural ground level  
fgl ——— finished ground level

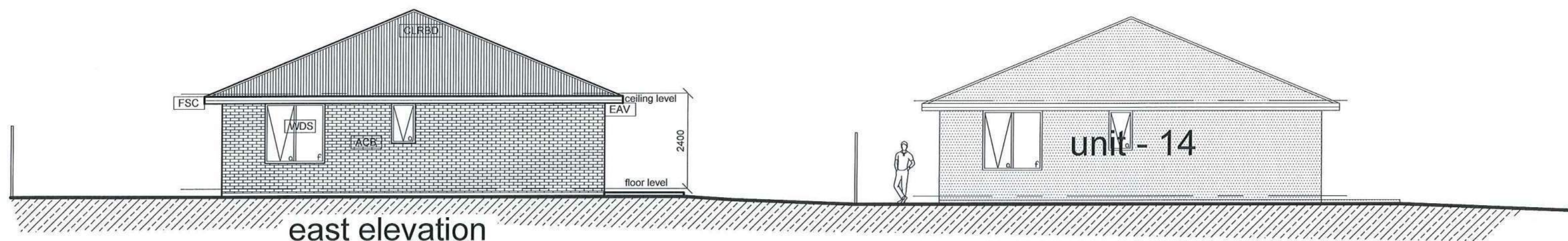
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	1.	PRESTON	sheet: 48 of 64	print date
	2.	lot : 1 , no. 150-152	date: February 2020	3 1 AUG 2020
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<p>PLANNING AUTHORITY 3</p>			bal n/a	

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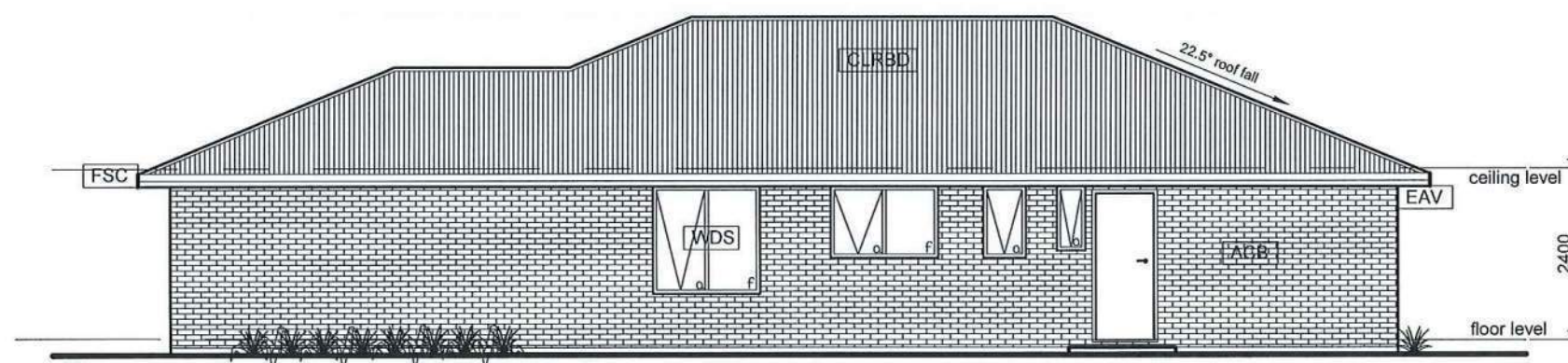
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east elevation



south elevation

- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

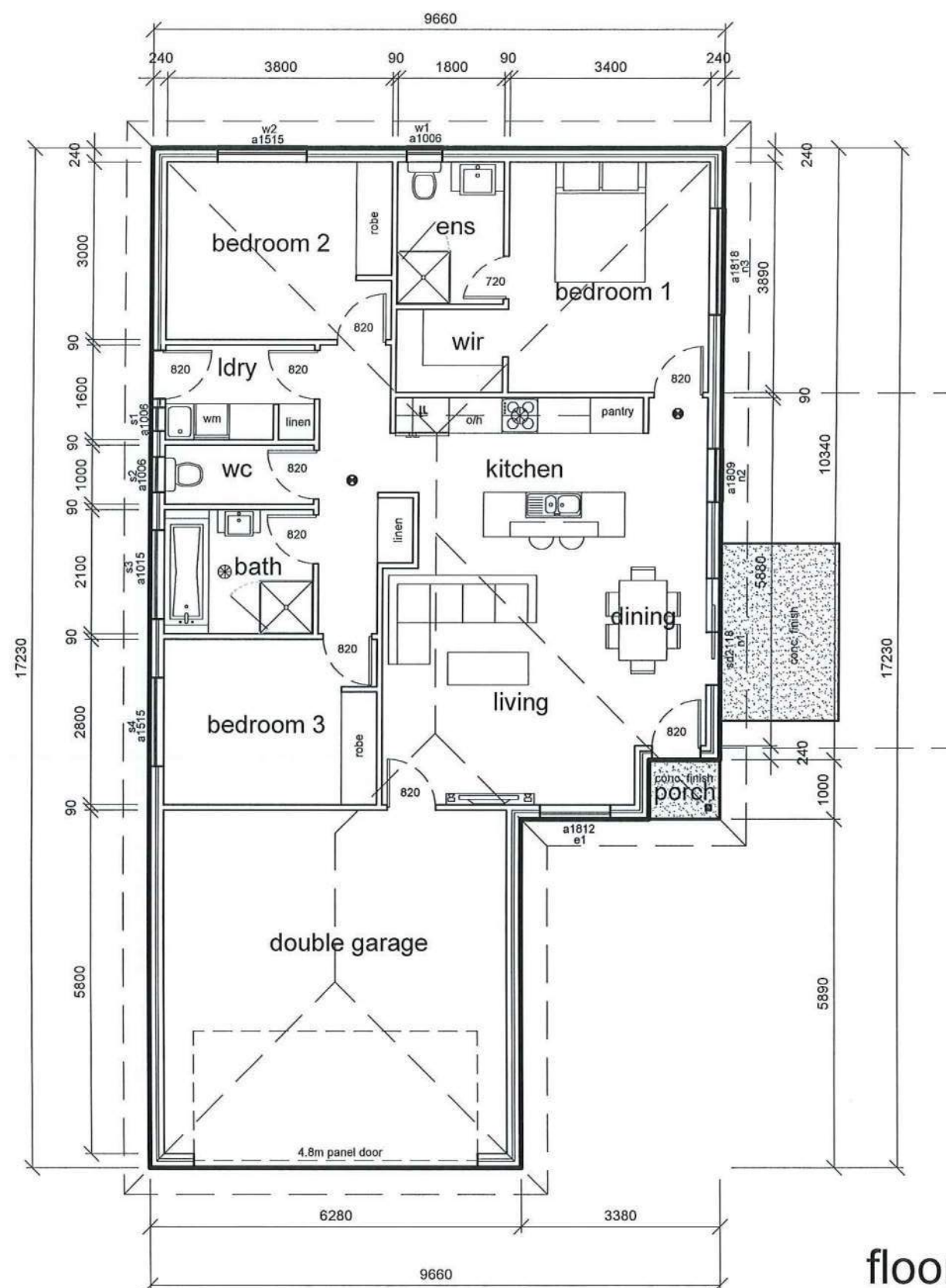
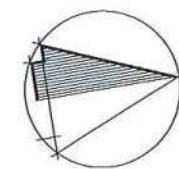
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	3.	Dexter Street Westbury	scale 1:100 @ A3	drawn: JVZ
PLANNING AUTHORITY 3			bal n/a	

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floor plan

floor area - 145.33m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

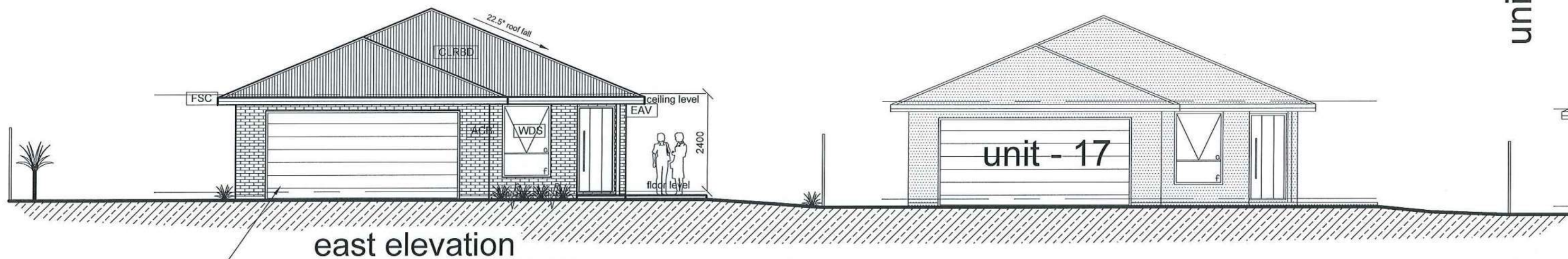
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	2.		date: February 2020		31 AUG 2020	
	3.		scale 1:100 @ A3			
	4.		bal n/a		drawn: JVZ	

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2100 x 4800mm panel lift door  
selected automatic garage door  
to comply with AS4505. beam over to  
engineers details centered on wall  
from front



**FSC**  
colorbond pre-coated folded metal gutter  
and fascia trim system

**EAV**  
eave overhang 450mm all round

**CLRBD**  
Colorbond 'corrugated' (min 5deg) roof

**ACB**  
selected austral brick fired clay face bricks

**WDS**  
windows and doors

south elevation

elevations

ngl ——— natural ground level  
fgl ——— finished ground level

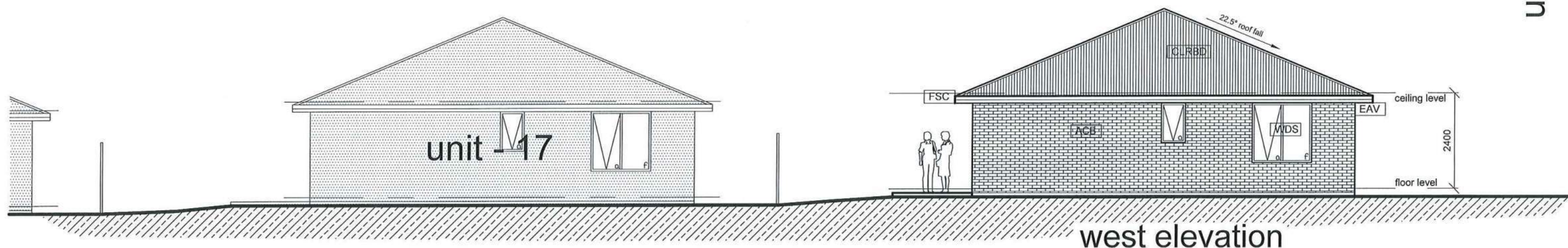
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	1.		sheet:	51	of 64
	2.		date:	February 2020	print date
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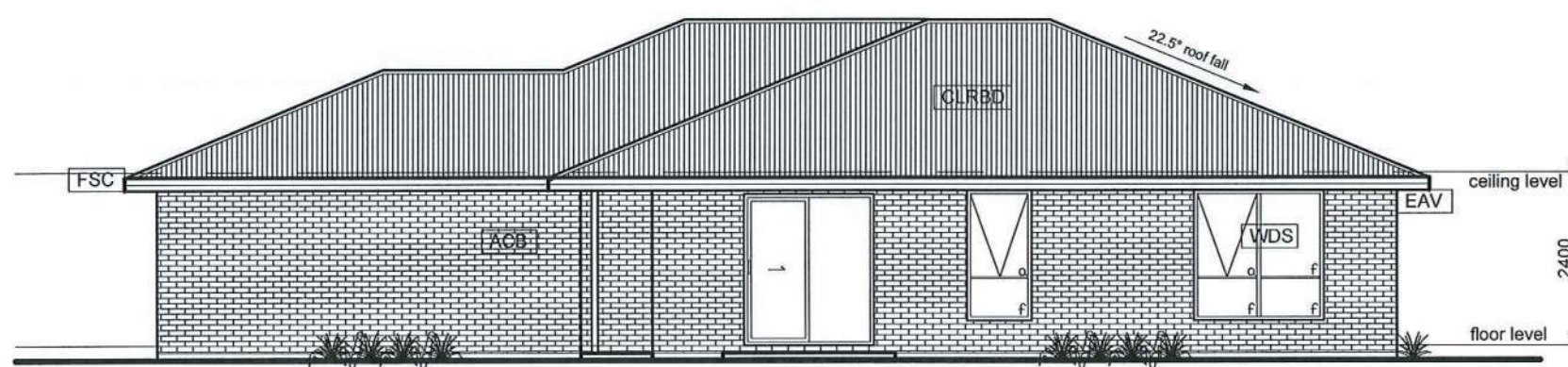
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west elevation



north elevation

- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

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	1.	PRESTON	sheet: 52 of 64	print date
	2.	lot : 1 , no. 150-152	date: February 2020	3 1 AUG 2020
	3.	Dexter Street Westbury	scale 1:100 @ A3	drawn: JVZ
PLANNING AUTHORITY 3			bal n/a	

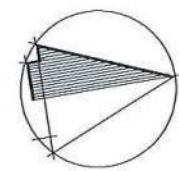


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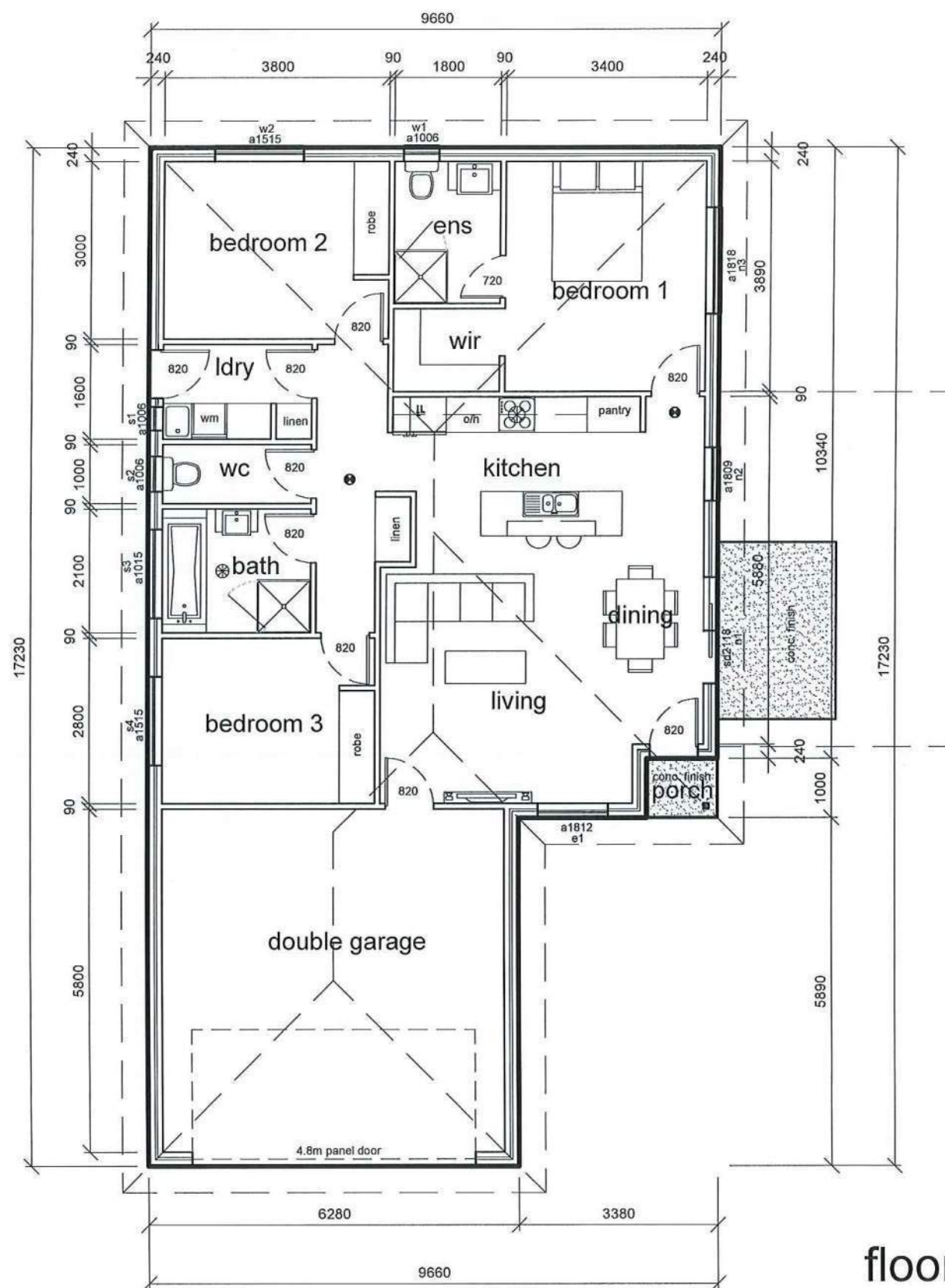
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unit - 17



floor plan

floor area - 145.33m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

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	1.		sheet: 53	of 64	print date	
	2.		date: February 2020			31 AUG 2020
	3.		scale 1:100 @ A3			
	4.		bal n/a			
			drawn: JVZ			

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- FSC**  
colorbond pre-coated folded metal gutter  
and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

## elevations

ngl ——— natural ground level  
fgl ——— finished ground level

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	1.	PRESTON	sheet: 54 of 64	print date
	2.	lot : 1 , no. 150-152	date: February 2020	3 1 AUG 2020
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PLANNING AUTHORITY 3			bal n/a	

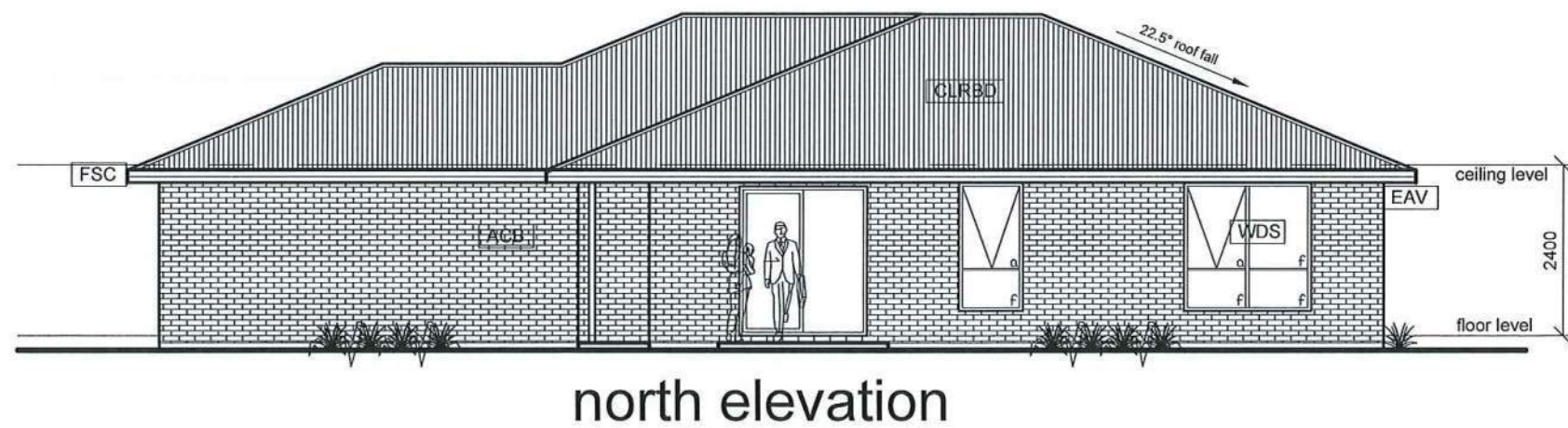
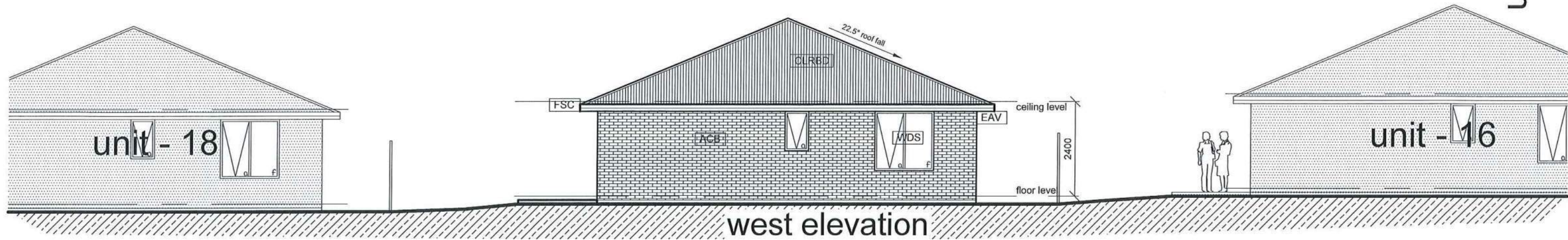
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unit - 17



- FSC**  
colorbond pre-coated folded metal gutter and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
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windows and doors

## elevations

NGL ——— NATURAL GROUND LEVEL  
FGL ——— FINISHED GROUND LEVEL

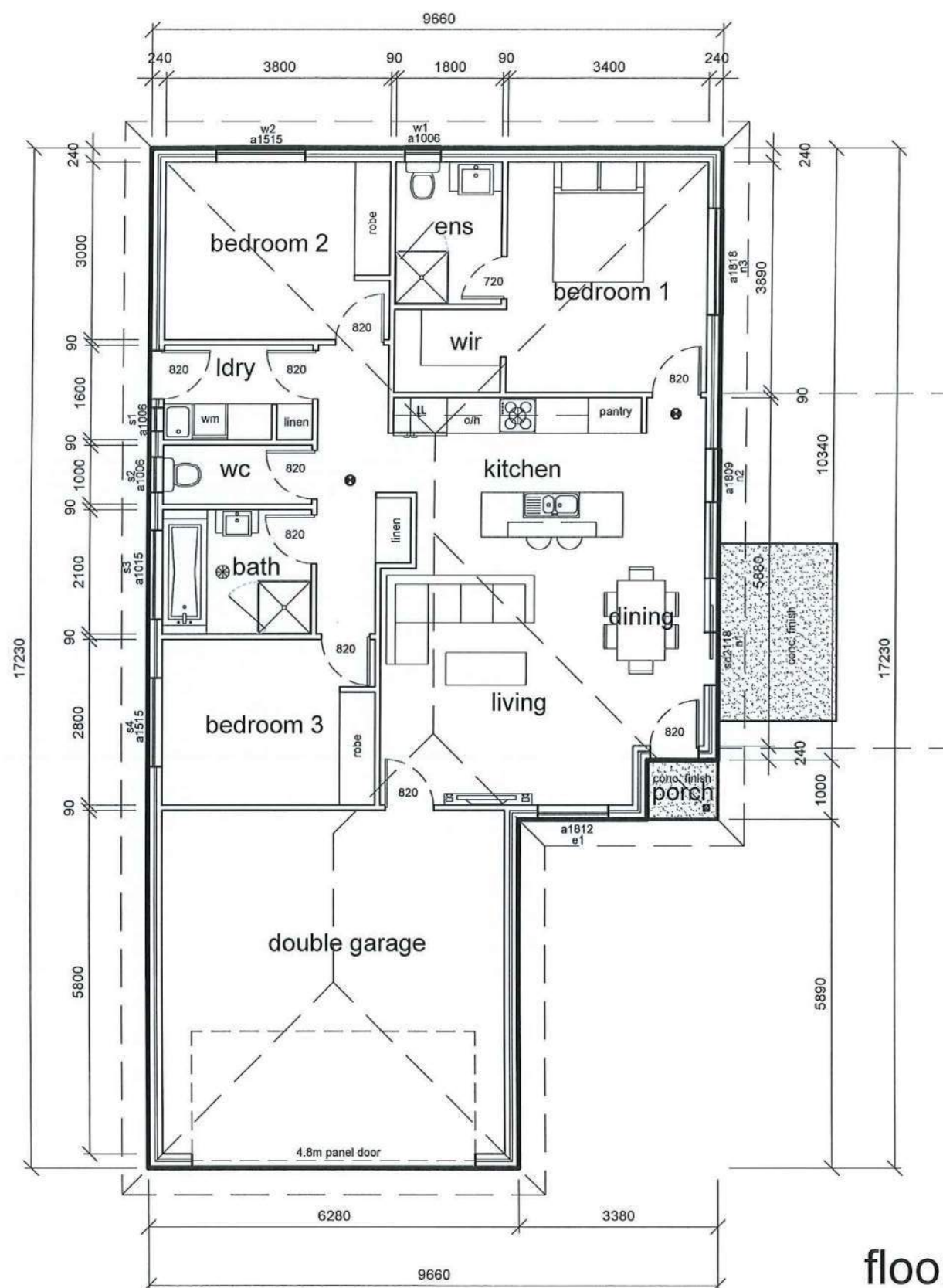
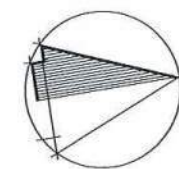
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	1.	PRESTON	sheet: 55 of 64	print date
	2.	lot : 1 , no. 150-152	date: February 2020	3 1 AUG 2020
	3.	Dexter Street Westbury	scale 1:100 @ A3	drawn: JVZ
PLANNING AUTHORITY 3			bal n/a	

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floor plan

floor area - 145.33m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

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	1.		sheet: 56	of 64	print date
	2.		date: February 2020		31 AUG 2020
	3.		scale 1:100 @ A3		
	Ordinary Agenda - 13 October 2020		bal n/a	drawn: JVZ	

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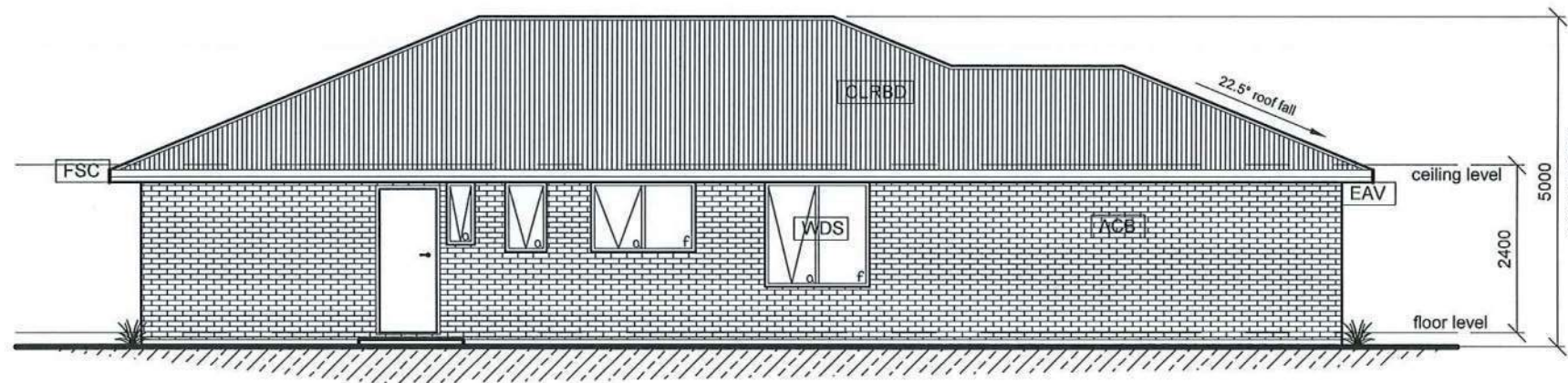
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2100 x 4800mm panel lift door  
selected automatic garage door  
to comply with AS4505. beam over to  
engineers details centered on wall  
from front



south elevation

- FSC**  
colorbond pre-coated folded metal gutter  
and fascia trim system
- EAV**  
eave overhang 450mm all round
- CLRBD**  
Colorbond 'corrugated' (min 5deg) roof
- ACB**  
selected austral brick fired clay face bricks
- WDS**  
windows and doors

elevations

ngl ——— natural ground level  
fgl ——— finished ground level

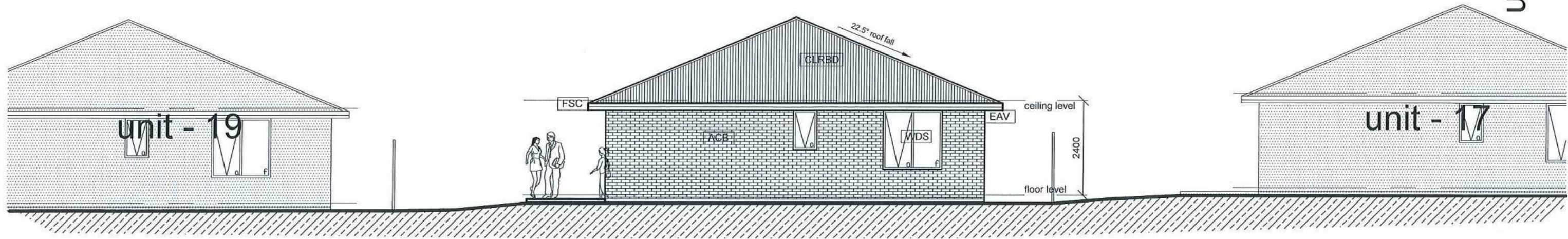
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west elevation



north elevation

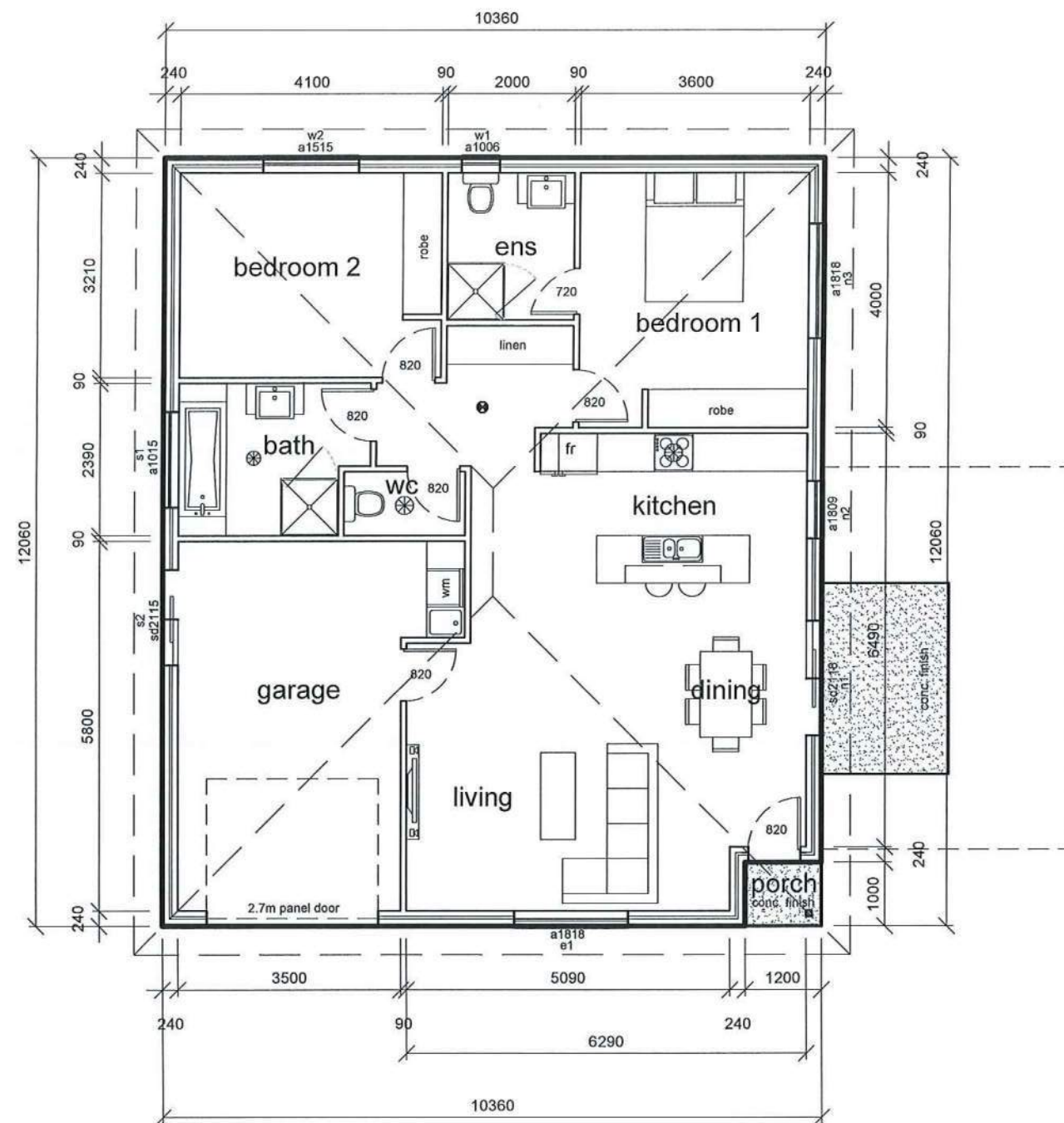
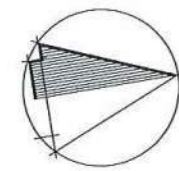
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## elevations

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FGL ——— FINISHED GROUND LEVEL

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	3.		scale 1:100 @ A3			
	4		bal n/a		drawn: JVZ	





floor plan

floor area - 123.74m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

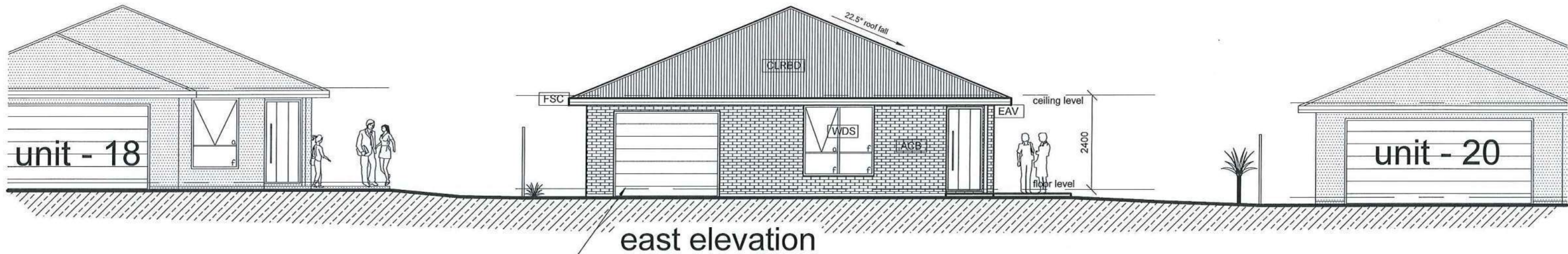
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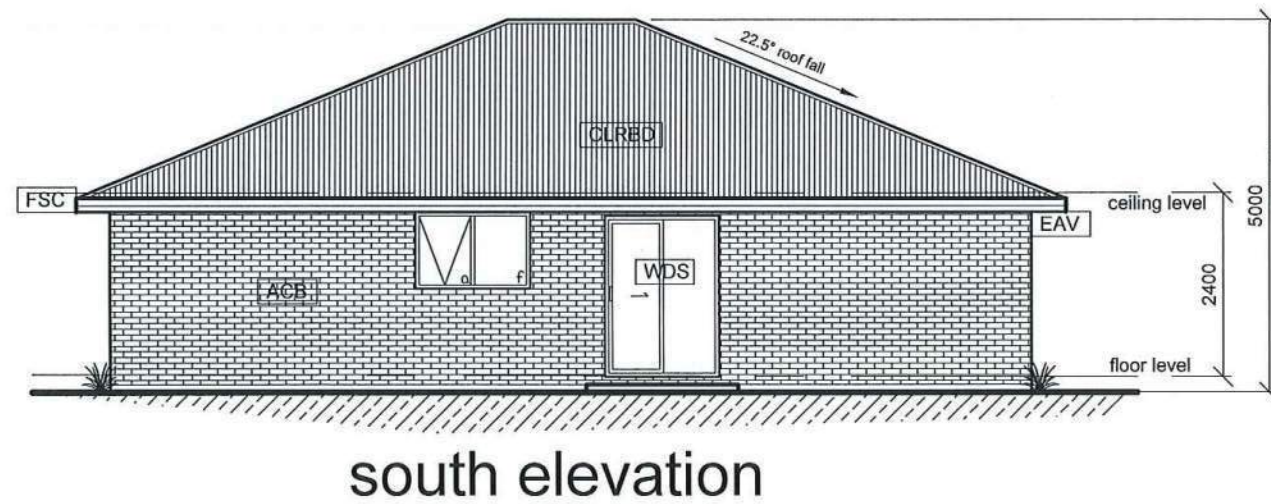
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2100 x 2700mm panel lift door  
selected automatic garage door  
to comply with AS4505. beam over to  
engineers details centered on wall  
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- FSC**  
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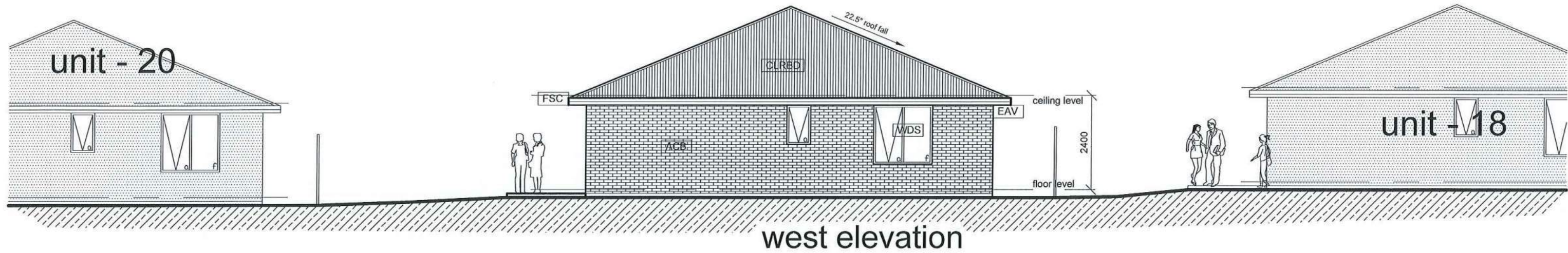
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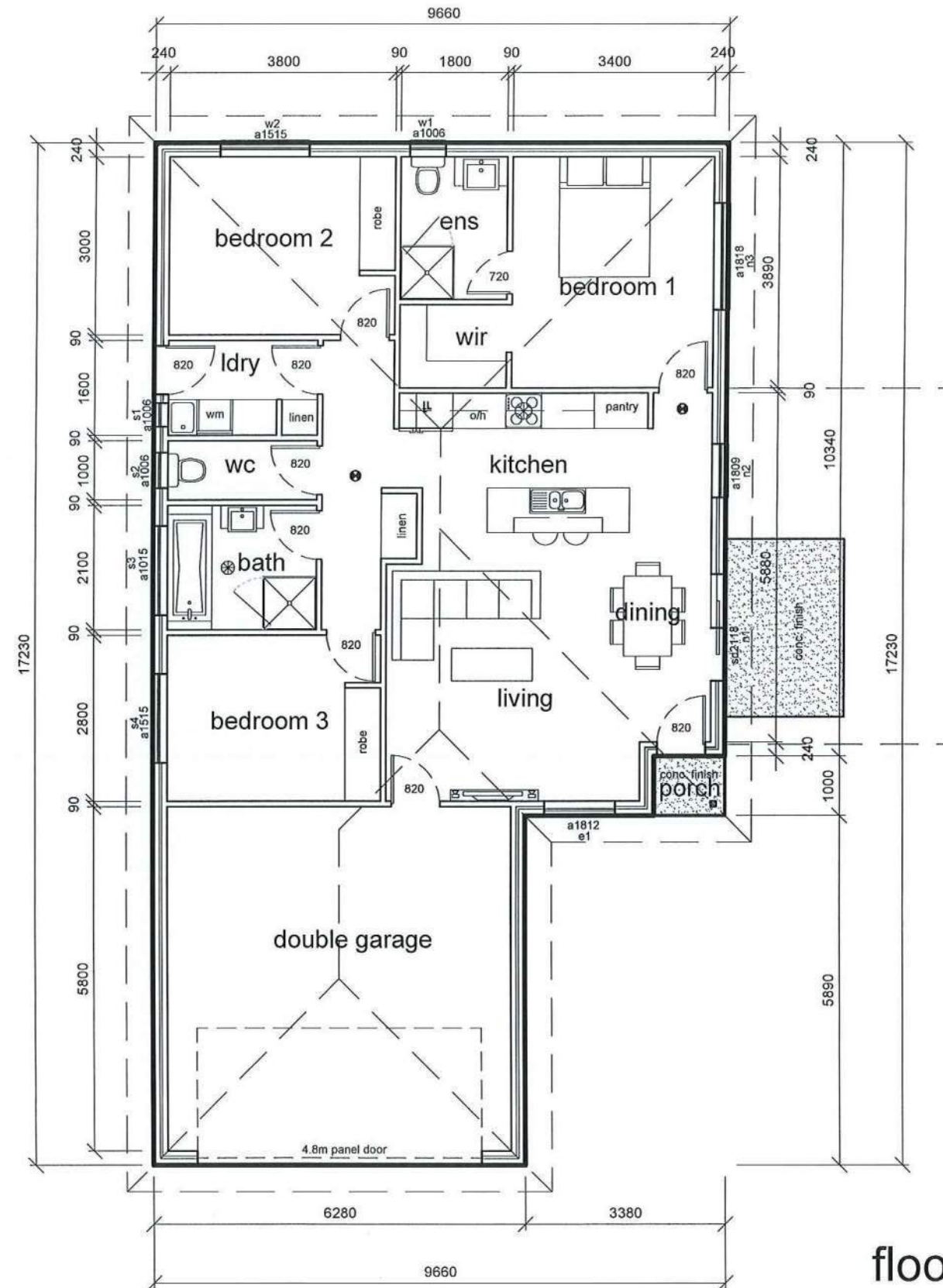
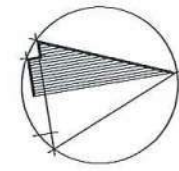
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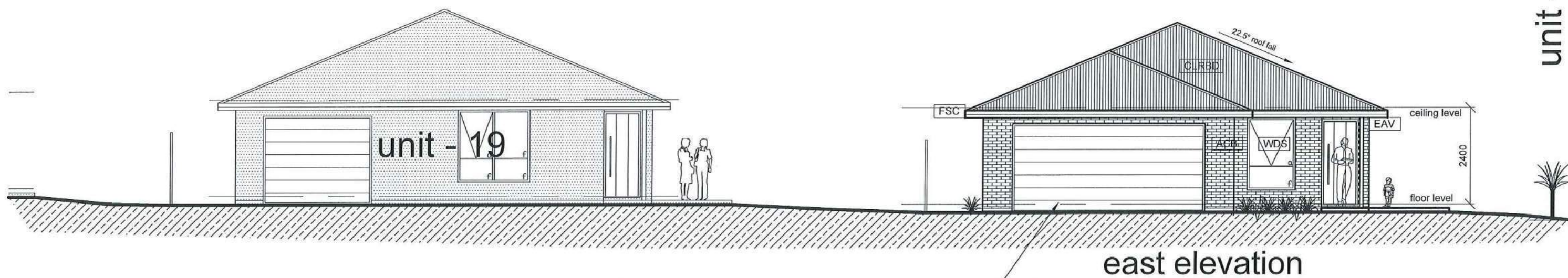


floor plan

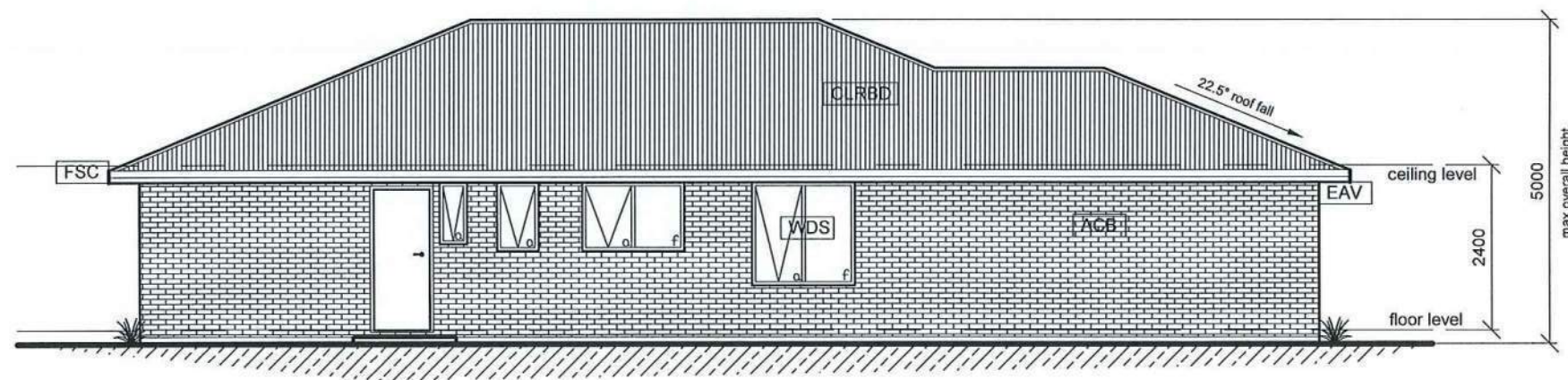
floor area - 145.33m<sup>2</sup>  
alfresco area - 6.00m<sup>2</sup>  
porch area - 1.20m<sup>2</sup>

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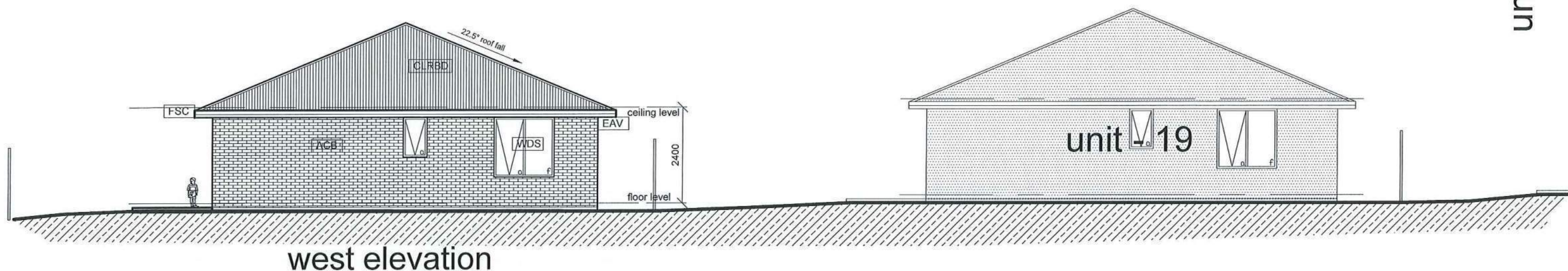
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Planning Report  
Multiple Dwelling proposal  
150-152 Dexter St, Westbury

Prepared by:  
Town Planning Solutions Pty Ltd  
21 August 2020





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### Document Issue Status

Ver.	Issue Date	Description	Originator		Checked		Approved	
0	21/07/20	Client review	MP		MP		MP	
1	21/08/20	For planning application	MP		MP		MP	



## Introduction

This report provides an assessment of a proposed 20-unit multiple dwelling proposal at 7150-152 Dexter Street, Westbury against the *Meander Valley Interim Planning Scheme 2013*.

This report was prepared by Mick Purves, Principal and Director of Town Planning Solutions Pty Ltd.

Mick is a qualified and practising Town Planner with a Bachelor of Environmental Design and a Master of Town Planning from the University of Tasmania. Mick is a member of the Planning Institute of Australia, a Certified Practising Planner and current President of the Tasmanian Division of the Institute.

Mick has 27 years' experience in the development industry and 21 years post-graduate experience working as a town planner and development manager in Local Government and consultancy.

## Proposal documents

The drawings used for this assessment were prepared by Urban Design Solutions, drawing series no 6730, dated 21 August 2020.

The Traffic Impact Assessment report was prepared by Traffic & Civil Services, Final version, 13 August 2020.

## Abbreviations

Scheme	Meander Valley Planning Scheme 2013
Site	150-152 Dexter Street, Westbury
Proposal	20 x multiple dwellings, job 6730 by Urban Design Solutions, dated 21 August 2020



## The Site

The project is located on land contained in Certificate of Title D105704/1, and known as 150-152 Dexter Street, Westbury (Site).

The Title does not provide area information, being a diagram. The site scales at 1.12 hectares on the list, excluding the site access. .

The site is described as follows:

- it is an internal lot, surrounded by existing suburban style development to the adjoining streets;
- frontage is provided to Dexter Street by what appears to be land retained as a road reservation, approximately 15.4 metres wide through the body, with splayed corners to the southern side;
- the site is generally described as an irregular rectangle with a width of approximately 107 metres and length of approximately 120 metres;
- the site has a very gentle slope;
- it has a grassed surface with a few shrubs and trees;
- it has no buildings upon it;
- it has connections to reticulated water, stormwater and sewer services;
- it is accessed via Dexter Street, a bitumen road with gravel shoulders; and
- the site requires an access and crossover to be constructed to municipal standards.

The surrounding area contains residential development in a largely suburban style, albeit at densities that range from urban to rural lifestyle lots. Development within the area is understood to range from the 1800's through to the current time.

Surrounding land contains houses in all directions. Half a block south, the land use pattern changes to larger lots and houses become less regular. Land to the north continues the residential development pattern through to Meander Valley Road and the town centre. This is shown in Figure 1.



Figure 1 – site and context



## Planning Scheme

The site is located within the Meander Valley Council and therefore subject to the *Meander Valley Interim Planning Scheme 2013* (Scheme).

Zoning and overlay information was obtained from TheLIST, which identified 150-152 Dexter Street as:

- located within the General Residential zone;
- not subject to any identified overlays;
- is not subject to any hazards under the *landslide planning map - hazard bands*.

The Scheme documents were obtained from the Meander Valley Council website on 7 February 2020.

The site complies with the definition of an internal lot at clause 4.1.3, as follows:

*means a lot:*

- (a) *lying predominantly behind another lot; and*
- (b) *having access to a road by an access strip, private road or right of way.*

Access strip is further defined as *means land, the purpose of which is to provide access to a road*.

Multiple dwellings comply with the defined use of residential at Table 8.2 of the Scheme, as follows:  
*use of land for self-contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.*

## 10 General Residential zone

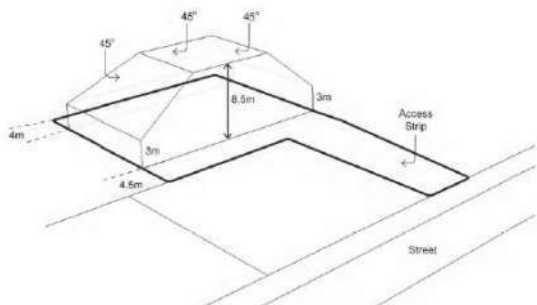
Table 10.2 of the Scheme defines that multiple dwellings are an unqualified permitted use within the zone. The use is therefore permitted.

Use standards at clause 10.3 do not apply to the proposal.

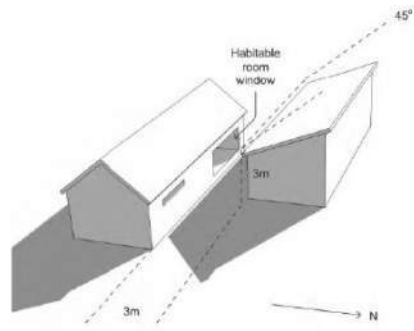
Development standards at clause 10.4 apply to the proposal.

<b>10.4.1 Residential density for multiple dwellings</b>	
A1 Multiple dwellings must have a site area per dwelling of not less than:  (a) 325 m <sup>2</sup> ; or...	Site area 11,200 m <sup>2</sup> by 20 units = 560 m <sup>2</sup> .  This is confirmed by the reverse calculation, 20 units x 325 = 6,500m <sup>2</sup> . A safety factor of approximately 4,700m <sup>2</sup> demonstrates that this requirement is clearly met.  Complies.
<b>10.4.2 Setbacks and building envelope for all dwellings</b>	
A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is:  (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or  (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the	The title does not contain a building area.  The Site Plans show the minimum primary frontage setback as 4.9 metres to buildings under the requirements of diagram 10.4.2D.  The Site Plans also show that the proposed buildings are all located behind the buildings on adjoining lots to Dexter Street.  Complies.

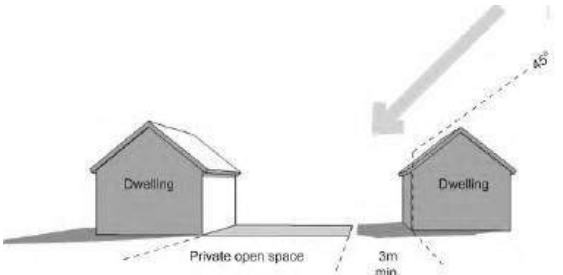


<p>dwelling on the adjoining sites on the same street; or...</p>	
<p>A2 A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1m behind the façade of the dwelling; or ...</p>	<p>The Site Plans show the minimum primary frontage setback for a garage is 44 metres.</p> <p>The floor plan for unit 1 shows a setback of 3.38m from the frontage façade.</p> <p>Complies.</p>
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to diagram ... 10.4.2 D)</p>	<p>The Site Plans clearly show the minimum frontage setback as 4.9 metres, with the minimum rear setback as 5.04m. All units comply with the acceptable solution at A3 (a).</p> <p>Complies.</p> 
<p><b>10.4.3 Site coverage and Private Open Space</b></p>	
<p>A1 Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and</p> <p>Site coverage is defined as</p> <p><i>means the proportion of a site (excluding any access strip) covered by roofed buildings.</i></p>	<p>The main body of the site has an area of 11,200 m<sup>2</sup>, with roofed buildings occupying 2801.12m<sup>2</sup>, allowing a site coverage of 25.01%.</p> <p>Complies.</p>
<p>(b) for multiple dwellings, a total area of private open space of not less than 60 m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and</p>	<p>The Site and Floor Plans show that all units will have access to at least 60m<sup>2</sup> of Private Open Space. Elevations clearly show that all units have access to the Private Open Space within 1.8 metres of the finished floor level.</p> <p>Complies.</p>
<p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>The Site Plans show that more than 25% of the site will be pervious.</p> <p>Complies.</p>
<p>A2 A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24 m<sup>2</sup> ...; and</p>	<p>An area of 6 x 4 metres is shown adjacent the sliding door to each unit on the Site and Floor plans.</p> <p>Complies.</p>
<p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4 m; ... and</p>	<p>An area of 6 x 4 metres is shown adjacent the sliding door to each unit on the site and floor plans.</p> <p>Complies.</p>



(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and	The Site Plans shows the open space location on the northern side of each unit.  Complies.
(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and	The Site and Floor plans show Units 1 and 20 have open space that is technically located in what may be considered the frontage setback, with a due north orientation.  Complies.
(f) has a gradient not steeper than 1 in 10; and	The Site Plans and Elevations clearly show the POS for each unit will have a maximum grade of 1:10.  Complies.
(g) is not used for vehicle access or parking.	Separate parking and manoeuvring is provided.  Complies.
<b>10.4.4 Sunlight and overshadowing for all dwellings</b>	
A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Site orientation allows provision of a window facing due north to the living space of every unit.  Complies.
A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):  (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):  ...	Floor and Site Plans show the required open space at 6 x 4 metres, with units the separated from each other by 7 metres. This achieves the separation required under (a).  Complies.  
A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):  (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):	Floor and Site Plans show the required open space at 6 x 4 metres, with units the separated from each other by 7 metres.  This achieves the separation required under (a).  Complies.



	
<b>10.4.5 Width of openings for garages and carports for all dwellings</b>	
<p>A1 A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).</p>	<p>The Site Plans clearly show there are no garages within 12 metres of the primary frontage.</p> <p>Complies.</p>
<b>10.4.6 Privacy for all dwellings</b>	
<p>A1 The proposal does not contain any balconies, decks, roof terraces or carports (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level,</p>	<p>The gentle slope of the site allows the finished floor levels of units and private open space to be within a few hundred millimetres of the adjoining units. This standard does not apply to the proposal.</p> <p>Even if Council takes the opposing view, yards for each unit are provided with a 1.8 metre high fence, complying with the 1.7m screening requirement.</p> <p>Complies.</p>
<p>A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <p>(i) at a distance of 3 m from the window; and</p> <p>(ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal; or</p>	<p>The gentle slope of the site allows the finished floor levels of units and private open space to be within a few hundred millimetres of the adjoining units.</p> <p>This standard does not apply to the proposal.</p> <p>Regardless, the layout of the proposal allows compliance with (a).</p> <p>Complies.</p>
<p>A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5 m; or ...</p>	<p>The Site Plans clearly show that the minimum setback of habitable rooms to shared driveways and parking spaces exceeds 2.5 metres.</p> <p>Complies.</p>



<b>10.4.7 Frontage fences for all dwellings</b>	
A1 A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than:  (a) 1.2 m if the fence is solid; or	No fence to the frontage is proposed. The letterbox structure will be less than 1.2m high.  Not applicable.
<b>10.4.8 Waste storage for multiple dwellings</b>	
A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m <sup>2</sup> per dwelling and is within one of the following locations:  (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or ...	The Site Plans show that each unit has an area for waste and recycling bins located within their respective 'yard' spaces.  Complies.
<b>10.4.9 Storage for multiple dwellings</b>	
A1 Each multiple dwelling must have access to at least 6 cubic metres of secure storage space.	Floor plans for each unit show at least 6m <sup>3</sup> storage space within the garage.  Complies.
<b>10.4.10 Common Property for multiple dwellings</b>	
A1 Development for multiple dwellings must clearly delineate public, communal and private areas such as:  a) driveways; and  b) site services and any waste collection points.	The Site Plans clearly layout public from private spaces through building location and use of fences. Driveways are clearly delineated on the plan. Visitor spaces will be marked.  Site services are addressed through common letter boxes and a waste collection area near the frontage.  Complies.
<b>10.4.11 Outbuildings for multiple dwellings</b>	
Not applicable.	
<b>10.4.12 Site services for multiple dwellings</b>	
A1 Provision for mailboxes must be made at the frontage.	The Site Plans clearly show mailboxes for each unit located at the frontage.
<b>10.4.13 Non Dwelling Residential use development</b>	
The proposal is for dwellings within the residential use class.	Not applicable.

The proposal complies with all relevant acceptable solutions within the zone and is therefore eligible for approval. No discretions were identified.

The assessment against the zone standards supports approval of the application.



## E4 Road and Rail Asset code

E4.2.1 – Code applies to use or development of land that: ... b) intensifies the use of an existing access, junction or level crossing; or	Code applies to the proposal.
<b>E4.6.1 Use and road or rail infrastructure</b>	
A1 Sensitive use on or within 50m of a category 1 or 2 road,	Not applicable.
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	<p>P2 <i>For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</i></p> <p>The TIA assessed the proposal against criterion P2 and determined that it satisfied the performance criterion.</p> <p>Complies.</p>
A3 For roads with a speed limit of more than 60km/h	Not applicable.
<b>E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways</b>	
Not applicable.	
<b>E4.7.2 Management of Road Accesses and Junctions</b>	
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	<p>One access point is proposed from Dexter Street.</p> <p>Complies.</p>
A2 For roads with a speed limit of more than 60km/h ...	Not applicable.
<b>E4.7.3 Management of Rail Level Crossings</b>	
Not applicable.	
<b>E4.7.4 Management of Rail Level Crossings</b>	
<p>A1 Sight distances at</p> <p>a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</p> <p>b) not applicable.</p> <p>c) not applicable.</p>	<p>The TIA considered this issue and determined that the access complies with the sight distance requirements of table E4.7.4.</p> <p>Complies.</p>

The application complies with the relevant acceptable solutions and performance criteria for the Road and Rail Assets Code.

The assessment against the standards supports approval of the application.



## E6 Car Parking and Sustainable Transport Code

E6.2.1 This code applies to all use and development of land.	The Code applies to the proposal and is not exempt under E6.5.1.
<b>E6.6.1 Car Parking Numbers</b>	
<p>A1 The number of car parking spaces must not be less than the requirements of:</p> <p>a) Table E6.1; or</p>	<p>Table E6.6.1 requires:</p> <ul style="list-style-type: none"> <li>2 spaces per 2-+ bedrooms/dwelling; and</li> <li>1 visitor space per 3 dwellings for internal lots.</li> </ul> <p>At least 2 parking spaces are provided per dwelling, with 6 units providing one garage space and one parking space in the driveway.</p> <p>7 dedicated visitor spaces are required.</p> <p>6 are provided at the entrance to the main body of the site. Units 1, 6, 7, 18 and 20 have driveways that can accommodate an addition visitor parking space. 10 visitor parking spaces are provided.</p> <p>Complies.</p>
<b>E6.6.3 Taxi Drop-off and Pickup</b>	Not applicable (dwellings in GRZ)
<b>E6.6.4 Motorbike Parking Provisions</b>	
<p>A1 One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.</p>	2 motorbike parking spaces were provided as part of the site plan, as supported by the TIA.
<b>E6.7.1 Construction of Car Parking Spaces and Access Strips</b>	
<p>A1 All car parking, access strips manoeuvring and circulation spaces must be:</p> <p>a) formed to an adequate level and drained; and</p> <p>b) except for a single dwelling, provided with an impervious all-weather seal; and</p> <p>c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.</p>	<p>The Site Plans note a concrete sealed driveway provided to all units and manoeuvring areas. Visitor spaces and passing bays will be clearly marked as such.</p> <p>Complies.</p>
<b>E6.7.2 Design and Layout of Car Parking</b>	
<p>A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and</p> <p>A1.2 Within the general residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p>	<p>Site Plans clearly identify that parking and manoeuvring spaces are not located within the frontage setback at the road frontage, nor at the internal (northern) boundary.</p> <p>Complies.</p>
<p>A2.1 Car parking and manoeuvring space must:</p> <p>a) have a gradient of 10% or less; and</p> <p>b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and</p>	<p>A2.1 The proposal complies with the standards as follows:</p> <p>a) the site is practically flat and therefore complies with this requirement.</p>



<p>c) have a width of vehicular access no less than prescribed in Table E6.2 and not more than 10% greater than prescribed in Table E6.2; and</p> <p>d) have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply:</p> <p>i) there are three or more car parking spaces; and</p> <p>ii) where parking is more than 30m driving distance from the road; or</p> <p>iii) where the sole vehicle access is to a category 1, 2, 3 or 4 road; and</p> <p>A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i>.</p>	<p>b) the access allows for vehicles to park at low speed and manoeuvring / turning spaces are provided within the site.</p> <p>c) Table E6.2 requires a minimum access of 4.5 metres serving up to 20 spaces and 5.5m above 20 spaces, as shown on the Site Plans.</p> <p>d) The TIA determined that the spaces complied with these requirements.</p> <p>Complies.</p> <p>A2.2 The TIA identified that the car spaces and access ways were designed in accordance with AS2890.</p> <p>Complies.</p>
<b>E6.7.3 Car Parking Access, Safety and Security</b>	
<p>A1 Car parking areas with greater than 20 parking spaces must be:</p> <p>a) secured and lit so that unauthorised persons cannot enter or;</p> <p>b) visible from buildings on or adjacent to the site during the times when parking occurs.</p>	<p>The subject standard is not clear on whether it applies to the proposal. In response:</p> <p>a) The TIA identified that lighting of parts of the site was necessary to maintain user safety. This was provided for in the proposal plans; and</p> <p>b) car parking areas are visible from the buildings that are proposed on the subject site.</p> <p>Complies.</p>
<p><b>E6.7.4 Parking for Persons with a Disability</b> Not applicable.</p> <p>(note, disable parking is at the discretion and to the approval of the building surveyor under the National Construction Code and subject to statutory limitations under <i>Building Act 2016</i>.)</p>	
<p><b>E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup</b></p> <p>Not applicable.</p>	
<b>E6.8.1 Pedestrian Walkways</b>	
<p>A1 Pedestrian access must be provided for in accordance with Table E6.5.</p> <p>Table E6.5 provides:</p> <p>11 or more - A 1m wide footpath separated from the driveway and parking aisles except at crossing points. [Notes (a) and (b) apply].</p>	<p>The proposal does not comply with the acceptable solution. P1 requires that:</p> <p><i>Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.</i></p> <p>The TIA assessed this criterion in detail and recommended the following to comply with the performance criterion:</p> <ul style="list-style-type: none"> <li>A low risk was present where speeds were maintained at low levels;</li> <li>A 10kph shared zone achieved this requirement, with signage;</li> <li>The central island have street lighting;</li> </ul>



	These recommendations were included into the proposal. Complies with P1.
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The application complies with the relevant acceptable solutions and performance criteria for the Car Parking and Sustainable Transport Code.

Discretions were supported by the Traffic Impact Assessment and were not considered to be of such an extent of technical complexity that the objectives for each standard did not require consideration to complete assessment.

The assessment against the standards supports approval of the application.

### Remaining Scheme Codes

The following codes were determined as not applicable to the application:

- E1 Bushfire Prone Areas
- E2 Potentially Contaminated Land
- E3 Landslip
- E7 Scenic Management
- E8 Biodiversity
- E9 Water Quality
- E10 Open Space & Recreation
- E11 Environmental Impacts and Attenuation
- E12 Airports Impact Management
- E13 Heritage
- E14 Coastal
- E15 Signage
- E16 Urban Salinity Code

## Conclusion

The proposal seeks approval for 20 multiple dwellings on an existing title within an established residential area.

The site is not affected by any natural hazards and both the use and development were able to demonstrate compliance with all relevant standards from the Scheme.

The discretions that were required all demonstrated compliance with the corresponding performance criteria. Pursuant to clauses 7.5.3 and 7.5.1, the application can be considered for approval.

The application has demonstrated compliance with the Scheme and ought to be approved.



**Lisa Van Zetten**

**Urban Design Solutions**

**Re proposed Unit Complex 150-152 Dexter Street, Westbury**

**We would be able to service this site from assessment of plans you have provided**

**This would be inline with current services provided in the area**

**Bin sizes and frequency listed below**

**Please feel free to call and discuss if further information is required**

Quantity	Waste Type	Container Size	Service Frequency
20	General waste	RL240	Fortnightly
20	Commingled	RL240	Fortnightly
Delivery - No Charge			
<b>Additional Information:</b>			

Regards,

**Damien Griffiths | Area Sales Manager | Veolia Australia and New Zealand**

A: **TAS Launceston Office** | [23 Murphy Street | Invermay | TAS | 7248](#)

| M: 0418 483 287 | E: [Damien.Griffiths@veolia.com](mailto:Damien.Griffiths@veolia.com)

Resourcing the world 

**Follow us:**    







**From:** admin@urbantas.com.au  
**Sent:** 31 Aug 2020 11:21:50 +1000  
**To:** Meander Valley Council Email  
**Subject:** Attention Planning re - 150-152 Dexter St, Westbury  
**Attachments:** 204119-C.pdf, Dexter Street TIA Draft #2.pdf, L20-08-11 - Dexter St, Westbury.pdf

Email 3/3

**Kind Regards,**

**Lisa Van Zetten**  
Office Manager

*Please be aware that our office will be closed for staff annual leave from the 28<sup>th</sup> of September until the 9<sup>th</sup> of October*





CLIENT:  
SAM & ALAN PRESTON

PROJECT:  
UNIT DEVELOPMENT

ADDRESS:  
LOT 1, 150-152 DEXTER ST, WESTBURY

PROJECT No:  
20.4119

STATUS:  
CONTROLLED DOCUMENT

ISSUED FOR / DESCRIPTION:  
DEVELOPMENT APPROVAL

DRAWINGS:

- COV - COVER SHEET
- C000 - CIVIL NOTES
- C401 - CONCEPT SITE SERVICES PLAN
- C411 - VEHICLE TURNING PATHS PLAN
- C701 - SECTIONS & DETAILS

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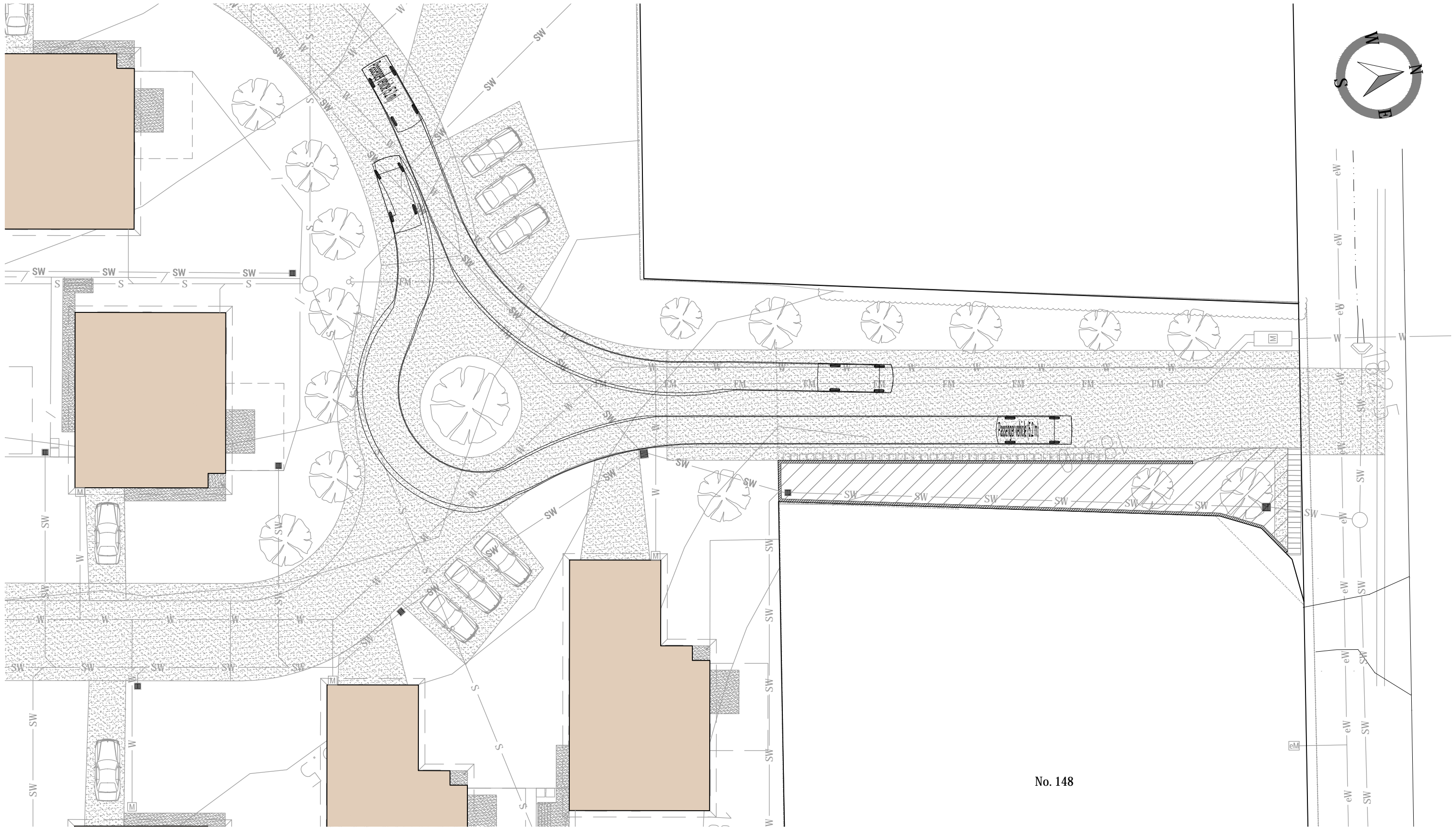




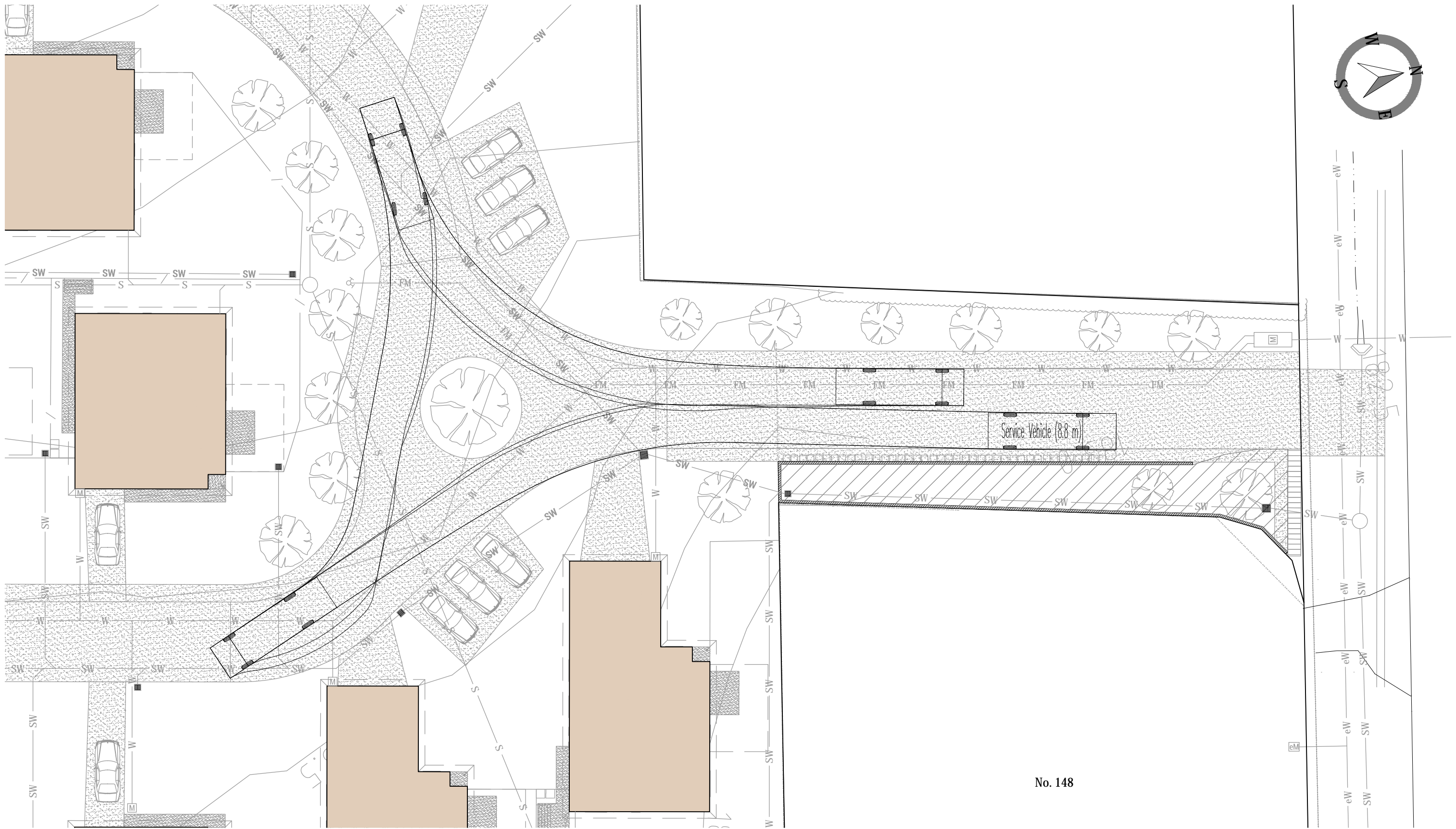









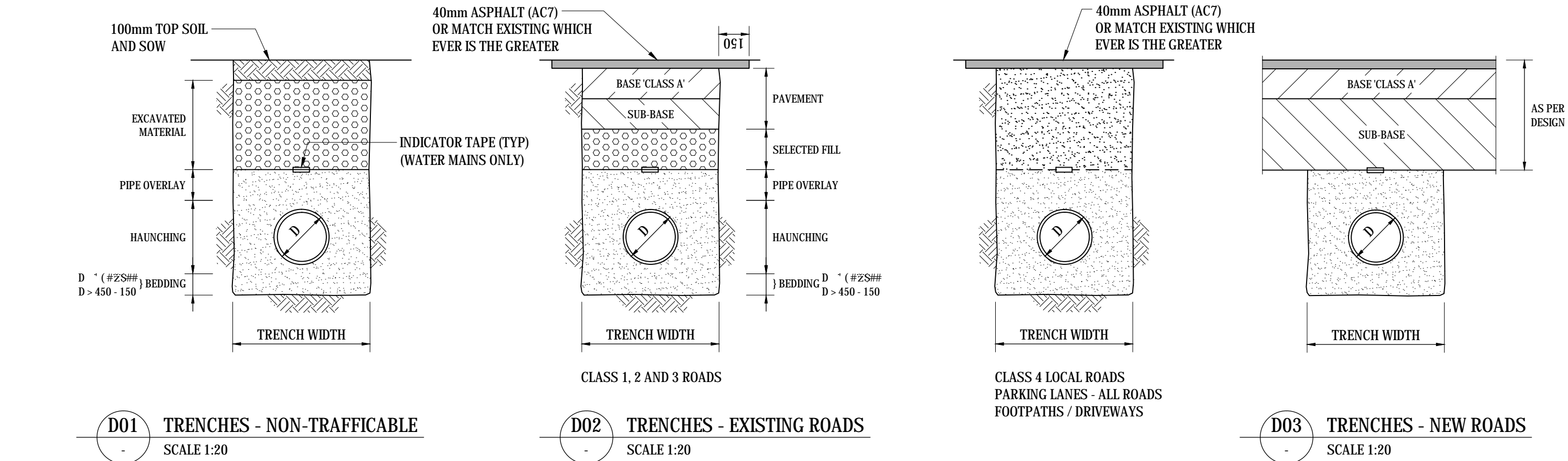
VEHICLE TURNING PATHS PLAN - PASSENGER VEHICLE (5.2m)  
SCALE 1:250



VEHICLE TURNING PATHS PLAN - SERVICE VEHICLE (8.8m)  
SCALE 1:250

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				DO NOT SCALE - IF IN DOUBT, ASK <small>THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT J 4F C8C4B877 Z E4B8-A4B8 4C4BACCL 7C27 45A (S) S. C. = 94 "</small>		DESIGN CHK: RJ		PROJECT: UNIT DEVELOPMENT	
				0 DEVELOPMENT APPROVAL		DRAWN BY: JWS		ADDRESS: LOT 1, 150-152 DEXTER ST WESTBURY	SCALE: 1:250 SHEET SIZE: A1 DWGS IN SET: -
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				APPROVED: R. JESSON	ACRED. No: CC58481	DATE: 06-08-20			



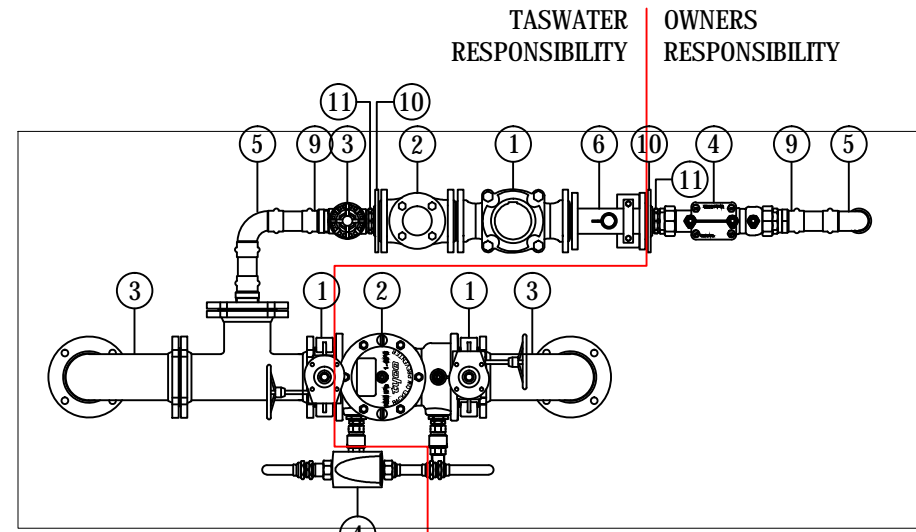
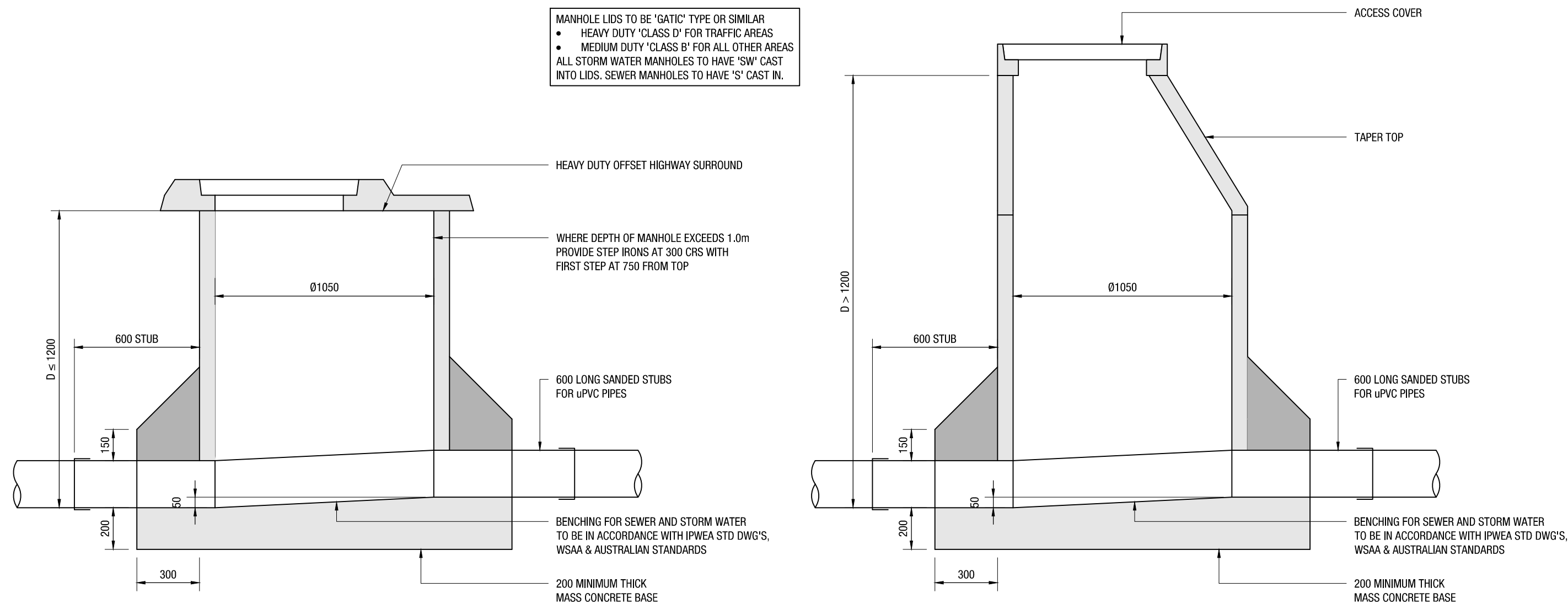


NOTES:  
TRENCH DEPTH (D = NOM. DIA.)  
CONCRETE PIPES = D + 600  
uPVC PIPES = D + 200  
DCL PIPES = OD + 300  
  
PIPE OVERLAY  
WATER MAINS = 150mm MINIMUM  
SEWER & STORM WATER = 300 MINIMUM  
  
COMPACTION OF BEDDING, HAUNCHING & OVERLAY  
REFER TO AS 1289-5.5  
CONCRETE PIPES = MIN. DENSITY INDEX = 60% (85% STD. COMPACTION)  
uPVC PIPES = DENSITY INDEX = 65% (90% STD. COMPACTION)  
DCL PIPES = DENSITY INDEX = 65% (90% STD. COMPACTION)

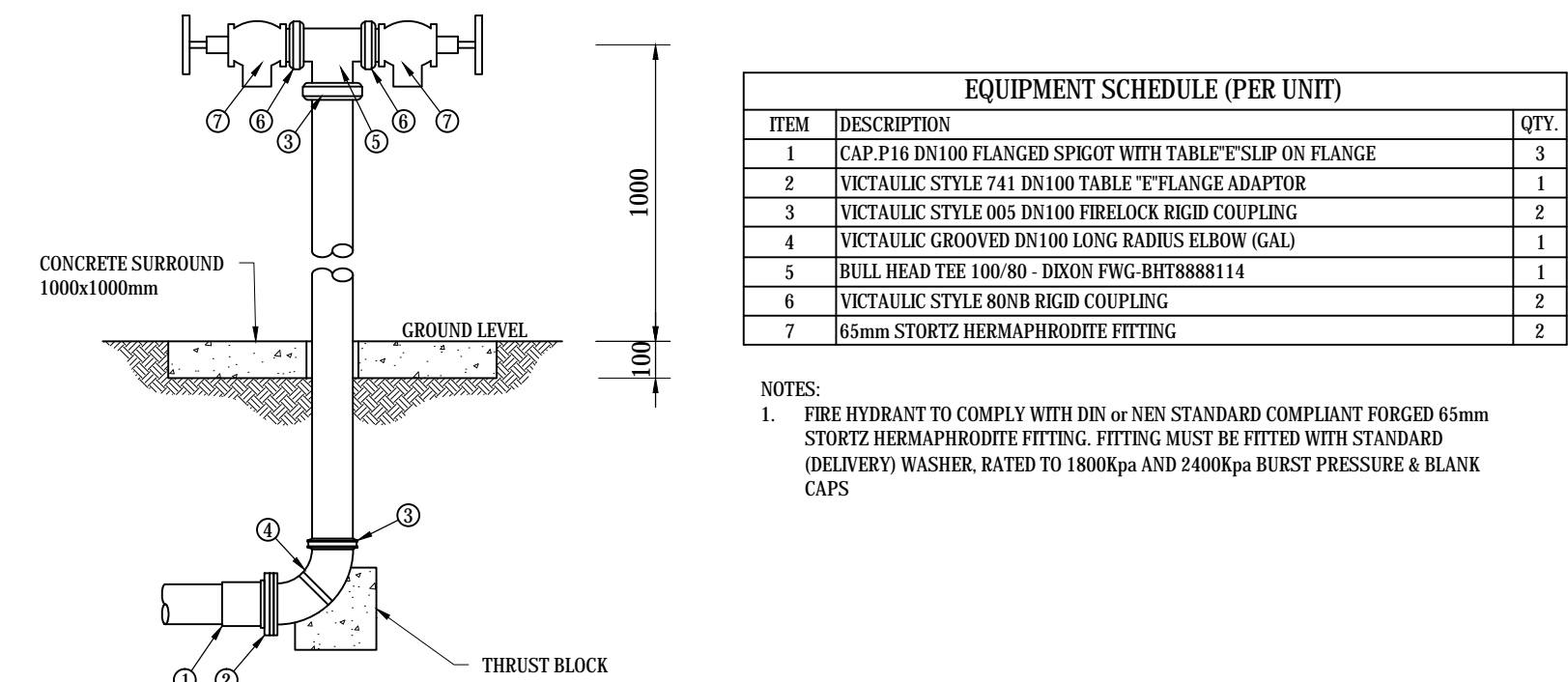
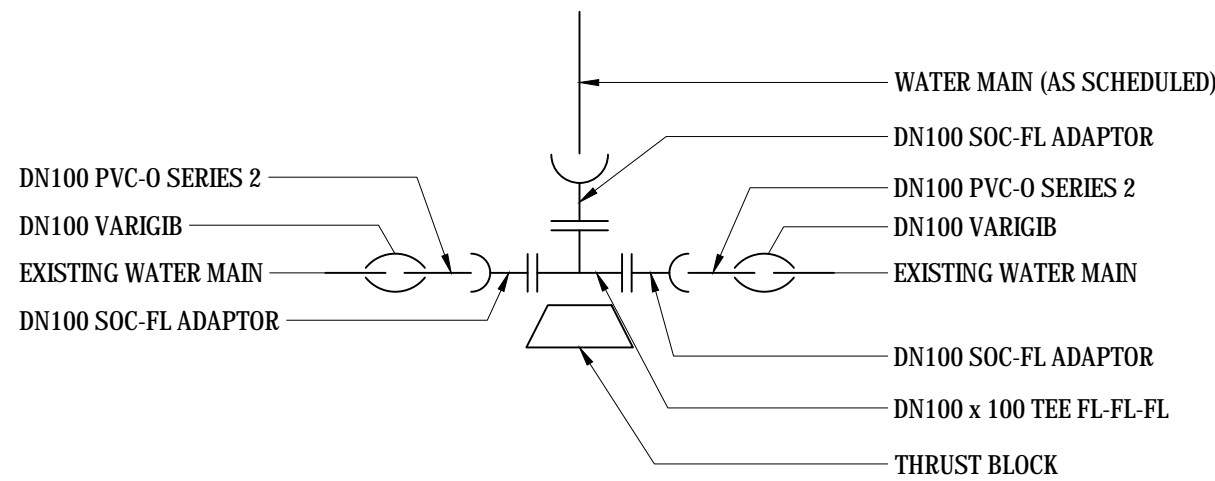
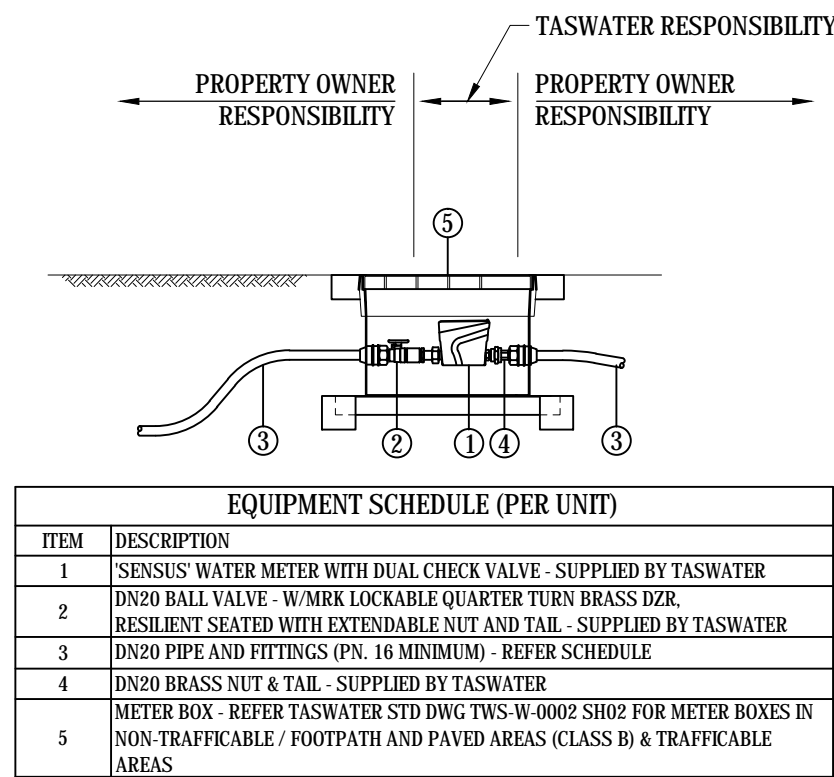
BEDDING, HAUNCHING AND OVERLAY MATERIAL	
BEDDING, HAUNCHING AND PIPE OVERLAY MATERIAL SHALL CONTAIN NO DELETERIOUS MATERIAL OR CLAY LUMPS AND SHALL COMPLY WITH THE FOLLOWING GRADINGS:	
FOR uPVC AND DUCTILE IRON PIPES	
SAND OR CRUSHED ROCK (STONE DUST)	% PASSING (BY MASS)
SIEVE APERTURE (mm)	
TO AS 1152	
6.7	100
2.36	70-100
0.6	20-90
0.3	8-50
0.15	0-20
0.075	0-10

FOR CONCRETE PIPES	
CRUSHED ROCK	
SIEVE APERTURE (mm)	% PASSING (BY MASS)
TO AS 1152	
19	100
2.36	50-100
0.6	20-90
0.3	10-60
0.15	0-25
0.075	0-10

ALL MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH AS 3725 AND TO THE SATISFACTION OF THE SUPERINTENDENT.




EQUIPMENT SCHEDULE (PER UNIT)	
DN100 DEDICATED FIRE	
ITEM	DESCRIPTION
1	DN100 LUG TYPE BUTTERFLY VALVE WITH WORM GEAR ACTUATOR - AVK OR SIMILAR
2	LOW HAZARD VALVCHQ DN100 SDCT03 SINGLE CHECK VALVE
3	DN100 PN16 METALLIC WATER PIPE
4	DN25 SENSUS WATER METER LOW FLOW BYPASS
DN50 DOMESTIC SUPPLY	
ITEM	DESCRIPTION
1	DN50 SENSUS MISTREAM PLUS WATER METER
2	DN50 SENSUS WP-F DIRT BOX
3	DN50 GATE VALVE - AVK TO SIMILAR
4	LOW HAZARD DN50 VALVCHQ DC03U DOUBLE CHECK VALVE NON-TESTABLE
5	DN50 TYPE A COPPER WATER PIPE
6	DN50 x 200mm HYDRANT RISER WITH 25mm TAPPING FOR PRESSURE TESTING, 20mm VALVE & PLUG
9	0.5 PRESS. FITTINGS OF EQUIVALENT
10	DN50 DSP TO TABLE F FLANGE ADAPTOR
11	DN50 NIPPLE



EQUIPMENT SCHEDULE (PER UNIT)		
ITEM	DESCRIPTION	QTY.
1	CAP P16 DN100 FLANGED SPIGOT WITH TABLE F SLIP ON FLANGE	3
2	VICTAULIC STYLE 741 DN100 TABLE F FLANGE ADAPTOR	1
3	VICTAULIC STYLE 005 DN100 FIRELOCK RIGID COUPLING	2
4	VICTAULIC GROOVED DN100 LONG RADIUS ELBOW (GAL)	1
5	BULL HEAD TEE 100/80 - DIXON FWG-BHT888114	1
6	VICTAULIC STYLE 80NB RIGID COUPLING	2
7	65mm STORTZ HERMAPHRODITE FITTING	2

NOTES:  
1. FIRE HYDRANT TO COMPLY WITH DIN or NEN STANDARD COMPLIANT FORCED 65mm STORTZ HERMAPHRODITE FITTING. FITTING MUST BE FITTED WITH STANDARD (DELIVERY) WASHER, RATED TO 1800kpa AND 2400kpa BURST PRESSURE & BLANK CAPS

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				DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT 3 4F CERC40877 2 E408-A408 4G48A CCL 707 45A (S) S. 1, 4 94		DESIGN CHK: RJ			PROJECT: UNIT DEVELOPMENT		SCALE: 1:20 SHEET SIZE: A1 DWGS IN SET: -			
				APPROVED: R. JESSON		ACRED. No: CC58481			DATE: 06-08-20		ADDRESS: LOT 1, 150-152 DEXTER ST WESTBURY		PROJECT No: 20.4119 DWG No: C701 REV: 0	
0 DEVELOPMENT APPROVAL		JWS	11-08-20	BY: DATE:										
REV: ISSUED FOR / DESCRIPTION:														





**150-152 DEXTER STREET, WESTBURY**

**UNIT DEVELOPMENT**

**TRAFFIC IMPACT ASSESSMENT**

**AUGUST 2020**





## 150-152 Dexter Street, Westbury Unit Development

### TRAFFIC IMPACT ASSESSMENT

- Draft
- August 2020

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## Document history and status

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# 1. Introduction

## 1.1 Background

This TIA reviews the proposed 20 lot stratum subdivision of 150-152 Dexter Street, Westbury with 14\*3-bedroom dwellings and 6\*2-bedroom dwellings. 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 Dexter Street between the William and Taylor Street intersections. Appendix A shows the proposed development layout plans.

## 1.4 References

- AS 1742.1 – 2014 – General introduction and index of signs
- AS /NZS 2890.1- 2004 – Off-street carparking
- AS /NZS 2890.6 - 2004 – Off-street carparking for people with disabilities
- RTA Guide to Traffic Generating Developments – 2002
- ITE Parking Generation Rates - 4th Edition 2010
- Meander Valley Interim Planning Scheme 2013
- Austroads Guidelines
  - Road Design Part 4A: Unsignalised & Signalised Intersections 2017
  - Traffic Management Part 6: Intersections, Interchanges & Crossings 2019.





## 1.5 Statement of Qualifications and Experience

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

Richard Burk is an experienced and qualified traffic engineer with:

- 33 years professional experience in road and traffic engineering industry
  - 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

A handwritten signature in blue ink, appearing to read 'R Burk', is shown on a light blue background.

Richard Burk

BE (Civil) M Traffic Dip Man. MIE Aust CPEng

Director Traffic and Civil Services Pty Ltd





## 1.6 Glossary of Terms

AADT	Annual Average Daily Traffic - The total number of vehicles travelling in both directions passing a point in a year divided by the number of days in a year.
Acceleration Lane	An auxiliary lane used to allow vehicles to increase speed without interfering with the main traffic stream. It is often used on the departure side of intersections.
Access	The driveway by which vehicles and/or pedestrians enter and/or leave the property adjacent to a road.
ADT	Average Daily Traffic – The average 24-hour volume being the total number of vehicles travelling in both directions passing a point in a stated period divided by the stated number of days in that period.
Austroroads	The Association of Australian and New Zealand road transport and traffic authorities and includes the Australian Local Government Association.
Delay	The additional travel time experienced by a vehicle or pedestrian with reference to a base travel time (e.g. the free flow travel time).
DSG	Department of State Growth – The Tasmanian Government Department which manages the State Road Network.
GFA	Gross Floor Area
Intersection Kerb	The place at which two or more roads meet or cross. A raised border of rigid material formed at the edge of a carriageway, pavement or bridge.
km/h	Kilometres per hour
Level of Service	An index of the operational performance of traffic on a given traffic lane, carriageway or road when accommodating various traffic volumes under different combinations of operating conditions. It is usually defined in terms of the convenience of travel and safety performance.
m	Metres
Median	A strip of road, not normally intended for use by traffic, which separates carriageways for traffic in opposite directions. Usually formed by painted lines, kerbed and paved areas grassed areas, etc.
Movement	A stream of vehicles that enters from the same approach and departs from the same exit (i.e. with the same origin and destination).
Phase	The part of a signal cycle during which one or more movements receive right-of-way subject to resolution of any vehicle or pedestrian conflicts by priority rules. A phase is identified by at least one movement gaining right-of-way at the start of it and at least one movement losing right-of-way at the end of it.





Sight Distance	The distance, measured along the road over which visibility occurs between a driver and an object or between two drivers at specific heights above the carriageway in their lane of travel.
Signal Phasing	Sequential arrangement of separately controlled groups of vehicle and pedestrian movements within a signal cycle to allow all vehicle and pedestrian movements to proceed.
SISD	Safe Intersection Sight Distance – The sight distance provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation and to decelerate to a stop before reaching the collision point.
Speed	Distance travelled per unit time.
85th Percentile	The speed at which 85% of car drivers will travel slower and 15% will travel faster. A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic-actuated Control	A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic Growth Factor	A factor used to estimate the percentage annual increase in traffic volume.
Trip	A one-way vehicular movement from one point to another excluding the return journey. Therefore, a vehicle entering and leaving a land use is counted as two trips. (RTA Guide to Traffic generating Developments).
Turning Movement	The number of vehicles observed to make a particular turning movement (left or right turn, or through movement) at an intersection over a specified period.
Turning Movement Count	A traffic count at an intersection during which all turning movements are recorded.
Vehicle Actuated Traffic Signals	Traffic signals in which the phasing varies in accordance with the detected presence of vehicles on the signal approaches.
vpd	vehicles per day – The number of vehicles travelling in both directions passing a point during a day from midnight to midnight.
vph	vehicles per hour – The number of vehicles travelling in both directions passing a point during an hour.

## 1.7 Site Specific Glossary of Terms

MVC	Meander Valley Council
SSA	Safe System Assessment
MVSR	Meander Valley Secondary Road

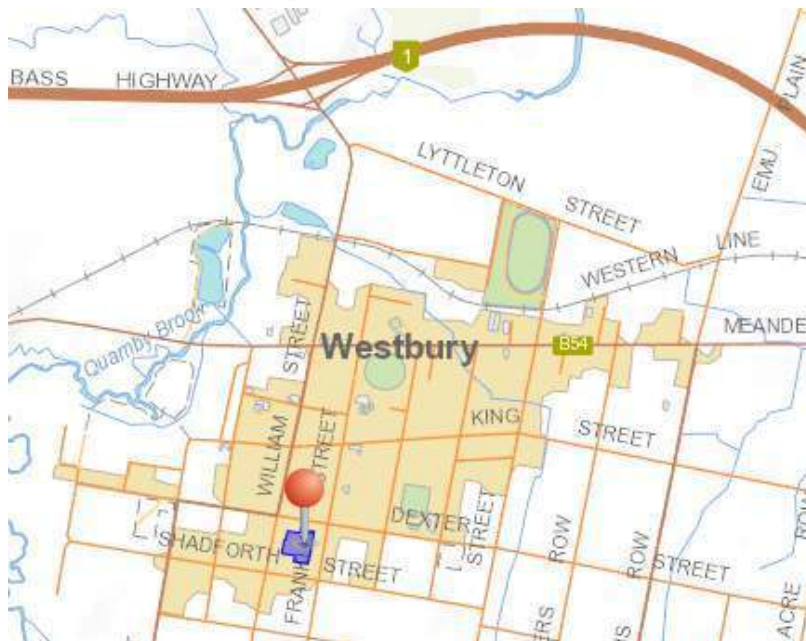




## 2. Site Description

The proposed development site at 150-152 Dexter Street is located on the southern side of Westbury and east of the William Street intersection, as shown in figure 1 and figure 2. The topography is flat and within an urban residential setting.

**Figure 1 - Location of proposed development**



**Figure 2 – Development setting**



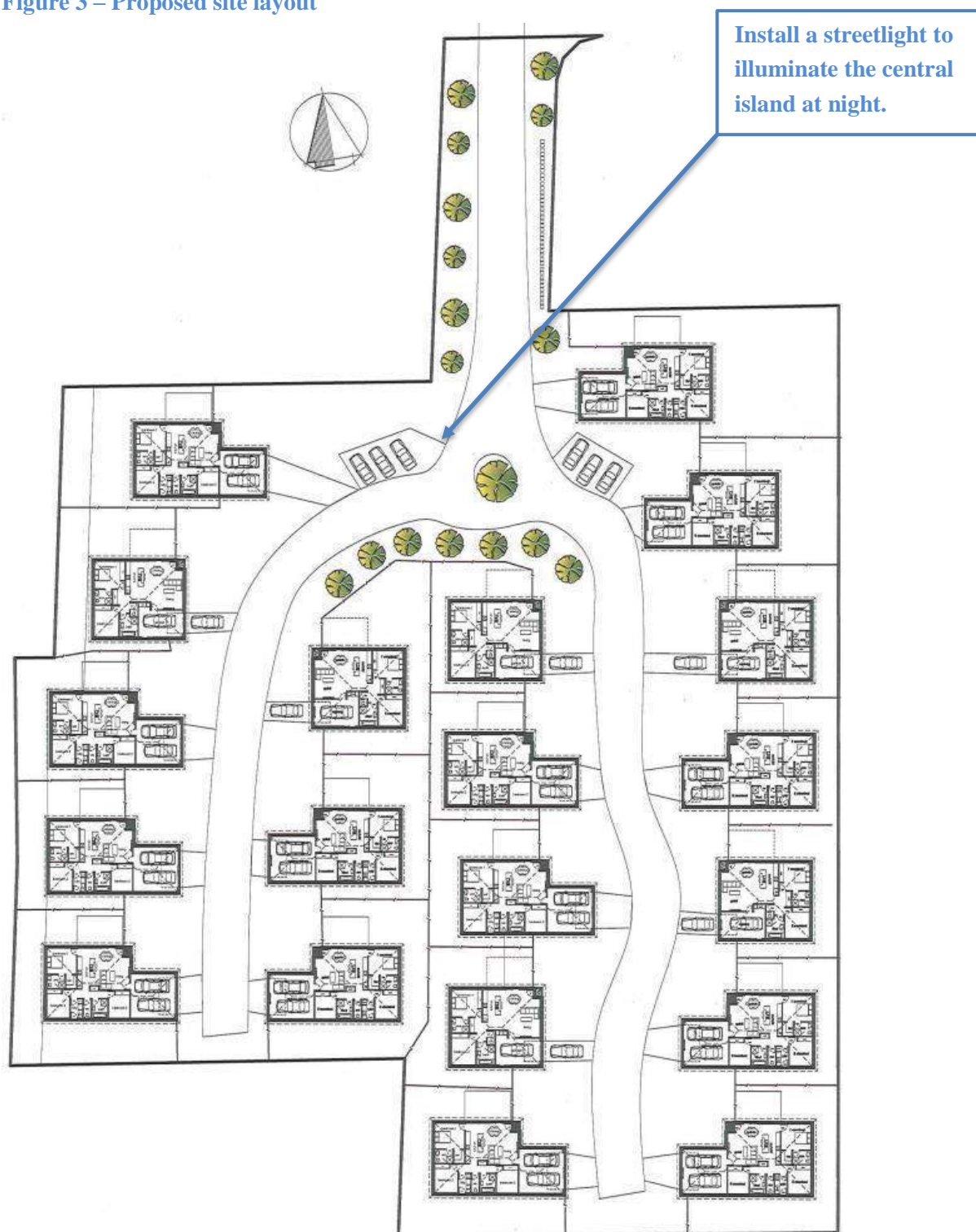


### 3. Proposal, Planning Scheme and Road Owner objectives

#### 3.1 Description of Proposed Development

The proposal is to develop 150-152 Dexter Street with 20 residential units, see figure 3.

**Figure 3 – Proposed site layout**







### 3.2 Council Planning Scheme

The proposed development involves land currently zoned General Residential in accordance with the Meander Valley Interim Planning Scheme 2013 shown in Figure 4.

**Figure 4 – Zoning for Dexter 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.





## 4. Existing Conditions

### 4.1 Transport Network

The adjacent road network consists of council roads including William, Dexter and Taylor Streets as well as Meander Valley Secondary Road (MVSR) which is a state road.

#### 4.1.1 Meander Valley Secondary Road

MVSR is a Category 5 – Other road in the State Road Hierarchy and part of Tasmania’s 26m B Double network East of William Street. There is a posted speed limit of 50km/h between Jones Street North and William Street. The road is wide, in good condition, well delineated and has street lighting. Footpaths and on street parking is available both sides of the road.

#### 4.1.2 William Street

William Street to the west of the proposed development is a two-lane two-way council collector road that connects Dexter Street to MVSR and the Bass Highway. The speed limit is 50km/h and the seal width is 7.5m at the Dexter Street intersection. There is footpath on the eastern side of the road.

#### 4.1.3 Taylor Street

Taylor Street connects MVSR and Dexter Street and provides access to Westbury Primary School. The speed limit is 50km/h and there is an electronic 40km/h school zone.

#### 4.1.4 Dexter Street

Dexter Street is a local access road with a posted 50km/h speed limit, see figure 4 and an electronic 40km/h school zone, see figure 6. The road has a 5.1m wide seal and there is a shallow roadside drain on the south side. The road infrastructure is old but in reasonable condition. Delineation is provided with some guideposts and streetlighting. There are no pedestrian facilities at the proposed access, see figures 8-9.

**Figure 5 – Looking south at proposed development access**







**Figure 6 – Looking east along Dexter Street from Taylor Street**



**Electronic 40 School  
Zone commences**

**Figure 7 – Looking west along Dexter Street from Taylor Street**



**Figure 8 – Looking east (right) along Dexter Street from the proposed access**



**Available sight  
distance is 300m.**

**Figure 9 – Looking west (left) along Dexter Street from the proposed access**



**Available sight  
distance is 105m.**





#### 4.1.5 William Street / Dexter Street intersection

The William / Dexter Street intersection is shown in figures 10-12.

**Figure 10 – Looking right along William Street from Dexter Street**



Available sight distance is 150m.

Check in summer, some pruning of tree limbs may be required.

**Figure 11 – Looking left along William Street from Dexter Street**



Available sight distance is 200m.

Check in summer, some pruning of tree limbs may be required.

**Figure 12 – Dexter Street approach to the William Street intersection**







#### 4.1.6 Dexter Street / Taylor Street intersection

The Dexter Street / Taylor Street intersection is shown in figures 13-15.

**Figure 13 – Looking north along Taylor Street from Dexter Street**



**Figure 14 – Looking right along Dexter Street from Taylor Street.**



**Figure 15 – Western approach to Taylor Street intersection**







## 4.2 Traffic Activity

A traffic turning count survey was taken at the Dexter/ William Street intersection on Monday 20<sup>th</sup> July 2020, from 2:30 to 3:00 PM. See Appendix B for the raw data which has been used to estimate peak and daily traffic activity as follows:

- William Street ( North of Dexter Street): 66vph and 700vpd
- Dexter Street (East of William Street): 18vph and 180vpd

## 4.3 Crash History

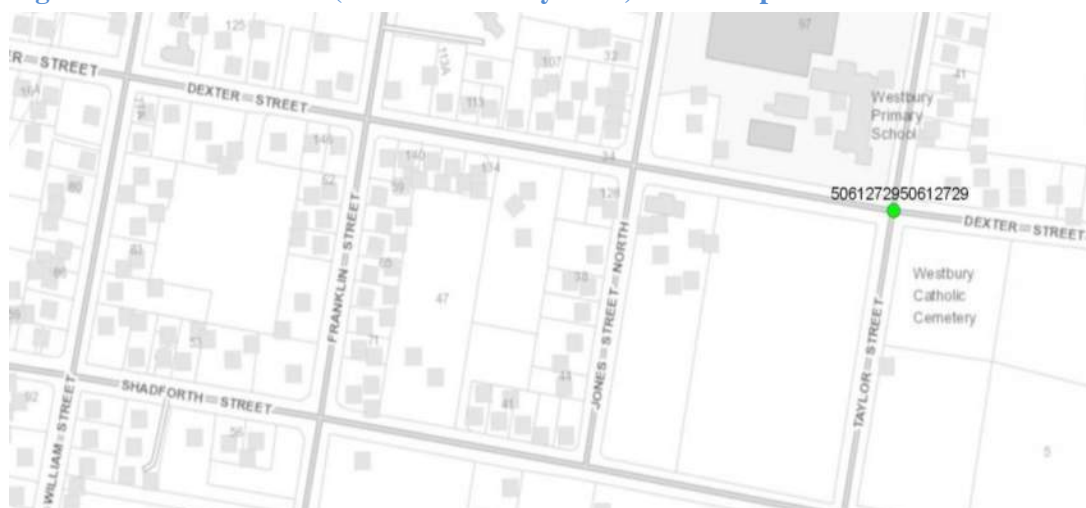
The Department of State Growth is supplied with reported crashes by Tasmania Police. The Department maintains a crash database from the crash reports which is used to monitor road safety, identify problem areas and develop improvement schemes. The 5-year reported crash history for Dexter Street records 1 Property Damage Only crash at the Dexter / Taylor Street intersection. See figure 15 and 16 for crash data summary. The reported 5-year crash history provides no evidence of a crash propensity.

**Figure 16 – Dexter Street (William St – Taylor St) 5 Year reported crash history**

ID	Description	Date	Time	Severity	Light	Location	Units
50612729	110 - Cross traffic	24-Mar-2020	14:40	PDO	Daylight	Int of Dexter Stt/Taylor St	LVx2

PDO | Property Damage Only  
LV | Light Vehicle

**Figure 17 – Dexter Street (William St – Taylor St) 5 Year reported crash locations**







#### 4.4 Services

There do not appear to be any services that would be disaffected by the proposed vehicular access to the development site. There is no need for additional street lighting or roadside furniture.

#### 4.5 Road Safety Review

From inspection of Dexter Street (William Street to Taylor Street) there does not appear to be any specific road safety deficiencies for road users in the vicinity of the proposal. The Dexter Street cross section is suitable for the proposed access.

#### 4.6 Austroads Safe System Assessment

Dexter Street (William Street to Taylor 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 is an indication of how well the infrastructure satisfies the *safe system objective which is for a forgiving road system where crashes do not result in death or serious injury*.

From safe system assessment, Dexter Street link has been determined to be well aligned with the safe system objective with a crash risk score of 33/448, see figures 18 and 19.

**Figure 18 – Austroads Safe System Assessment alignment between crash score and risk**





Figure 19 – Dexter Street Safe System Assessment

## Safe System Assessment

## Existing situation Dexter Street

		Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist	
Exposure	Justification (AADT 180vpd)	Low traffic volume, no run-off-road crashes	Low traffic volume, no head-on crashes	Low traffic volume on major Road (700vpd) and on minor road (180vpd) no crashes at intersection	school zone	Moderate pedestrian activity during peak school hours	low cyclist %	Low motorcyclist %	
	Score / 4	1	1	1	1	2	1	1	
Likelihood	Justification	straight traffic lanes, few roadside hazards, good forward sight distance	straight traffic lanes, few roadside hazards, good forward sight distance	Unsignalised cross intersection, line marked and signed	Non-standard 90 degree parking at school	Narrow footpath separate from road, no specific crossing facilities	Narrow traffic lanes and footpath, no specific infrastructure	Consistent road surface, narrow traffic lanes, good forward sight distance	
	Score / 4	2	2	2	3	2	2	2	
Severity	Justification (50km/h speed limit)	50km/h speed environment	50km/h speed environment	50km/h speed environment	40km/h speed environment during school peak hours	50km/h speed environment , high for peds	50km/h speed environment , high for cyclists	50km/h speed environment , moderate for motorcyclists	
	Score / 4	1	1	1	1	3	3	3	Total /448
Product	Total Score /64	2	2	2	3	12	6	6	33





#### 4.7 Sight Distance Review

Sight distance review is summarised in figure 20.

**Figure 20 – Summary of required and available SISD**

Junction Major Rd - Minor Rd	Speed Limit (km/h)	Speed Environment (km/h)	Road frontage sight distance		
			Table E4.7.4 SISD (m)	Available	
				Left(m)	Right(m)
William - Dexter	50	50	80	200	150
Dexter - Proposed Driveway	50	40	80	105	300

 Compliant

#### 4.8 Access Standard

In keeping with the access standard in Dexter Street, see figures 7 and 8, access works should comply with LGAT Standard Drawing TSD-R09-v1 which is accessible online.

[https://www.lgat.tas.gov.au/\\_data/assets/pdf\\_file/0021/321348/LGAT-Standard-Drawings-Release-Version-Dec-2013.pdf](https://www.lgat.tas.gov.au/_data/assets/pdf_file/0021/321348/LGAT-Standard-Drawings-Release-Version-Dec-2013.pdf)

For the proposed access to Dexter Street:

- Sealing of the access and driveway is required as Dexter Street is sealed.
- A driveway culvert should be provided however driveable culvert headwalls are not necessary as the road has a low level of traffic activity and a low speed environment.
- The driveway width should be at least 6m.
- The property access gate should be setback enough from the edge of the road so the design vehicle can stand between the gate and the edge of the road so through traffic is not delayed:
  - If design vehicle is a car the setback should be at least 6m.
  - If the design vehicle is a car and trailer or small rigid truck the setback should be at least 10m.





## 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 (2030).

### 5.1 Traffic Growth

The rate of background traffic growth on Dexter Street for projection purposes is assumed to be 0.5 % to allow for future infill development:

- AADT (2020) 180 vpd
- AADT (2030) 190vpd

### 5.2 Trip Generation

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

- Up to 2 bedrooms: 4-5vpd and 0.4 - 0.5vph
- 2 or more bedrooms: 5-6.5vpd and 0.5-0.65vph

The proposal has 6\*2-bedroom and 14\*3-bedroom units.

Accordingly, once fully developed by 2030 the proposal is estimated to generate:

- 114vpd & 12vph

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.

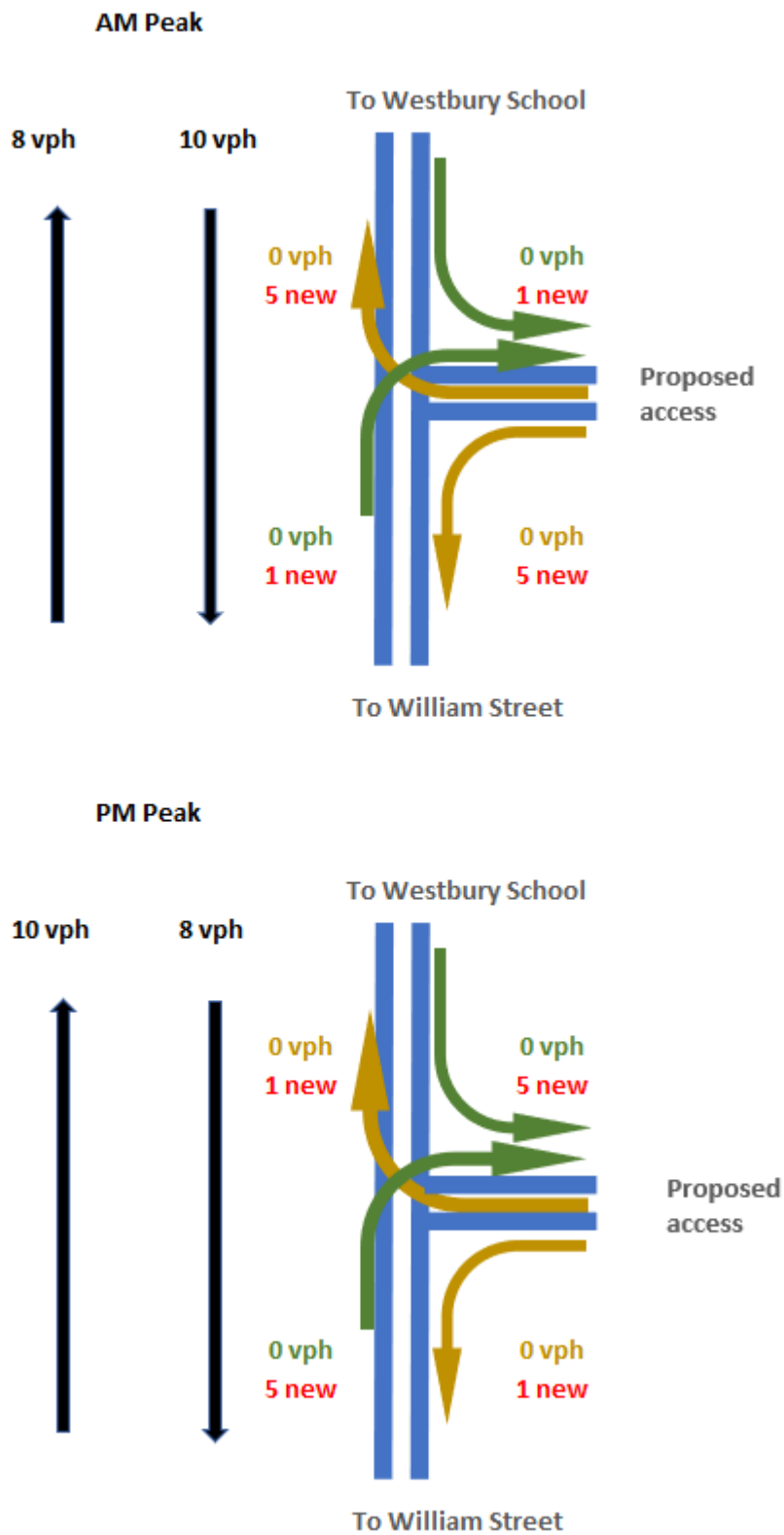
### 5.3 Trip Assignment

Figure 21 shows the traffic assignment for 2030 at 150-152 Dexter Street.





Figure 21 – Projected AM & PM traffic movements on Dexter Street for 2030







## 6. Impact on Road Network

### 6.1 Traffic impact

#### 6.1.1 Traffic capacity on Dexter Street

Current traffic flow on Dexter Street is 18vph. The proposal will contribute 12vph to traffic flow on Dexter Street so by 2030 traffic activity would be 30vph.

These traffic activity levels are very low and less than 10% of capacity so there are no capacity issues with this proposal.

### 6.2 Road and Railway Assets Code E4

#### Use and road or rail infrastructure – E4.6.1

*Acceptable solution A2: For roads with a speed limit of 60 km/h or less, the use must not generate more than a total of 40 vehicle entry and exit movements per day.*

The proposal is within a 50km/h zone and will generate a total of 114 vehicle entry and exit movements per day .

**A2 is not satisfied.**

#### *Performance criteria P2*

*For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.*

Projected total traffic activity on Dexter Street will increase to some 190 + 114 vpd i.e 304 vpd by 2030, which is a low traffic activity level. From review of 5 year reported crash history, road safety review and Austroads Safe System Assessment, the situation is considered safe with a low crash risk.

**P2 is satisfied.**

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

**Not Applicable.**





## **Section E4.7.2 Management of Road Accesses and Junctions**

### ***Acceptable solution A1***

*For roads with a speed limit of 60km/h or less the development must include one access providing both entry and exit, or two accesses providing separate entry and exit.*

The proposal involves 20 lots with one access providing both entry and exit:

**A1 is satisfied.**

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

### ***Acceptable solution A1***

- a) *An access or junction must comply with the Safe Intersection Sight Distance as shown in Table E4.7.4; and*

Figure 20 summarises sight distance requirements and availability and shows that SISD requirements of Table E4.7.4 are satisfied for all intersections.

**A1 is satisfied.**

## **6.3 Car Parking and Sustainable Transport Code E6**

### ***Car Park Numbers – E6.6.1***

***Acceptable solution A1:*** *The number of car parking spaces must not be less than the requirements of Table E6.1.*

Table E6.1 nominates 2 spaces per 2 or more-bedroom dwelling plus 1 visitor parking space per 3 dwellings for an internal lot. This equates to 40 spaces plus 6 visitor spaces i.e. a total of 46 parking spaces.

The proposal provides 2 car garages for the 3-bedroom units and a single car garage for the 2-bedroom units with room on the driveway for a second vehicle. 6 Visitor parking spaces are provided near the access to the proposed development.

**A1 is satisfied.**

### **Taxi Drop-off and Pickup – E6.6.3**

The proposal does not trigger the requirement for a taxi zone.





#### **Motorbike Parking Provisions – E6.6.4**

*Acceptable solution A1: One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.*

46 car parking spaces are provided so 2 motorbike parking spaces are provided.

**A1 is satisfied.**

#### **Construction of Car Parking Spaces and Access Strips – E6.7.1**

*Acceptable Solution A1 – All car parking access strips, manoeuvring and circulation spaces are:*

- (a) formed to an adequate level and drained*
- (b) except for a single dwelling, provided with an impervious all- weather seal*
- (c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.*

The proposal satisfies these criteria, see design drawings in Appendix A.

**A1 is satisfied.**

#### **Design and Layout of Car Parking – E6.7.2**

*Acceptable Solution A1.1 – Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and*

**A1.1 is satisfied.**

*Acceptable Solution A1.2 – Within the general residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.*

**A1.2 is satisfied**

*Acceptable Solution A2.1 – Car parking and manoeuvring space must:*

- (a) Have a gradient of 10% or less; and*  
(proposed visitor parking is within a gradient of 10%)
- (b) Where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction: and*  
(single 6 m wide entrance allows forward entrance and departure)
- (c) Have a width of vehicular access no less than prescribed in Table E6.2: and*  
(Driveway width of 5.5 m required and some 6m provided)





(d) *Have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply:*

- (1) There are three or more car parking spaces; and*
- (2) Where parking is more than 30m driving distance from the road; or*
- (3) Where the sole vehicle access is to a category 1, 2, 3 or 4 road.*

The car parking spaces are 5.4m long by 2.8m wide with access strip width of > 5.8m satisfying Table E6.3 for 90-degree parking spaces.

**A2.1 is satisfied.**

**Acceptable Solution A2.2** – *The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 – 2004 Off-street car parking.*

The parking spaces and access ways are compliant with AS 2890.1 – 2004.

**A2.2 is satisfied.**

#### **Parking for Persons with a Disability – E6.7.4**

**Acceptable solution A1:** *All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.*

Not applicable for the proposed use.

**Acceptable solution A2:** *Accessible car parking spaces for use by persons with a disability must be designed and constructed in accordance with AS/NZS2890.6-2009 Off-street parking for people with disabilities.*

Not applicable for the proposed use.

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

Not applicable for the proposed use.

#### **Pedestrian Walkways – E6.8.1**

**Acceptable solution A1:** *Pedestrian access must be provided in accordance with Table E6.5:*

- where 11 or more parking spaces are required, a 1m wide footpath separated from the driveway and parking aisles except at crossing points.*
- where 10 or fewer parking spaces are provided, pedestrians may share the driveway.*





The proposal provides 46 parking spaces in total and assumes pedestrians may share the driveway. Consequently, justification is required to demonstrate that pedestrian shared use of the driveway satisfies performance criteria P1.

***Performance Criteria P1: Safe pedestrian access must be provided within the carpark and between entrances to buildings and the road.***

Factors relevant for provision of safe pedestrian access include:

- Safe System Assessment
- Shared Zone signage
- Site layout, contours and the relative position of units and associated parking spaces
- availability of alternative parking spaces

### **Safe System Approach**

This approach involves application of a Safe System assessment framework for identifying and reducing crash risk for all road users. This framework involves consideration of risk exposure, likelihood and severity to yield a risk framework score. The proposed development risk scores are as follows :

- Pedestrian exposure is moderate to low (low number of pedestrians) i.e. 2 out of 4
- Crash likelihood is moderate to low (no formal separation) i.e. 2 out of 4
- Crash severity is low (low speed environment) i.e. 1 out of 4

This yields a safe system score of 4 out of 64. This represents a very low risk but depends on a low speed environment being maintained.

### **Signage**

Formal signage of shared zones is a recognised pedestrian safety improvement where there is a mix of pedestrian, local access traffic only and situation where this is no kerb separation between pedestrians and vehicles. This is because Shared Zone signage includes provision of a regulator speed limit to keep speed to an appropriate level. In the case of the proposed driveway a 10 km/hr speed limit would be considered normal. The proposed development is in keeping with this kind of situation. Figure 23 shows Shared Zone signage standards.

### **Alternative parking spaces**

There is limited visitor parking within Dexter street on the wide grass verges, see figure 22.

**Figure 22 – Dexter Street verges**



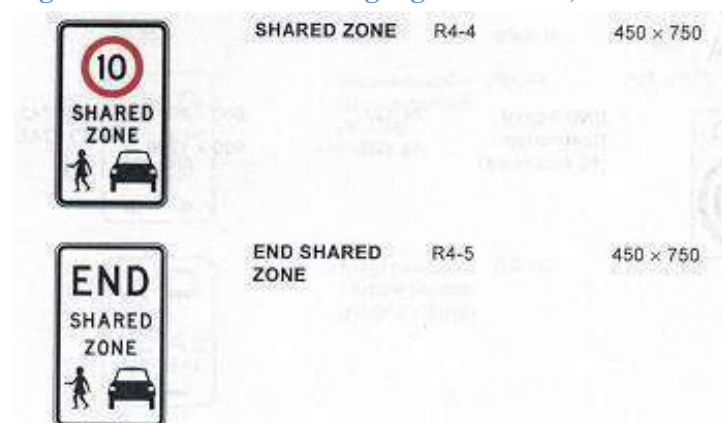


### Site layout

The units have been orientated to suit the contours of the site with separate driveways reducing traffic movements near buildings and reducing pedestrian exposure to traffic.

Accordingly, provision of 10km/hr Shared Zone and End Shared Zone signage double signed at the entry and exit to the development is recommended to limit speeds to a safe level and satisfy performance criteria P1. Figure 23 shows the recommended signage.

**Figure 23 – Shared Zone signage standards, AS1742.1-2014**



**P1 is satisfied.**

## 6.4 Proposed access and internal traffic management

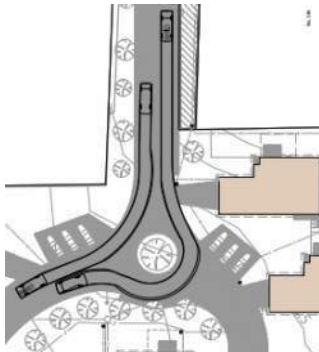
The proposed access road provides well for 2-way traffic and a micro roundabout would provide the ability for garbage trucks and delivery vehicles to turn as evidenced by the turning template checks, see Appendix A.

Line marking and signage of the internal central island as a micro roundabout is recommended to support safe operation. Figures 24 and 25 show the central island.





**Figure 24 – Central island to be line marked and signed as a micro roundabout**



**Figure 25 – Central island to be line marked and signed as a micro roundabout**

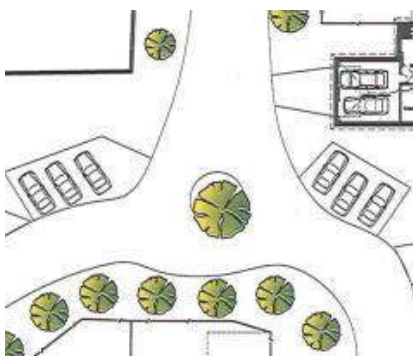


Figure 26 shows an example of a line marked and signed micro roundabout on Olive Street in Launceston. A 15m diameter roundabout with a 5m fully mountable painted central island appears achievable at 150-152 Dexter Street.

Street lighting of the central island is required whether a solid island or painted island for a micro roundabout is provided.

**Figure 26 – Fully mountable micro roundabout at Olive Street, Launceston**







## **6.5 Other impacts**

### **6.5.1 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

### **6.5.2 Street Lighting and Furniture**

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





## 7. Recommendations and Conclusions

This traffic impact assessment has been prepared to consider the proposed 20 residential unit development at 150-152 Dexter Street, Westbury.

2020 through traffic on Dexter Street is estimated at 180vpd and projected to increase to 190vpd by 2030 in the vicinity of the proposed access. It is estimated the proposal will contribute 114vpd and 12vph at peak times once fully developed. Due to the low traffic activity level the increase in traffic will be easily accepted by Dexter Street.

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 provides no evidence of a crash propensity in the vicinity of the proposal. Safe System Assessment of Dexter Street indicates the existing situation near the access has a very low crash risk.

Evidence is provided to demonstrate that the proposal satisfies the Road and Railway Assets Code E4 and Car Parking and Sustainable Transport Code E6 requirements of the Meander Valley Interim Planning Scheme 2013.

### **Recommendations:**

- *Install 10km/hr Shared Zone signage at the entrance to the proposal off Dexter Street and End Shared Zone signage leaving the site, see figure 20.*
- *Designate 2 motorcyclist parking spaces.*
- *Construct the Dexter St access to LGAT Standard Drawing TSD-R03-v1 with:*
  - *Provision of a culvert without driveable culvert headwalls*
  - *Driveway width of 6m at the Dexter Street road reservation boundary.*
  - *Access gate setback to suit the design vehicle, see section 4.8 of this report.*
- *Install a streetlight to illuminate the central island on the driveway, see figure 3.*
- *Line mark and signed the central island as a micro roundabout. As a guide a 15m diameter roundabout with a 5m fully mountable painted central island appears achievable.*
- *Council check if branches of deciduous street trees may need trimming during the summer to maintain sight distance at the Dexter / William Street intersection.*

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 Dexter Street.

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





## Appendices



# Appendix A – Proposal Design Plans



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amended  
1.  
2.  
3.  
4.

proposed unit development  
Preston family  
lot : , no. 150 - 152  
dexter street  
westbury

DRAFT

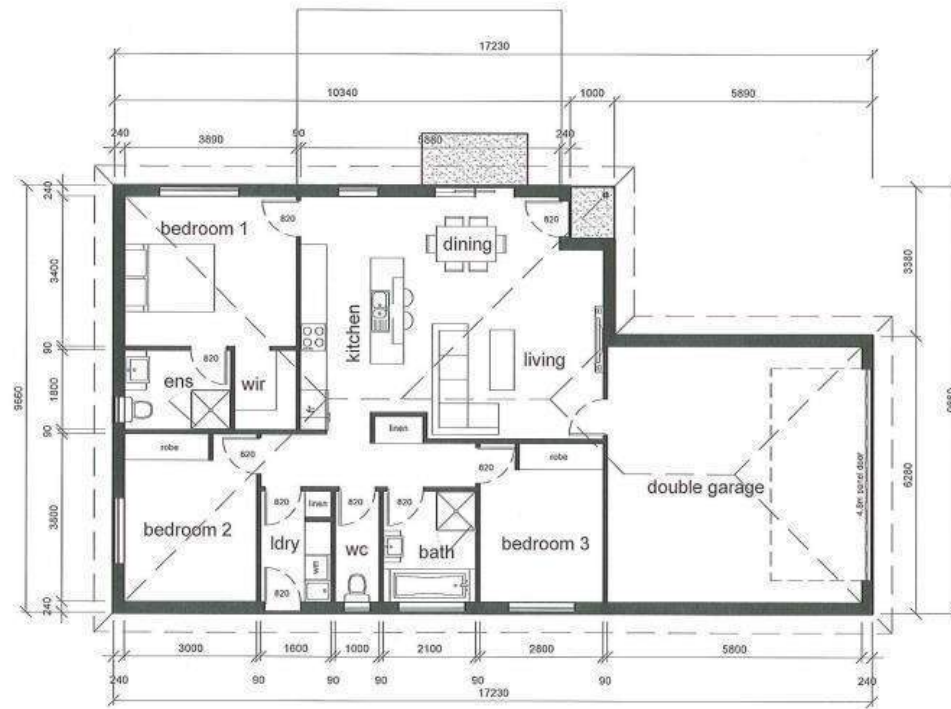
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sheet	01 of 1	print date	1 FEB 2020
date	Feb 2020	scale	1:500 @ A3
scale	1:500 @ A3	bal	tbc
drawn	JVZ		

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Jason Van Zetten Acc 01952  
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floor area 145.33m<sup>2</sup>

### 3 bedroom unit floor plan

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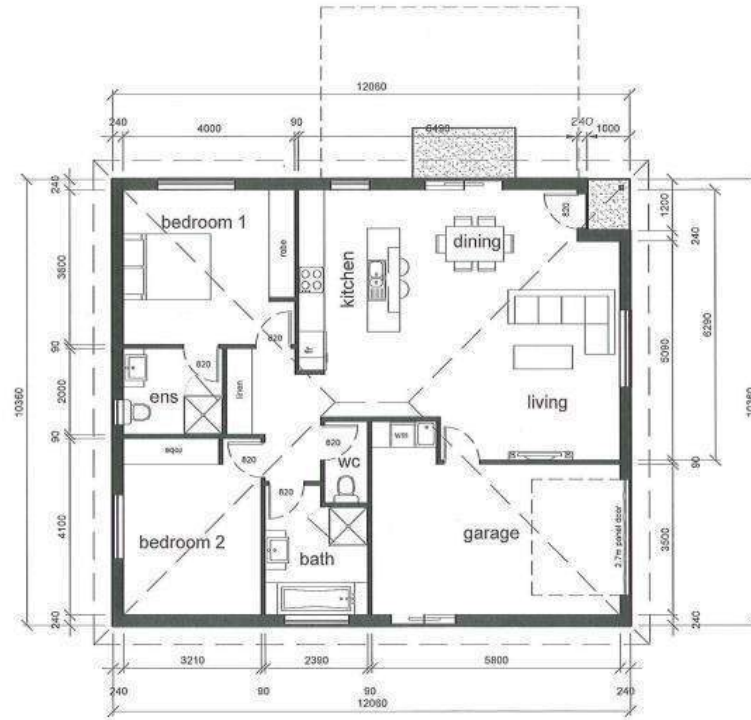
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PO BOX 7047 Launceston 7250  
Email: admin@urbantadesign.com.au

John Van Zeebe Assoc 18194  
www.urbantadesign.com.au

21 FEB 2020





2 bedroom floor plan

floor area 123.50m<sup>2</sup>

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	2		date	February 2020	print date	
	3		scale	1:100 @ A3		
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PO BOX 7647 Launceston 7250  
Email: admin@urbanlas.com.au  
www.urbanlas.com.au





CLIENT:  
**SAM & ALAN PRESTON**

PROJECT:  
**UNIT DEVELOPMENT**

ADDRESS:  
**LOT 1, 150-152 DEXTER ST, WESTBURY**

PROJECT No:  
**20.4119**

STATUS:  
**CONTROLLED DOCUMENT**

ISSUED FOR / DESCRIPTION:  
**DEVELOPMENT APPROVAL**

DRAWINGS:

- C0V - COVER SHEET
- C000 - CIVIL NOTES
- C401 - CONCEPT SITE SERVICES PLAN
- C411 - VEHICLE TURNING PATHS PLAN
- C701 - SECTIONS & DETAILS

<b>CONTROLLED DOCUMENT</b> <small>DO NOT SCALE - IF REQUIRED, USE THE ORIGINAL DRAWING FOR REFERENCE. IF ANY SCALE IS REQUIRED, IT MUST BE INDICATED ON THE DRAWING.</small>		DESIGN BY: JMS DESIGN DATE: 02/11/20 DRAWN BY: JMS CHECKED BY: JMS DATE: 02/11/20		CLIENT: SAM & ALAN PRESTON PROJECT: UNIT DEVELOPMENT ADDRESS: LOT 1, 150-152 DEXTER ST WESTBURY	TITLE: COVER SHEET SCALE: - SHEET NO.: 01 OF 01 PROJECT NO: 20.4119 DRAWN BY: JMS DATE: 02/11/20
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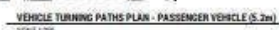






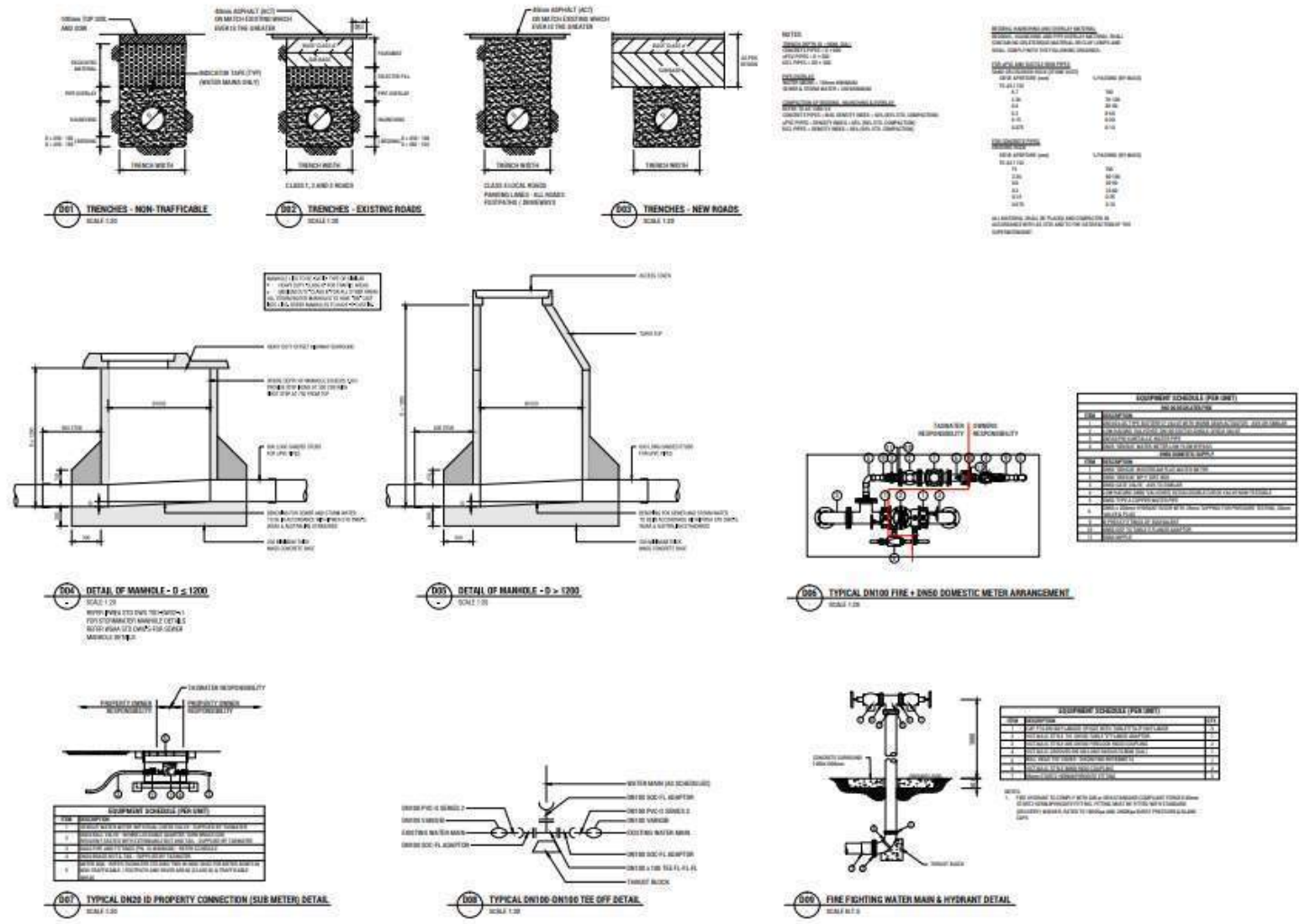






						<div>STATUS: CONTROLLED DOCUMENT</div>		<div>DELIVERED: JMS DELIVERED: NJ</div>		<div> real estate solutions </div>	<div>CLIENT: SAM &amp; ALAN PRESTON PROJECT: UNIT DEVELOPMENT</div>		<div>TITLE: VEHICLE TURNING PATHS PLAN</div>	
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## Appendix B – Count Data

### Turn Count Summary

**Location:** William Street at Dexter Street, Westbury  
**GPS Coordinates:** -41.5320587, 146.8315780  
**Date:** 2020-07-20  
**Day of week:** Monday  
**Weather:**  
**Analyst:** Josh Haines

#### Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
14:31	1	0	1	0	0	0	0	0	0	0	1	0	3
14:35	0	5	1	0	1	0	0	1	0	1	1	1	11
14:40	0	1	0	1	0	0	0	1	0	0	0	0	3
14:45	0	1	1	0	0	1	0	1	0	1	0	0	5
14:50	0	2	0	0	0	0	0	1	0	4	0	0	7
14:55	2	2	1	0	0	1	0	0	0	0	0	0	6
15:00	0	0	0	0	0	0	0	2	0	1	0	0	3

#### Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
14:31	1	0	1	0	0	0	0	0	0	0	1	0	3
14:35	0	5	1	0	1	0	0	1	0	1	1	1	11
14:40	0	1	0	1	0	0	0	1	0	0	0	0	3
14:45	0	1	1	0	0	1	0	1	0	1	0	0	5
14:50	0	2	0	0	0	0	0	1	0	4	0	0	7
14:55	2	2	1	0	0	1	0	0	0	0	0	0	6
15:00	0	0	0	0	0	0	0	2	0	1	0	0	3

#### Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
14:31	0	0	0	0	0	0	0	0	0	0	0	0	0
14:35	0	0	0	0	0	0	0	0	0	0	0	0	0
14:40	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45	0	0	0	0	0	0	0	0	0	0	0	0	0
14:50	0	0	0	0	0	0	0	0	0	0	0	0	0
14:55	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00	0	0	0	0	0	0	0	0	0	0	0	0	0





## Intersection Count Summary

14:31 - 15:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	3	11	4	1	1	2	0	6	0	7	2	1	38

## Vehicle Summary

Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	3	11	4	1	1	2	0	6	0	7	2	1	38
Truck	0	0	0	0	0	0	0	0	0	0	0	0	0
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

## Pedestrians Summary

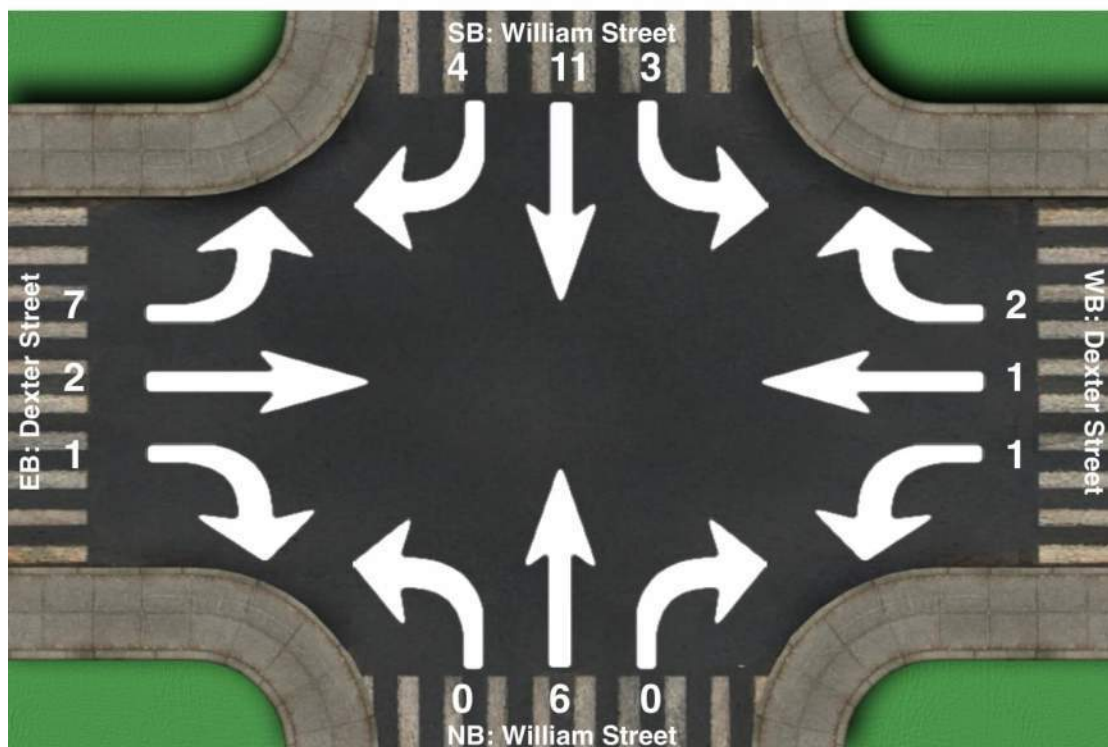
	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0





## Intersection Count Summary

**Location:** William Street at Dexter Street, Westbury  
**GPS Coordinates:** -41.5320587, 146.8315780  
**Date:** 2020-07-20  
**Day of week:** Monday  
**Weather:**  
**Analyst:** Josh Haines



## Intersection Count Summary

14:31 - 15:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	3	11	4	1	1	2	0	6	0	7	2	1	38



Our Ref: 204119

11<sup>th</sup> August 2020

Jason Van Zetton  
PO Box 7647  
Launceston TAS 7250

**ATTENTION: J VAN ZETTON**

Dear Jason

**DEVELOPMENT APPROVAL – UNIT DEVELOPMENT – LOT 1, 150-152 DEXTER ST, WESTBURY**

*Rare Innovation Pty Ltd* were engaged to prepare a concept servicing plan for the proposed unit development located at Lot 1, 150-152 Dexter Street, Westbury. The prepared project drawings 204119-C should be reviewed in conjunction with this letter.

We believe the proposed *Concept Site Services Plan* adequately addresses the requirements for the site regarding water reticulation, wastewater drainage, stormwater drainage and vehicular access.

Water Reticulation

The unit development is proposed to be serviced by a DN63 (50ID) water reticulation line, servicing each individual unit via a DN25 (20ID) line and sub-meter arrangement. It is proposed to connect to the existing DN100 water main located on the northern side of Dexter Street. A DN100 fire and DN50 domestic low hazard master meter arrangement is proposed to allow installation of a fire main to provide adequate fire coverage for the site. A new dual head hydrant is proposed to be installed adjacent to the central vehicular turning circle.

Sewer & Stormwater Drainage

Wastewater for the site is proposed to be drained from each unit via a DN100 sewerage reticulation line to the existing sewer lot connection located on the north eastern corner of the site.

The overall site typically falls to the north east at approximately 1.5-2.0% with a low point located in the north eastern corner. To allow drainage of this low point for stormwater, localised fill is proposed to approximately RL183.2 within this area.

Stormwater drainage for the site is to be collected through a series of grated pits and directed to the north to a proposed stormwater detention area located adjacent to the driveway access. The stormwater detention area is to provide a minimum volume of 23.7m<sup>3</sup> to limit flows from the 20% AEP rainfall event to the 5% AEP event, based on required discharges provided by Meander Valley Council.

Stormwater is to discharge the site to the north where it is proposed to fill a section of the existing open drain adjacent to Dexter Street and install a new DN375 pipe and manholes to connect the development directly to the existing DN375 culvert approximately 40m to the south. Headwalls are proposed to be installed at both ends of the new pipe along Dexter Street to ensure existing flows along the open drain are

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directed into the new pipeline. Any existing stormwater connections from the adjacent properties which previously discharged into the open drain are to be connected to the new DN375 pipe.

A separate gravel infiltration area located in the south eastern corner of the site is proposed to discharge stormwater from Unit 7 due to inadequate fall available to drain to the northern main discharge point.

#### Vehicular Access

The proposed development adequately provides access and turning capability for typical passenger vehicles as shown on project drawing 204119-C C411. The site has also been shown to be capable of providing access for an 8.8m service vehicle to allow fire appliances to access the new hydrant.

Should you have any further queries please do not hesitate to contact us.

Yours faithfully,



Rodney Jesson  
Director  
Civil and Infrastructure

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Jason Van Zetton – [jason@urbantas.com.au](mailto:jason@urbantas.com.au)  
Launceston



**From:** jason@urbantas.com.au  
**Sent:** 9 Sep 2020 12:59:07 +1000  
**To:** Leanne Rabjohns  
**Subject:** FW: 204119 - 150-152 Dexter St - Revised Drawings  
**Attachments:** 204119-C.pdf

fyi



CLIENT:  
SAM & ALAN PRESTON

PROJECT:  
UNIT DEVELOPMENT

ADDRESS:  
LOT 1, 150-152 DEXTER ST, WESTBURY

PROJECT No:  
20.4119

STATUS:  
CONTROLLED DOCUMENT

ISSUED FOR / DESCRIPTION:  
DEVELOPMENT APPROVAL

DRAWINGS:

- COV - COVER SHEET
- C000 - CIVIL NOTES
- C401 - CONCEPT SITE SERVICES PLAN
- C411 - VEHICLE TURNING PATHS PLAN
- C701 - SECTIONS & DETAILS

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GENERAL

1. NOTICE TO TENDERER

THE CONTRACTOR / TENDERER IS TO MAKE THEMSELVES AWARE OF THE LOCAL COUNCIL AND THE DEPARTMENT OF INFRASTRUCTURE ENERGY AND RESOURCES (D.O.S.G.) STANDARDS FOR CIVIL WORKS. CONSTRUCTION IS TO BE CARRIED OUT TO THESE STANDARDS. TENDERER IS TO ALLOW FOR THESE STANDARDS DURING PRICING. COPIES OF THE STANDARDS ARE AVAILABLE FOR INSPECTION UPON REQUEST FROM THE LOCAL COUNCIL OR D.O.S.G.'S WEB SITE.

2. NOTIFICATION

THE CONTRACTOR IS TO NOTIFY ALL RELEVANT STATUTORY AUTHORITIES PRIOR TO COMMENCING ANY WORK FOR THE POSSIBLE LOCATION OF ANY EXISTING SERVICES NOT SHOWN ON THESE PLANS, AND IS TO NOTIFY THE SUPERINTENDENT OF THE SAME. ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

3. DRAWINGS AND SPECIFICATIONS

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING COUNCIL APPROVAL AND CALLING OF TENDERS. THEY ARE NOT TO BE USED FOR CONSTRUCTION. A CONSTRUCTION SET OF DRAWINGS STAMPED "CONSTRUCTION SET" WILL BE ISSUED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

4. COMMON TRENCHING

WHERE ANY COMMON TRENCHING IS REQUIRED, THE FOLLOWING CLEARANCE DISTANCES (BARREL TO BARREL) MUST BE MAINTAINED FROM EXISTING OR PROPOSED SERVICES:

- HORIZONTALLY:
- 300mm ALONG A LENGTH GREATER THAN 2 METRES.
  - 500mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.
  - 150mm MINIMUM ALONG A LENGTH LESS THAN 2 METRES.

- VERTICALLY:
- 150mm MINIMUM
  - 300mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.
- ELECTRICAL CABLES SHOULD BE LOCATED ON THE OPPOSITE SIDE OF THE STREET. WHERE THIS IS NOT POSSIBLE A 400mm MINIMUM DISTANCE MUST BE OBSERVED OF WHICH 300mm SHOULD BE IN NATURAL AND UNDISTURBED MATERIAL.

5. TASNETWORKS TRENCHING

THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING OF ALL TRENCHES FOR THE INSTALLATION OF TASNETWORKS CABLES. CONTRACTOR IS TO LIAISE WITH THE TASNETWORKS FOR THE EXTENT OF CABLE TRENCHING.

6. COMMUNICATION TRENCHING

THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING OF ALL TRENCHES FOR THE INSTALLATION OF COMMUNICATIONS CABLES. CONTRACTOR IS TO LIAISE WITH COMMUNICATION AUTHORITY FOR THE EXTENT OF CABLE TRENCHING.

7. EXISTING SERVICES

LOCATE EXISTING EXISTING SERVICES PRIOR TO COMMENCING DEMOLITION AND SITE WORKS. THE CONTRACTOR IS TO ARRANGE AND PAY FOR THE ON SITE MARKING AND CONFIRMATION OF DEPTH OF SERVICE LOCATIONS FOR ALL UNDERGROUND SERVICES INCLUDING COMMUNICATIONS, TASNETWORKS, TASWATER (WATER & SEWER) AND COUNCIL SERVICES (ie: STORMWATER) IN THE AREA OF NEW WORKS. LOCATION TO BE CONFIRMED USING CABLE LOCATORS AND HAND DUGGING METHODS. PRIOR TO ANY WORKS ON SITE, ANY CLASHES WITH DESIGNED SERVICES ON FOLLOWING DRAWINGS ARE TO BE REPORTED TO DESIGN ENGINEER FOR DIRECTION.

8. COUNCIL & AUTHORITIES APPROVALS

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING APPROVALS:

- NIL

9. SIGNAGE

ALL SIGN WORKS AND INSTALLATION TO BE IN ACCORDANCE WITH CURRENT VERSION OF MUTCD & AUSTRADRS FOR SIGNAGE DETAILS.

10. SCOPE OF WORKS

THE SCOPE OF WORKS ARE SHOWN IN THESE DOCUMENTS AND THE SPECIFICATION. IT IS EXPECTED THE CONTRACTOR WILL RESOLVE ALL ISSUES UNCOVERED ON SITE THAT ARE NOT DETAILED IN CONJUNCTION WITH THE SUPERINTENDENT.

GENERAL CONT.

11. LINE TYPE LEGEND

	DN100 AGG PIPE OR MEGAFLOW DRAIN AS NOTED @ 1:100 FALL TO STORM WATER SYSTEM	
	eSW	DENOTES EXISTING STORM WATER MAIN (CONFIRM EXACT LOCATION)
	SW	DENOTES PROPOSED STORM WATER MAIN
	eS	DENOTES EXISTING SEWER MAIN (CONFIRM EXACT LOCATION)
	S	DENOTES PROPOSED SEWER MAIN
	eW	DENOTES EXISTING WATER MAIN (CONFIRM EXACT LOCATION)
	W	DENOTES PROPOSED WATER MAIN
	eGAS	DENOTES EXISTING GAS MAIN (CONFIRM EXACT LOCATION)
	GAS	DENOTES PROPOSED GAS MAIN
	eCOM	DENOTES EXISTING UNDERGROUND TELECOM / FIBRE OPTIC LINE (CONFIRM EXACT LOCATION)
		DEMOLITION

12. SITE WORKS SYMBOLS LEGEND

	PED	PEDESTRIAN RAMP
	TYPE BK	BARRIER KERB
	TYPE KC	KERB AND CHANNEL
	TYPE KCS	KERB AND CHANNEL - SMALL
	TYPE KCM	MOUNTABLE KERB AND CHANNEL
	TYPE KCV	VEHICULAR CROSSING
		BOLLARD, REFER DETAIL
	WS1	HUDSON CIVIL PRECAST CONCRETE WHEEL STOP (2000 LONG x 100 HIGH)

13. BUILDING SERVICES SYMBOLS LEGEND

	TELECOMMUNICATION PIT
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14. SURVEY SYMBOLS LEGEND

	EXISTING
	SPOT LEVEL WITH DESCRIPTION
	EXISTING SPOT LEVEL

15. DRAINAGE SYMBOLS LEGEND

	MhS-SW	STORMWATER MANHOLE
	MhS-S	SEWER MANHOLE
	GPs-SW	GRADED/GULLY PIT - STORM WATER
	Gds-SW	GRADED DRAIN - STORM WATER
	SEPs-SW	SIDE ENTRY PIT - STORM WATER
	uPVC	UNPLASTICIZED POLYVINYL CHLORIDE
	RCP	REINFORCED CONCRETE PIPE (OR PCP) CLASS 4 (Z)
	DN	NOMINAL DIAMETER
	CL	COVER LEVEL
	IL	INVERT LEVEL
	DP	DOWN PIPE
	o IO	INSPECTION OPENING
	o IOS	INSPECTION OPENING TO SURFACE
	■	GRADED PIT

16. WATER RETICULATION SYMBOLS LEGEND

	DN100 METER
	METER
	CHECK METER
	FIRE PLUG
	ISOLATION VALVE
	CHECK VALVE
	STRAINER
	MONITORED VALVE
	BALANCE VALVE
	STOP VALVE
	DN100 LOCKABLE STOP VALVE
	DN100 REFLUX VALVE
	BACK FLOW PREVENTION DEVICE
	PRESSURE REDUCING VALVE
	HOSE BIB COCK
	FIRE HYDRANT
	DUAL HEAD FIRE HYDRANT
	FIRE HOSE REEL

EARTHWORKS

1. GENERAL

GENERAL EARTHWORKS, MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THIS SPECIFICATION AND THE CURRENT EDITION OF THE S.A.A. CODE FOR EARTHWORKS AS 3789 TOGETHER WITH ANY CODES, STANDARDS OR REGULATIONS REFERRED TO THEREIN.

2. INSPECTIONS

THE CONTRACTOR IS TO ENGAGE AN APPROVED GEOTECHNICAL ENGINEER TO CARRY OUT LEVEL 3 TESTING OF ALL EARTH WORKS TO AS 3789, INCLUDING

- SUBGRADE
  - FILLS
  - PAVEMENTS
  - BACKFILLING OF SERVICE TRENCHES
- CERTIFICATION OF THESE ELEMENTS IS TO BE PROVIDED PRIOR TO TO PRACTICAL COMPLETION

3. AREAS OF FILL

- A. REMOVE TOP SOIL AND ORGANIC MATERIAL.
- B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDING
  - 100% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
  - REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE
- C. PLACE FILL AS SPECIFIED AND COMPACT WITHIN 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

4. AREAS OF CUT

- A. REMOVE TOP SOIL AND ORGANIC MATERIAL.
- B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDINGS
  - 100% STANDARD DRY DENSITY UNDER ROADS AND CAR PARKS
  - REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

SOIL & WATER MANAGEMENT

1. GENERAL

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITES GUIDELINES AVAILABLE FROM NORTHERN RESOURCE MANAGEMENT (NRM).

2. SOIL EROSION CONTROL

- SOIL EROSION CONTROL IN ACCORDANCE WITH NRM GUIDELINES. CONTRACTOR TO ALLOW TO:
- LIMIT DISTURBANCE WHEN EXCAVATING BY PRESERVING VEGETATED AREAS AS MUCH AS POSSIBLE.
  - DIVERT UP-SLOPE WATER WHERE PRACTICAL.
  - INSTALL SEDIMENT FENCES DOWN SLOPE OF ALL DISTURBED LANDS TO FILTER LARGE PARTICLES PRIOR TO STORM WATER SYSTEM.
  - WASH EQUIPMENT IN DESIGNATED AREA THAT DOES NOT DRAIN TO STORM WATER SYSTEM
  - PLACE STOCK PILES AWAY FROM ON-SITE DRAINAGE & UP-SLOPE FROM SEDIMENT FENCES
  - LEAVE & MAINTAIN VEGETATED FOOT PATH
  - STORE ALL HARD WASTE & LITTER IN A DESIGNATED AREA THAT WILL PREVENT IT FROM BEING BLOWN AWAY & WASHED INTO THE STORM WATER SYSTEM
  - RESTRICT VEHICLE MOVEMENT TO A STABILISED ACCESS

3. NRM GUIDELINES

- CONTRACTOR TO COMPLETE ALL WORKS IN ACCORDANCE WITH NRM SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITE USING THE FACT SHEETS:
- FACT SHEET 1: SOIL & WATER MANAGEMENT ON LARGE BUILDING & CONSTRUCTION SITES
  - FACT SHEET 2: SOIL & WATER MANAGEMENT ON STANDARD BUILDING & CONSTRUCTION SITES
  - FACT SHEET 3: SOIL & WATER MANAGEMENT PLANS
  - FACT SHEET 4: DISPERSIVE SOILS - HIGH RISK OF TUNNEL EROSION
  - FACT SHEET 5: MINIMISE SOIL DISTURBANCE
  - FACT SHEET 6: PRESERVE VEGETATION
  - FACT SHEET 7: DIVERT UP-SLOPE WATER
  - FACT SHEET 8: EROSION CONTROL MATS & BLANKETS
  - FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCKPILES
  - FACT SHEET 10: EARLY ROOF DRAINAGE CONNECTION
  - FACT SHEET 11: SCOUR PROTECTION - STORM WATER PIPE OUTFALLS & CHECK DAMS
  - FACT SHEET 12: STABILISED SITE ACCESS
  - FACT SHEET 13: WHEEL WASH
  - FACT SHEET 14: SEDIMENT FENCES & FIBRE ROLLS
  - FACT SHEET 15: PROTECTION OF STORM WATER PITS
  - FACT SHEET 16: MANAGE CONCRETE, BRICK & TILE CUTTING
  - FACT SHEET 17: SEDIMENT BASINS
  - FACT SHEET 18: DUST CONTROL
  - FACT SHEET 19: SITE RE-VEGETATION

ROAD WORKS

1. GENERAL

ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND D.O.S.G. STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR.

2. INSPECTIONS

THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

- SUBGRADE PREPARATION
- SUB-BASE FOR ROADS, CARPARKS AND KERBS
- BASE COURSE
- FINAL TRIM PRIOR TO PLACING KERBS
- FINAL TRIM PRIOR TO SEALING

3. TESTING

THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING AND PAYING ALL COSTS ASSOCIATED WITH TESTING IN ACCORDANCE WITH D.O.S.G. SPEC G4-COMPACTION ASSESSMENT.

4. HOTMIX

ALL HOTMIX IS TO BE BLACK IN COLOUR AND IS TO MEET AND BE PLACED IN ACCORDANCE WITH D.O.S.G. SPEC R55-DENSE GRADED ASPHALT.

5. KERBS

ALL KERBS ARE TO BE AS SHOWN ON THE DRAWINGS AND BE IN ACCORDANCE WITH IPWEA LGAT STANDARD DRAWINGS.

6. ROAD RESERVE WORKS

ALL WORKS IN (OR REQUIRING OCCUPATION) IN THE ROAD RESERVE MUST BE UNDERTAKEN BY CONTRACTOR REGISTERED WITH COUNCIL'S (REGISTERED CONTRACTOR).

7. FOOTPATHS

CONSTRUCT FOOTPATHS INCLUDING EXPANSION / CONTROL / WEAKENED PLANE JOINTS IN ACCORDANCE WITH IPWEA STD DWG TSD-R11-v1

8. LANDSCAPE / STREET FURNITURE

- BOLLARDS, REFER DETAILS / SUPERINTENDENTS SPEC
- LANDSCAPING & STREET FURNITURE BY CONTRACTOR - U.N.O

STORMWATER

1. GENERAL

ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND DSG STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR. ALL STORM WATER PLUMBING & DRAINAGE TO COMPLY WITH A.S 3500.3:2005 STORM WATER DRAINAGE.

2. TESTING

ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

3. MANHOLES

MANHOLES ARE TO BE 1050 I.D. U.N.O PRECAST CONCRETE INSTALLED TO LOCAL COUNCIL STANDARDS. ALL MANHOLES IN TRAFFICED AREAS ARE TO BE FITTED WITH HEAVY DUTY GATIC COVERS AND SURROUNDS. ALL MANHOLES ARE TO HAVE A 5 METRE LENGTH OF 75mm AG-PIPE CONNECTED TO THEM AND LAID IN THE UPSTREAM PIPE TRENCH IMMEDIATELY ADJACENT TO AND AT THE INVERT OF THE LOWEST PIPE WORK.

4. SIDE ENTRY PIT (SEP)

- PIT INVERT DEPTHS VARY, REFER SITE PLAN.
- BENCH OUT IN A NEAT AND TIDY MANNER TO ENGINEERS APPROVAL.
- GRATED PIT - GULLY HINGED OR OTHER TYPE APPROVED
- CONCRETE KERB LINTEL - STEEL KERB LINTEL AND 1200 LONG GALV BAR

5. TRENCHING AND BACKFILL

ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND THE LOCAL COUNCIL STANDARDS.

6. INSPECTIONS

THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING

7. AS CONSTRUCTED DRAWINGS

THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING 'AS CONSTRUCTED' DRAWINGS TO THE STANDARD REQUIRED BY THE LOCAL COUNCIL. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. RARE CAN PROVIDE THIS SERVICE, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

8. TESTING

CONTRACTOR SHALL CAMERA TEST ALL PIPES AND SUBMIT FOOTAGE TO LOCAL COUNCIL FOR APPROVAL.

9. REDUNDANT PIPE WORK

FILL REDUNDANT SECTION OF PIPEWORK WITH 'LIQUIFILL' (GRADE PC.1 - 0.5-2.0 MPa)

SEWERAGE

1. GENERAL

ALL SEWER WORKS TO BE IN ACCORDANCE WITH THE WSA SEWER CODE (WSA 02-2014-3.1 MRWA) AND AS AMENDED BY THE TASWATER SUPPLEMENT. TASWATER APPROVED PRODUCTS ARE CONTAINED ON THE CITY WEST WATER WEBSITE [HTTP://WWW.MRWA.COM.AU/PAGES/PRODUCTS.ASPX](http://www.mrwa.com.au/PAGES/PRODUCTS.ASPX). ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND TASWATER FIELD SERVICES OFFICER.

2. TESTING

ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

3. SEWER MAIN CONNECTIONS

ALL NEW LIVE CONNECTIONS TO EXISTING TASWATER SEWER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO SEWER MAINS / MANHOLES TO BE COMPLETED BY TASWATER (UNLESS PRIOR WRITTEN APPROVAL) AT OWNERS COST. INSTALL PROPERTY SEWER CONNECTIONS (STANDARD OR SLOPED) WITH SURFACE 10. NOMINALLY 1.0m WITHIN EACH NEW LOT IN ACCORDANCE WITH SECTION 5 OF WSA 02-2014-3.1.

4. MANHOLES

MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE INSTALLED TO WSA STANDARDS. CONSTRUCT ALL MANHOLES (MH) AND MANHOLE COVERS IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA - MELBOURNE RETAIL WATER AGENCIES INTEGRATED CODE - WSA 02-2014-3.1 MRWA VERSION 2.0 AND TASWATER'S SUPPLEMENT TO THIS CODE. ALL MANHOLES IN TRAFFICABLE AREAS ARE TO BE FITTED WITH HEAVY DUTY CLASS B GATIC COVERS AND SURROUNDS. ALL MANHOLES IN NON-TRAFFICABLE AREAS ARE TO BE FITTED WITH MEDIUM DUTY CLASS B GATIC COVERS AND SURROUNDS. BENCHING TO BE FULL DEPTH OF PIPE DIAMETER AS PER DETAILS IN WSA 02-2014-3.1 MRWA VERSION 2.0

5. TRENCHING AND BACKFILL

ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND TASWATER STANDARDS INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.

6. INSPECTIONS

THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING

7. AS CONSTRUCTED DRAWINGS

THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING 'AS INSTALLED' DRAWINGS TO THE STANDARD REQUIRED BY TASWATER. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. RARE CAN PROVIDE THIS SERVICE, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

8. TESTING

CONTRACTOR SHALL CCTV ALL PIPES AND SUBMIT FOOTAGE TO TASWATER FOR APPROVAL.

9. REDUNDANT PIPE WORK

FILL REDUNDANT SECTION OF PIPEWORK WITH 'LIQUIFILL' (GRADE PC.1 - 0.5-2.0 MPa)

WATER RETICULATION

1. GENERAL

ALL WATER SUPPLY CONSTRUCTION TO:

- WATER SUPPLY CODE OF AUSTRALIA (WSA 03-2011-3.1 VERSION MRWA EDITION V2.0) - PART 2: CONSTRUCTION
- WATER SERVICES ASSOCIATION OF AUSTRALIA - TASWATER SUPPLEMENT
- TASWATER'S STANDARD DRAWINGS TW-SD-W-20 SERIES
- WATER METERING POLICY/METERING GUIDELINES
- TASWATER'S STANDARD DRAWINGS TWS-W-0003 - FOR PROPERTY SERVICE CONNECTIONS - GAGE FOR WATER METER ASSEMBLY
- BOUNDARY BACKFLOW CONTAMINANT REQUIREMENTS AND ASS3500.1:2003.

ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL WATER AUTHORITY WORKS SUPERVISOR.

2. TESTING

ALL WATER RETICULATION WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

3. FIRE HYDRANTS

FIRE HYDRANTS ARE TO BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO ALLOW TO PLACE STANDARD MARKERS AS REQUIRED BY THE LOCAL AUTHORITY.

4. THRUST AND ANCHOR BLOCKS

THRUST AND ANCHOR BLOCKS ARE TO BE PROVIDED AT BENDS, VALVES, HYDRANTS AND LINE ENDS IN ACCORDANCE WITH TASWATER STANDARDS.

5. TRENCHING AND BACKFILL

ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND TASWATER STANDARDS INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.

6. INSPECTIONS

THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING

7. PIPE CLEANING - 'DISINFECTION'

THE CONTRACTOR IS TO ALLOW TO CLEANSE WATER MAINS BY FLUSHING WITH SODIUM HYPOCHLORIDE AS DIRECTED BY THE LOCAL AUTHORITY.

8. AS CONSTRUCTED DRAWINGS

THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING 'AS INSTALLED' DRAWINGS TO THE STANDARD REQUIRED BY TASWATER. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. RARE CAN PROVIDE THIS SERVICE, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

9. PROPERTY WATER CONNECTIONS

ALL PROPERTY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MRWA-W-110 AND MRWA-W-111 AND TASWATER STANDARD DRAWING TW-SD-W-20 SERIES. THEY SHALL BE DN250(I.D.20) HDPE (PE100) SDR 11 PN16 PIPE. WHERE UNDER ROADS PIPES SHALL BE SLEEVED IN DN100 SN4 PIPE FITTED WITH TRACE AND TIGHT FITTING RUBBER WRAPS AT 2M CENTRES TO PREVENT WATER HAMMER

10. WATER MAINS CONNECTIONS

ALL NEW 'LIVE' CONNECTIONS TO EXISTING TASWATER WATER INFRASTRUCTURE TO BE COMPLETED BY TASWATER AT OWNERS COST.

11. MINIMUM COVER

- MINIMUM COVER FOR WATER LINES ARE TO BE:
- UNDER ROAD WAYS (EXCLUDING MAJOR ROADS) AND VEHICULAR CROSS OVERS - 750mm
  - RESIDENTIAL LAND - 450mm
  - NON-RESIDENTIAL LAND - 600mm

SURVEY

1. SURVEY DETAILS

FOLLOWING ARE SURVEY DETAILS USED AS BASIS FOR DESIGN:

- SURVEYOR: -
- SURVEY REF. NO. -
- SURVEY DATE: -
- SITE LOCATION: -
- COORDINATE SYSTEM: GDA94 MGA55
- LEVEL DATUM: AHD 83
- SERVICE MARKER: -

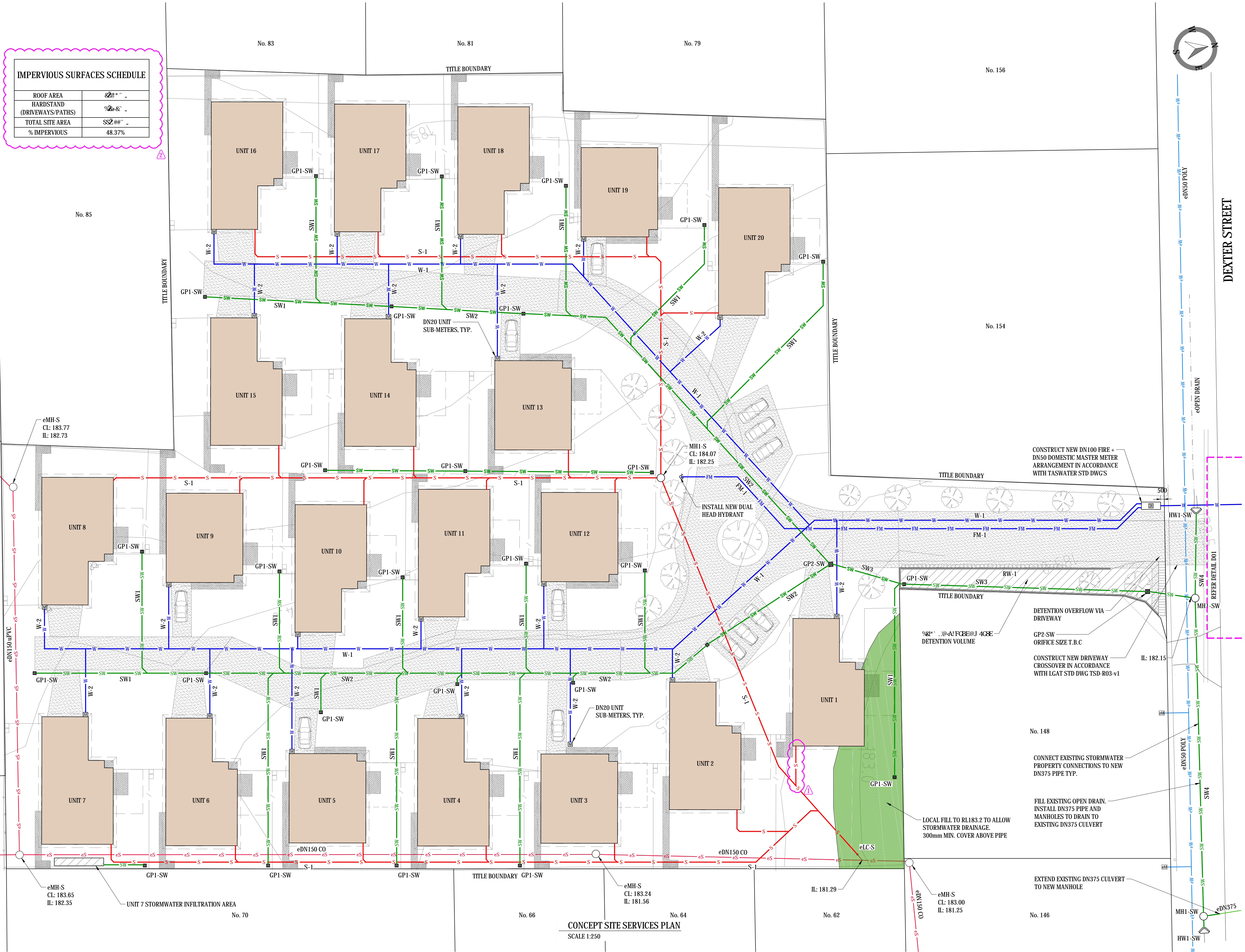
2. SETOUT

1. SETOUT RESPONSIBILITY
  - CONTRACTOR TO ARRANGE AND PAY FOR REGISTERED SURVEYOR TO SETOUT THE PROJECT. RARE WILL PROVIDE CAD FILES TO ASSIST.

IMPORTANT NOTE:

THESE CAN BE READ IN BLACK AND WHITE, HOWEVER THESE DRAWINGS ARE BEST PRINTED IN FULL COLOUR FOR OPTIMUM CLARITY OF NEW AND EXISTING PIPE WORK. A COLOUR COPY SHOULD BE RETAINED ON SITE AT ALL TIMES FOR CONTRACTORS COMPLETING WORKS.





IMPERVIOUS SURFACES SCHEDULE

ROOF AREA	828.77 m <sup>2</sup>
HARDSTAND (DRIVEWAYS/PATHS)	92.88 m <sup>2</sup>
TOTAL SITE AREA	822.44 m <sup>2</sup>
% IMPERVIOUS	48.37%

LEGEND

eSW	eSW	EXISTING STORM WATER MAIN
SW	SW	PROPOSED STORMWATER MAIN
eS	eS	EXISTING SEWER MAIN
S	S	PROPOSED SEWER MAIN
AG	AG	PROPOSED AG DRAIN
		PROPOSED OPEN / SWALE / VEE DRAIN
eW	eW	EXISTING WATER MAIN
W	W	PROPOSED WATER MAIN
MH-S		SEWER MANHOLE
MH-SW		STORMWATER MANHOLE
SEP-SW		SIDE ENTRY PIT
GPx-SW		GRADED PIT
GDx-SW		GRADED DRAIN
FP		EXISTING FIRE PLUG
SV		EXISTING STOP VALVE
WM		EXISTING WATER METER
RW-1		RETAINING WALL

STORMWATER PIPE SCHEDULE

MARK	PIPE SIZE	TYPE	CLASS	GRADE
SW-1	100	uPVC	SN8	1%
SW-2	150	uPVC	SN8	0.8%
SW-3	225	BLACKMAX	SN8	0.5%
SW-4	375	BLACKMAX	SN8	0.5%

STORMWATER PIT / MANHOLE SCHEDULE

MARK	SIZE	TYPE	ACCESSORIES
MH1-SW	~ SW #	PRECAST CONC. MANHOLE	CLASS D 'S' MARKED GATIC LID
GP1-SW	300 SQ.	HEAVY DUTY BLACK PVC GP	CLASS D GALV. GRATE 50MIN SUMP
GP2-SW	450 SQ.	HEAVY DUTY BLACK PVC GP	CLASS D GALV. GRATE 50MIN SUMP
HW1-SW	TO SUIT PIPE DIA.	PRECAST CONC. HEADWALL	-

SEWER PIPE SCHEDULE

MARK	PIPE SIZE	TYPE	CLASS	GRADE
S-1	100	uPVC	SN6	1.67%

SEWER PIT / MANHOLE SCHEDULE

MARK	SIZE	TYPE	ACCESSORIES
MH1-S	~ SW #	PRECAST CONC. MANHOLE	CLASS D 'S' MARKED GATIC LID

WATER MAIN SCHEDULE

MARK	PIPE SIZE	TYPE
W-1	DN63 (50ID)	POLY PE100 SDR11 PN16
W-2	DN25 (20ID)	POLY PE100 SDR11 PN16
FM-1	DN100	PN16 APOLLO BLUE SERIES 2 PVC-O RRJ

D01 WATER CONNECTION

SCALE 1:250

2 IMPERVIOUS SURFACES SCHEDULE ADDED

1 UNIT 1 SEWER CONNECTION ADDED

0 DEVELOPMENT APPROVAL

REV: ISSUED FOR / DESCRIPTION:

JWS

JWS

JWS

BY:

10-09-20

25-08-20

11-08-20

DATE:

STATUS:  
CONTROLLED DOCUMENT

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THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT  
IS ISSUED. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

APPROVED: R. JESSON

DESIGN BY: JWS

DESIGN CHK: RJ

DRAFT CHK: RJ

DATE: 06-08-20

rare.

Level 1a, 10-14 Paterson Street  
Launceston TAS 7250

rarein.com.au  
P. 03 6388 9200

CLIENT: SAM & ALAN PRESTON

PROJECT: UNIT DEVELOPMENT

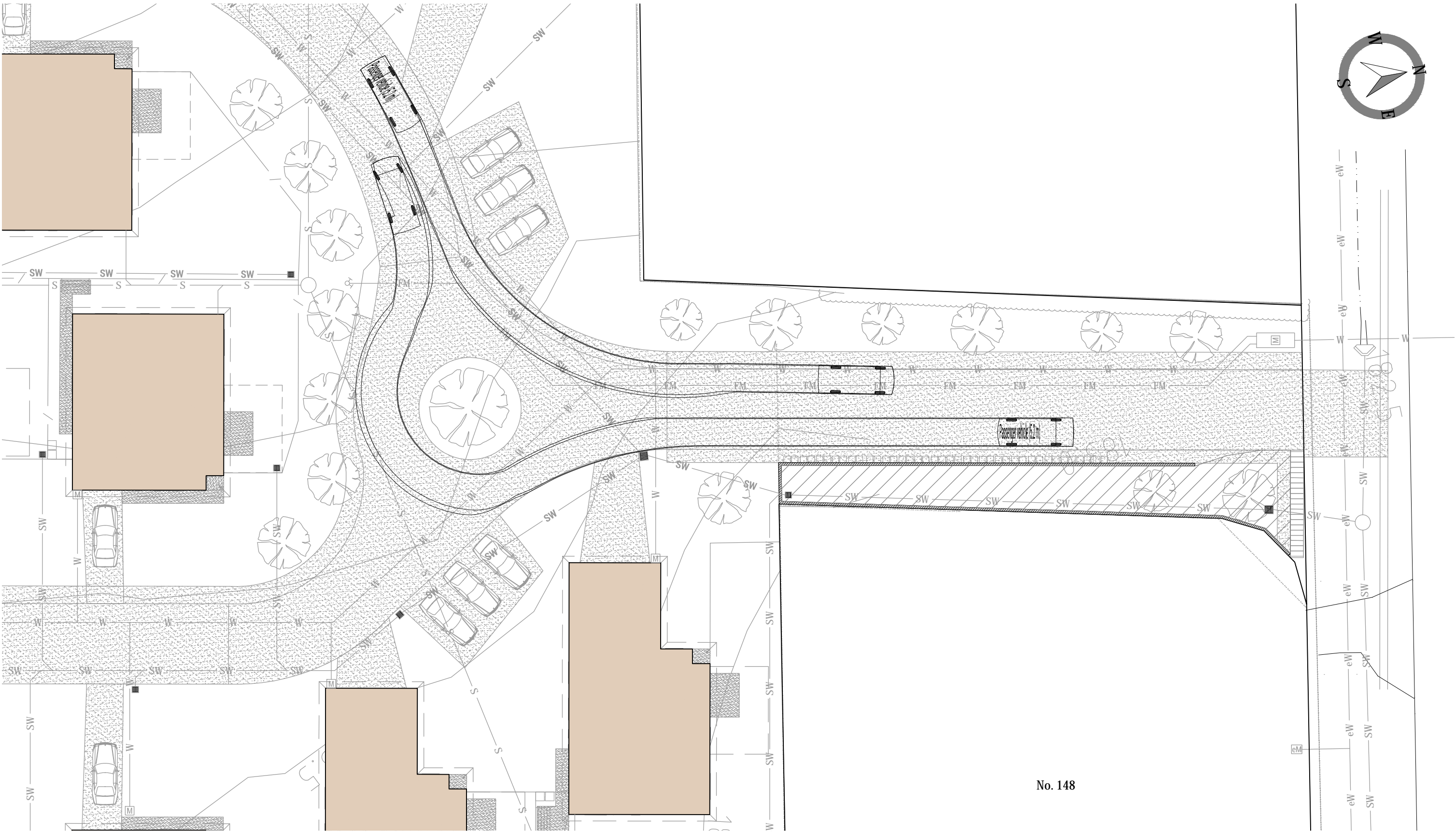
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WESTBURY

TITLE: CONCEPT SITE SERVICES PLAN

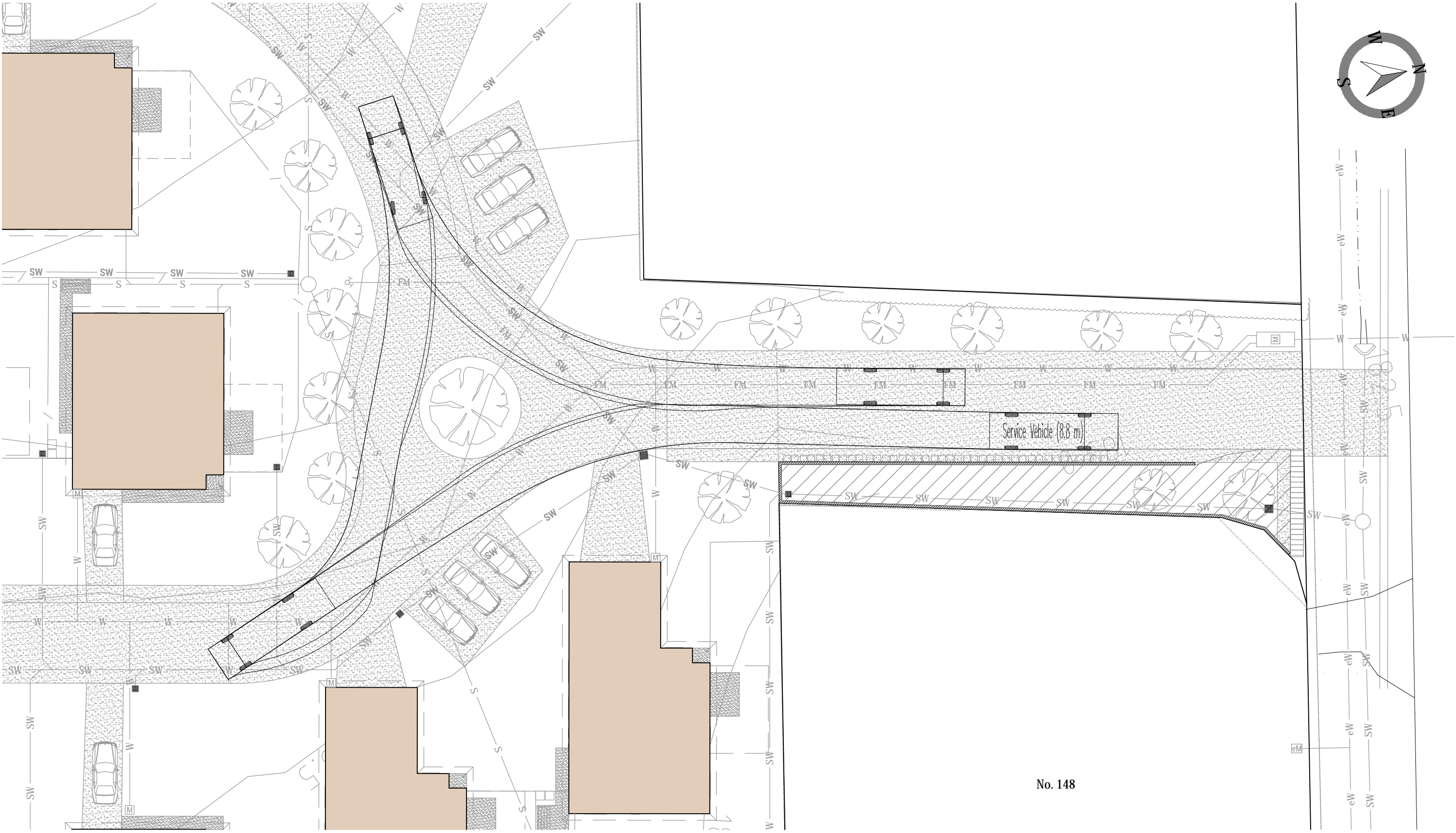
SCALE: 1:250 SHEET SIZE: A1 DWGS IN SET: -

PROJECT No: 20.4119 DWG No: C401 REV: 2






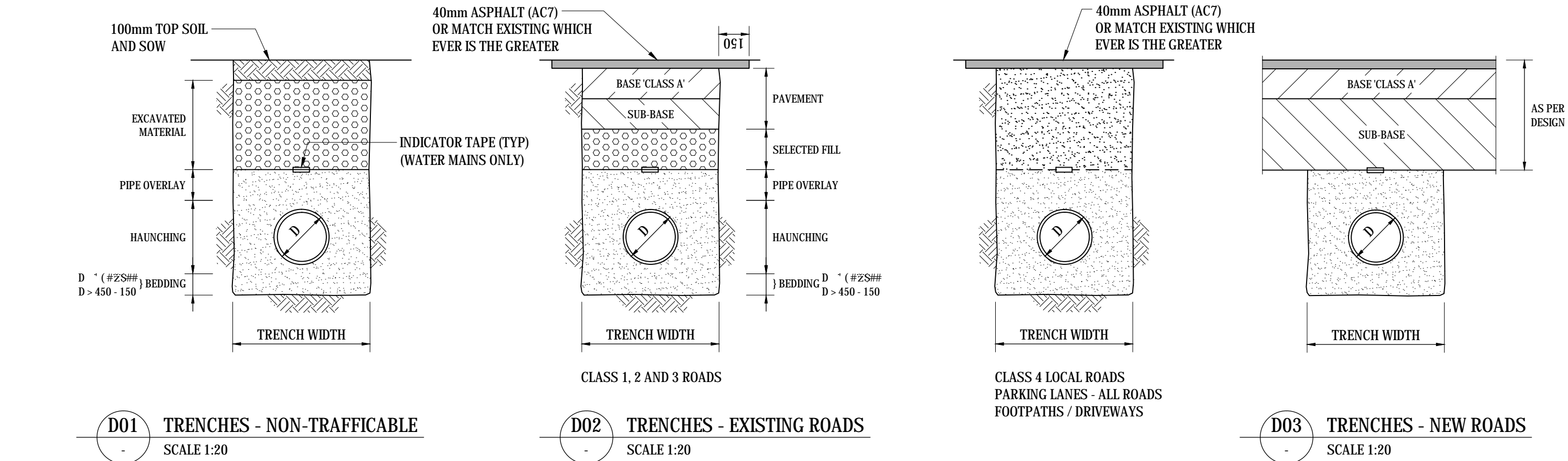
VEHICLE TURNING PATHS PLAN - PASSENGER VEHICLE (5.2m)  
SCALE 1:250



VEHICLE TURNING PATHS PLAN - SERVICE VEHICLE (8.8m)  
SCALE 1:250

				STATUS: CONTROLLED DOCUMENT		DESIGN BY: JWS	<div><div>Level 1a, 10-14 Paterson Street Launceston TAS 7250</div><div><a href="http://rarein.com.au">rarein.com.au</a> P. 03 6388 9200</div></div>	CLIENT: SAM & ALAN PRESTON	TITLE: VEHICLE TURNING PATHS PLAN	
				DO NOT SCALE - IF IN DOUBT, ASK <small>THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT J 4F C8C4B877 2 E4B8-A4B8 4C4BACCL 7C27 45A (S) S 1, - 94 "</small>		DESIGN CHK: RJ		PROJECT: UNIT DEVELOPMENT		
						DRAWN BY: JWS		ADDRESS: LOT 1, 150-152 DEXTER ST WESTBURY		
						DRAFT CHK: RJ		PROJECT No: 20.4119 DWG No: C411 REV: 0		
0	DEVELOPMENT APPROVAL	JWS	11-08-20	APPROVED: R. JESSON	ACRED. No: CC58481	DATE: 06-08-20				
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:							





NOTES:  
TRENCH DEPTH (D = NOM. DIA.)  
CONCRETE PIPES = D + 600  
uPVC PIPES = D + 200  
DCL PIPES = OD + 300

PIPE OVERLAY  
WATER MAINS = 150mm MINIMUM  
SEWER & STORM WATER = 300 MINIMUM

COMPACTION OF BEDDING, HAUNCHING & OVERLAY  
REFER TO AS 1289-5.5  
CONCRETE PIPES = MIN. DENSITY INDEX = 60% (85% STD. COMPACTION)  
uPVC PIPES = DENSITY INDEX = 65% (90% STD. COMPACTION)  
DCL PIPES = DENSITY INDEX = 65% (90% STD. COMPACTION)

BEDDING, HAUNCHING AND OVERLAY MATERIAL  
BEDDING, HAUNCHING AND PIPE OVERLAY MATERIAL SHALL CONTAIN NO DELETERIOUS MATERIAL OR CLAY LUMPS AND SHALL COMPLY WITH THE FOLLOWING GRADINGS:

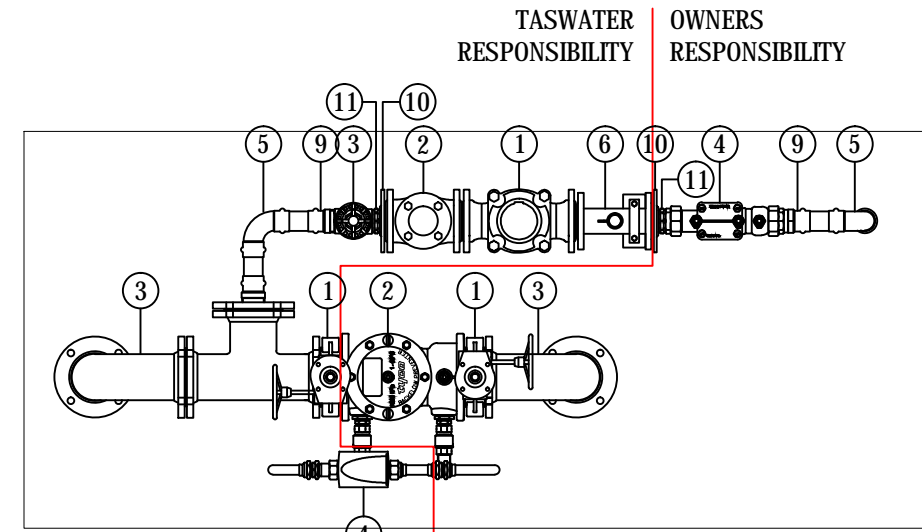
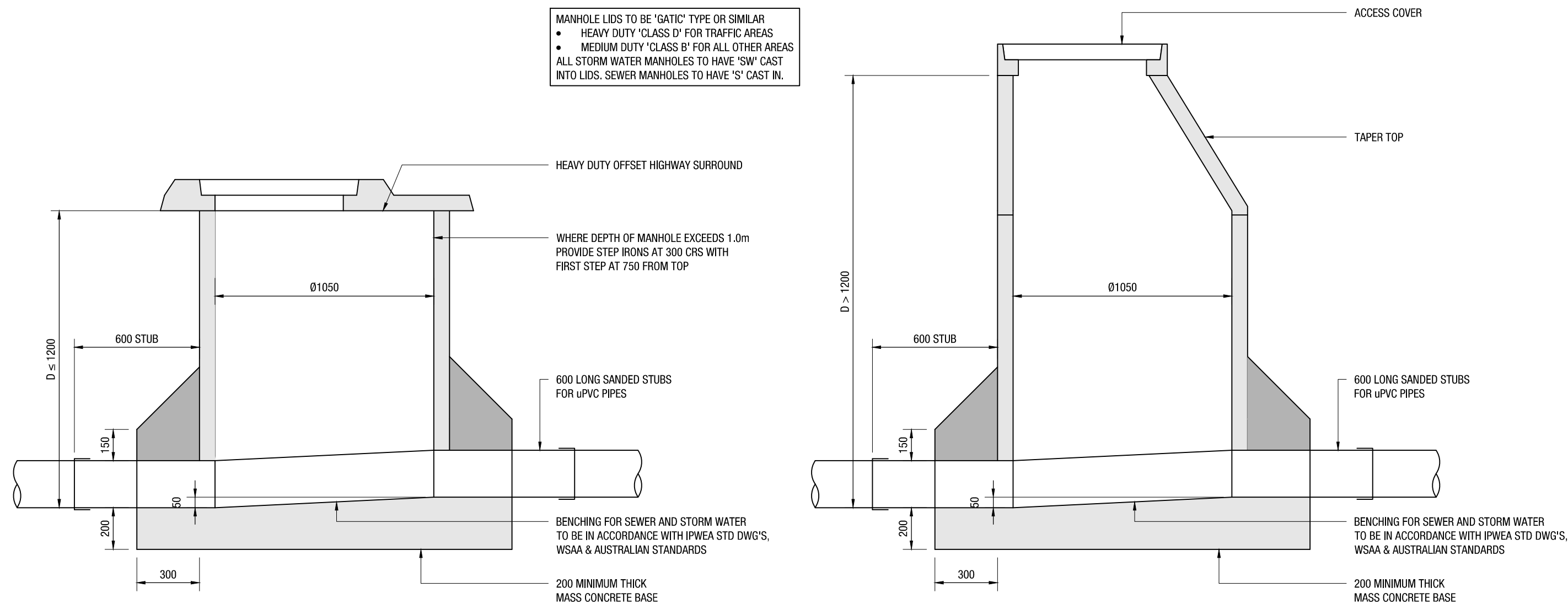
FOR uPVC AND DUCTILE IRON PIPES  
SAND OR CRUSHED ROCK (STONE DUST)  
SIEVE APERTURE (mm) % PASSING (BY MASS)

TO AS 1152	6.7	100
	2.36	70-100
	0.6	20-90
	0.3	8-50
	0.15	0-20
	0.075	0-10

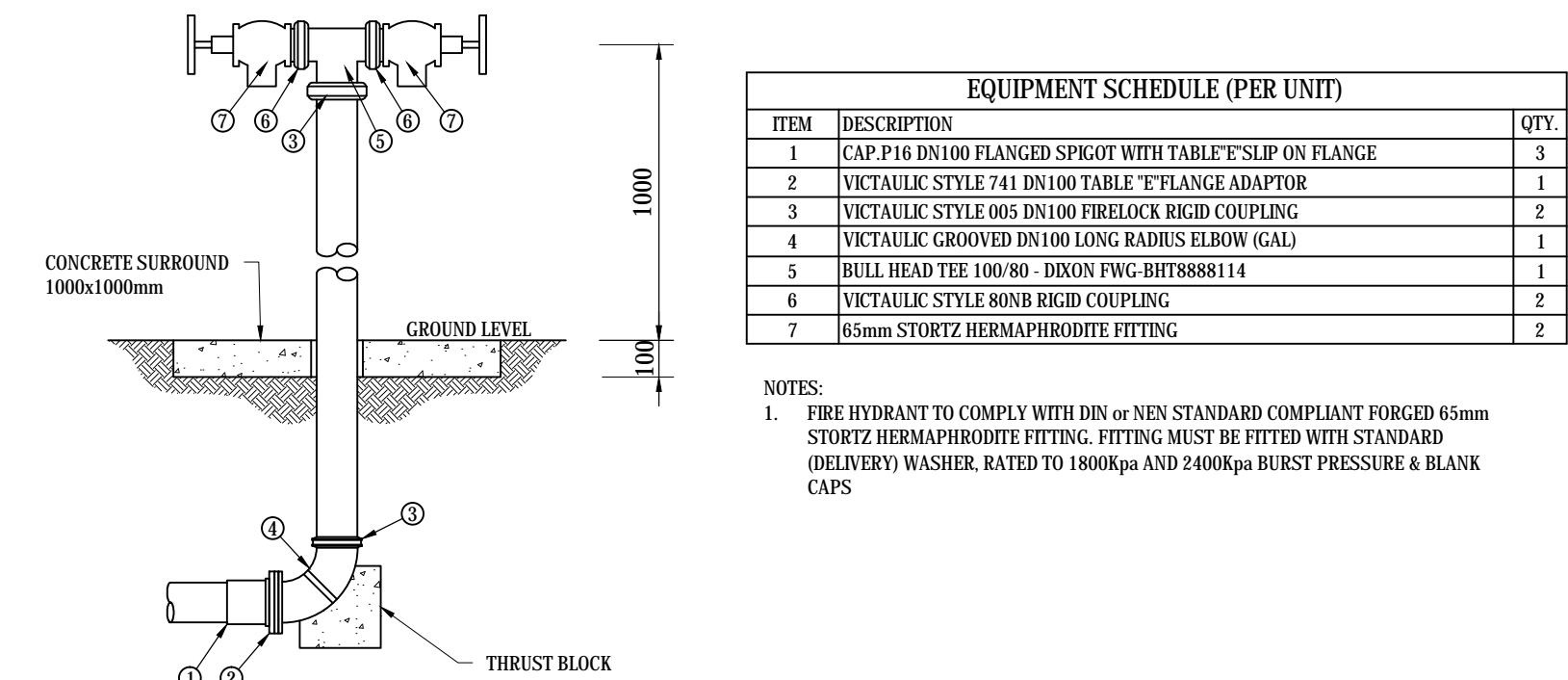
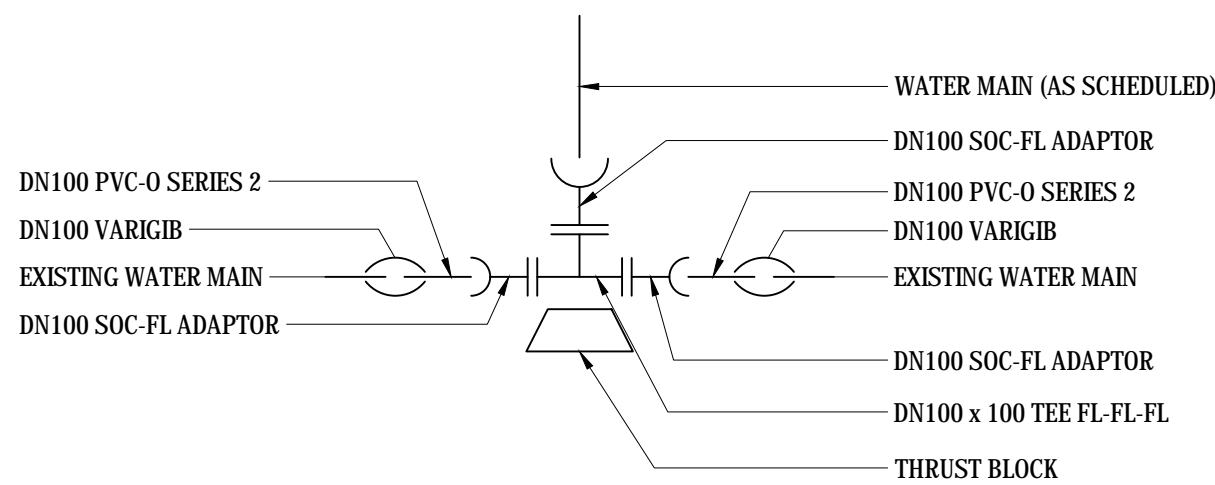
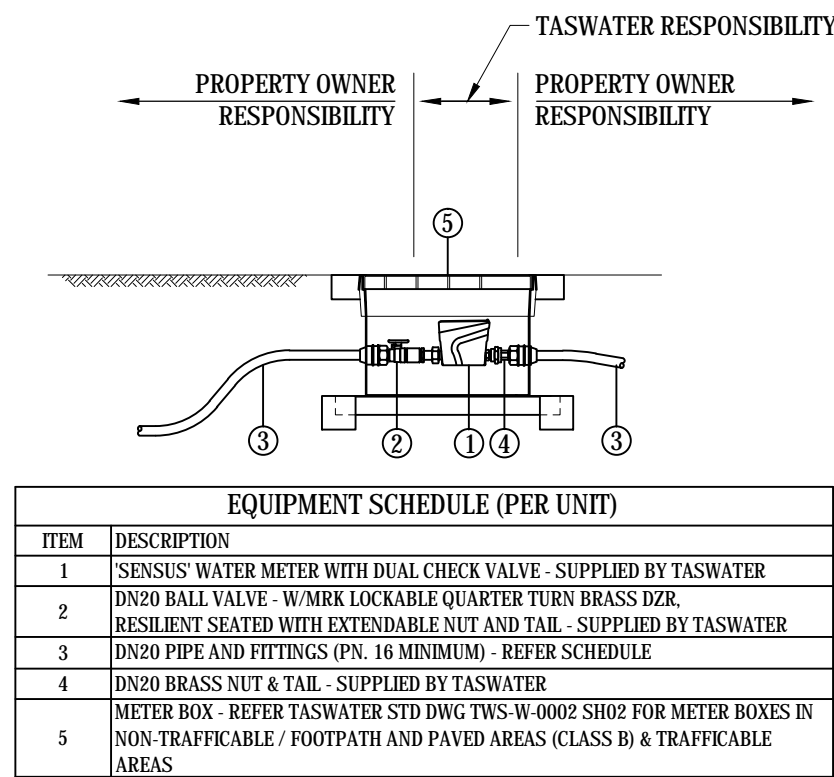
FOR CONCRETE PIPES  
CRUSHED ROCK  
SIEVE APERTURE (mm) % PASSING (BY MASS)

TO AS 1152	19	100
	2.36	50-100
	0.6	20-90
	0.3	10-60
	0.15	0-25
	0.075	0-10

ALL MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH AS 3725 AND TO THE SATISFACTION OF THE SUPERINTENDENT.



EQUIPMENT SCHEDULE (PER UNIT)	
DN100 DEDICATED FIRE	
ITEM	DESCRIPTION
1	DN100 LUG TYPE BUTTERFLY VALVE WITH WORM GEAR ACTUATOR - AVK OR SIMILAR
2	LOW HAZARD VALVCHQ DN100 SDCT03 SINGLE CHECK VALVE
3	DN100 PN16 METALLIC WATER PIPE
4	DN25 SENSUS WATER METER LOW FLOW BYPASS
DN50 DOMESTIC SUPPLY	
ITEM	DESCRIPTION
1	DN50 SENSUS MISTREAM PLUS WATER METER
2	DN50 SENSUS WP-F DIRT BOX
3	DN50 GATE VALVE - AVK TO SIMILAR
4	LOW HAZARD DN50 VALVCHQ DC03U DOUBLE CHECK VALVE NON-TESTABLE
5	DN50 TYPE A COPPER WATER PIPE
6	DN50 x 200mm HYDRANT RISER WITH 25mm TAPPING FOR PRESSURE TESTING, 20mm VALVE & PLUG
9	0.5 PRESS. FITTINGS OF EQUIVALENT
10	DN50 DSP TO TABLE F FLANGE ADAPTOR
11	DN50 NIPPLE



NOTES:  
1. FIRE HYDRANT TO COMPLY WITH DIN or NEN STANDARD COMPLIANT FORCED 65mm STORTZ HERMAPHRODITE FITTING. FITTING MUST BE FITTED WITH STANDARD (DELIVERY) WASHER, RATED TO 1800kpa AND 2400kpa BURST PRESSURE & BLANK CAPS

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**150-152 DEXTER STREET, WESTBURY**

**UNIT DEVELOPMENT**

**TRAFFIC IMPACT ASSESSMENT**

**SEPTEMBER 2020**





## 150-152 Dexter Street, Westbury Unit Development

### TRAFFIC IMPACT ASSESSMENT

- Final
- September 2020

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# 1. Introduction

## 1.1 Background

This TIA reviews the proposed 20 lot stratum subdivision of 150-152 Dexter Street, Westbury with 14\*3-bedroom dwellings and 6\*2-bedroom dwellings. 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 Dexter Street between the William and Taylor Street intersections. Appendix A shows the proposed development layout plans.

## 1.4 References

- AS 1742.1 – 2014 – General introduction and index of signs
- AS /NZS 2890.1- 2004 – Off-street carparking
- AS /NZS 2890.6 - 2004 – Off-street carparking for people with disabilities
- RTA Guide to Traffic Generating Developments – 2002
- ITE Parking Generation Rates - 4th Edition 2010
- Meander Valley Interim Planning Scheme 2013
- Austroads Guidelines
  - Road Design Part 4A: Unsignalised & Signalised Intersections 2017
  - Traffic Management Part 6: Intersections, Interchanges & Crossings 2019.





## 1.5 Statement of Qualifications and Experience

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

Richard Burk is an experienced and qualified traffic engineer with:

- 33 years professional experience in road and traffic engineering industry
  - 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

A handwritten signature in blue ink, appearing to read 'R Burk', is shown on a light blue background.

Richard Burk

BE (Civil) M Traffic Dip Man. MIE Aust CPEng

Director Traffic and Civil Services Pty Ltd





## 1.6 Glossary of Terms

AADT	Annual Average Daily Traffic - The total number of vehicles travelling in both directions passing a point in a year divided by the number of days in a year.
Acceleration Lane	An auxiliary lane used to allow vehicles to increase speed without interfering with the main traffic stream. It is often used on the departure side of intersections.
Access	The driveway by which vehicles and/or pedestrians enter and/or leave the property adjacent to a road.
ADT	Average Daily Traffic – The average 24-hour volume being the total number of vehicles travelling in both directions passing a point in a stated period divided by the stated number of days in that period.
Austrroads	The Association of Australian and New Zealand road transport and traffic authorities and includes the Australian Local Government Association.
Delay	The additional travel time experienced by a vehicle or pedestrian with reference to a base travel time (e.g. the free flow travel time).
DSG	Department of State Growth – The Tasmanian Government Department which manages the State Road Network.
GFA	Gross Floor Area
Intersection Kerb	The place at which two or more roads meet or cross. A raised border of rigid material formed at the edge of a carriageway, pavement or bridge.
km/h	Kilometres per hour
Level of Service	An index of the operational performance of traffic on a given traffic lane, carriageway or road when accommodating various traffic volumes under different combinations of operating conditions. It is usually defined in terms of the convenience of travel and safety performance.
m	Metres
Median	A strip of road, not normally intended for use by traffic, which separates carriageways for traffic in opposite directions. Usually formed by painted lines, kerbed and paved areas grassed areas, etc.
Movement	A stream of vehicles that enters from the same approach and departs from the same exit (i.e. with the same origin and destination).
Phase	The part of a signal cycle during which one or more movements receive right-of-way subject to resolution of any vehicle or pedestrian conflicts by priority rules. A phase is identified by at least one movement gaining right-of-way at the start of it and at least one movement losing right-of-way at the end of it.





Sight Distance	The distance, measured along the road over which visibility occurs between a driver and an object or between two drivers at specific heights above the carriageway in their lane of travel.
Signal Phasing	Sequential arrangement of separately controlled groups of vehicle and pedestrian movements within a signal cycle to allow all vehicle and pedestrian movements to proceed.
SISD	Safe Intersection Sight Distance – The sight distance provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation and to decelerate to a stop before reaching the collision point.
Speed	Distance travelled per unit time.
85th Percentile	The speed at which 85% of car drivers will travel slower and 15% will travel faster. A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic-actuated Control	A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic Growth Factor	A factor used to estimate the percentage annual increase in traffic volume.
Trip	A one-way vehicular movement from one point to another excluding the return journey. Therefore, a vehicle entering and leaving a land use is counted as two trips. (RTA Guide to Traffic generating Developments).
Turning Movement	The number of vehicles observed to make a particular turning movement (left or right turn, or through movement) at an intersection over a specified period.
Turning Movement Count	A traffic count at an intersection during which all turning movements are recorded.
Vehicle Actuated Traffic Signals	Traffic signals in which the phasing varies in accordance with the detected presence of vehicles on the signal approaches.
vpd	vehicles per day – The number of vehicles travelling in both directions passing a point during a day from midnight to midnight.
vph	vehicles per hour – The number of vehicles travelling in both directions passing a point during an hour.

## 1.7 Site Specific Glossary of Terms

MVC	Meander Valley Council
SSA	Safe System Assessment
MVSR	Meander Valley Secondary Road

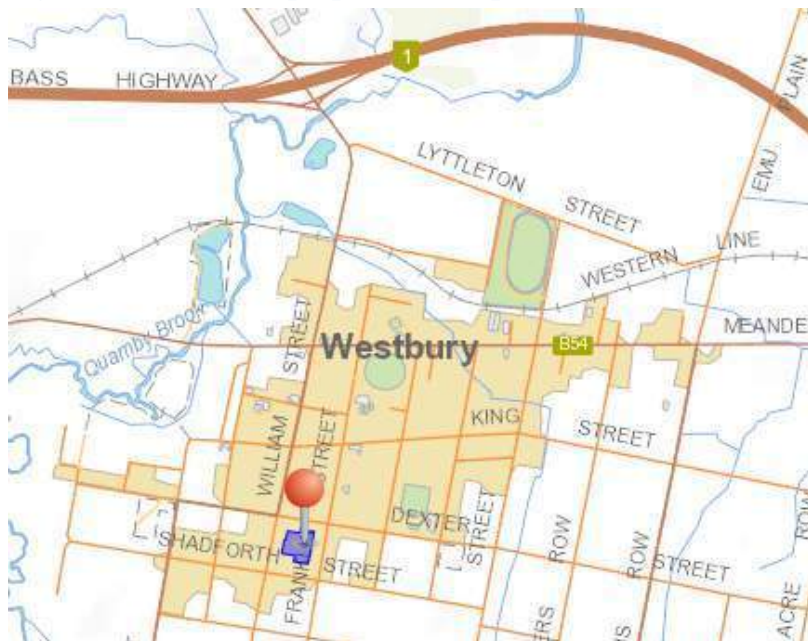




## 2. Site Description

The proposed development site at 150-152 Dexter Street is located on the southern side of Westbury and east of the William Street intersection, as shown in figure 1 and figure 2. The topography is flat and within an urban residential setting.

**Figure 1 - Location of proposed development**



**Figure 2 – Development setting**



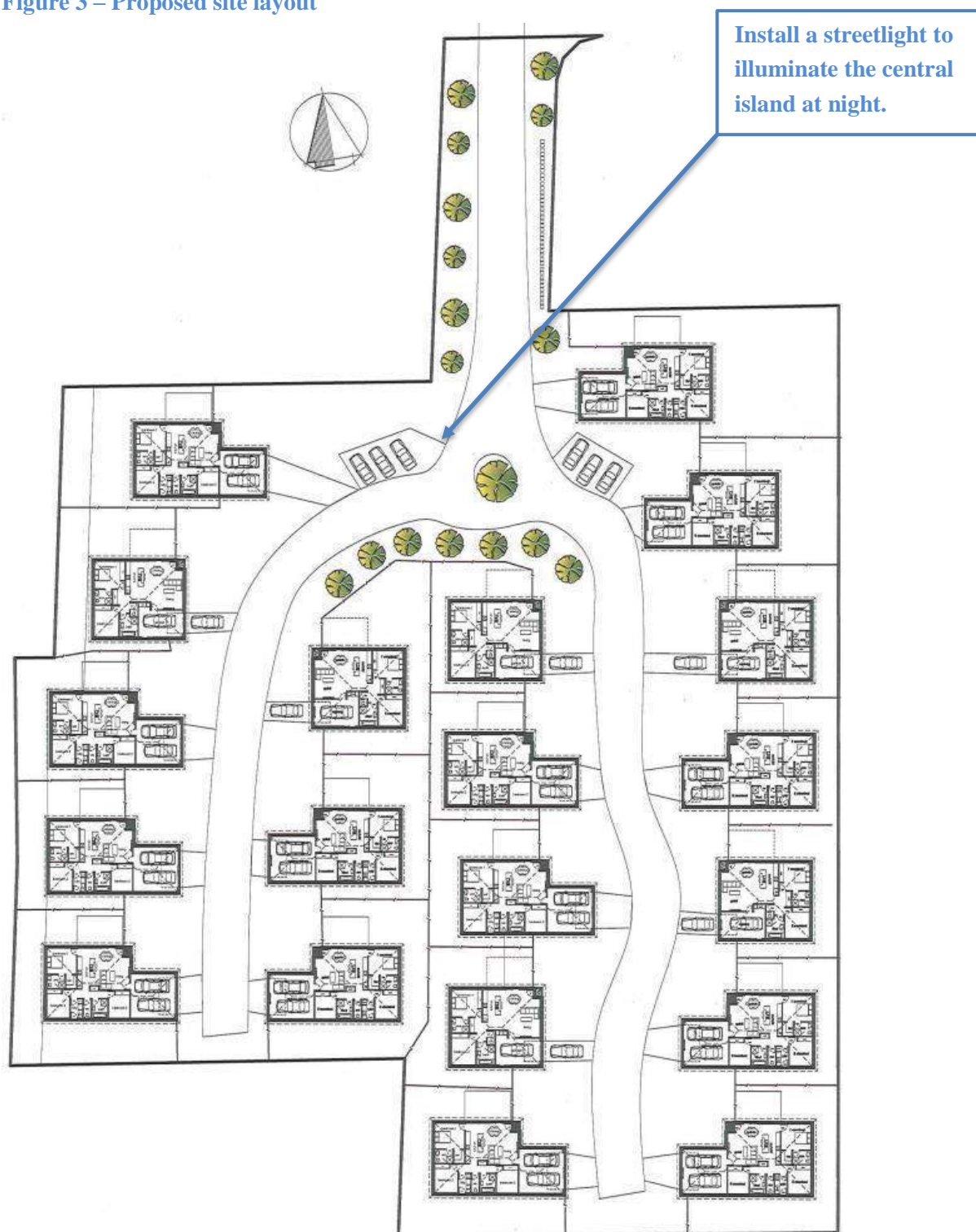


### 3. Proposal, Planning Scheme and Road Owner objectives

#### 3.1 Description of Proposed Development

The proposal is to develop 150-152 Dexter Street with 20 residential units, see figure 3.

Figure 3 – Proposed site layout







### 3.2 Council Planning Scheme

The proposed development involves land currently zoned General Residential in accordance with the Meander Valley Interim Planning Scheme 2013 shown in Figure 4.

**Figure 4 – Zoning for Dexter 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.





## 4. Existing Conditions

### 4.1 Transport Network

The adjacent road network consists of council roads including William, Dexter and Taylor Streets as well as Meander Valley Secondary Road (MVSR) which is a state road.

#### 4.1.1 Meander Valley Secondary Road

MVSR is a Category 5 – Other road in the State Road Hierarchy and part of Tasmania's 26m B Double network East of William Street. There is a posted speed limit of 50km/h between Jones Street North and William Street. The road is wide, in good condition, well delineated and has street lighting. Footpaths and on street parking is available both sides of the road.

#### 4.1.2 William Street

William Street to the west of the proposed development is a two-lane two-way council collector road that connects Dexter Street to MVSR and the Bass Highway. The speed limit is 50km/h and the seal width is 7.5m at the Dexter Street intersection. There is footpath on the eastern side of the road.

#### 4.1.3 Taylor Street

Taylor Street connects MVSR and Dexter Street and provides access to Westbury Primary School. The speed limit is 50km/h and there is an electronic 40km/h school zone.

#### 4.1.4 Dexter Street

Dexter Street is a local access road with a posted 50km/h speed limit, see figure 4 and an electronic 40km/h school zone, see figure 6. The road has a 5.1m wide seal and there is a shallow roadside drain on the south side. The road infrastructure is old but in reasonable condition. Delineation is provided with some guideposts and streetlighting. There are no pedestrian facilities at the proposed access, see figures 8-9.

**Figure 5 – Looking south at proposed development access**







**Figure 6 – Looking east along Dexter Street from Taylor Street**



**Electronic 40 School  
Zone commences**

**Figure 7 – Looking west along Dexter Street from Taylor Street**



**Figure 8 – Looking east (right) along Dexter Street from the proposed access**



**Available sight  
distance is 300m.**

**Figure 9 – Looking west (left) along Dexter Street from the proposed access**



**Available sight  
distance is 105m.**





#### 4.1.5 William Street / Dexter Street intersection

The William / Dexter Street intersection is shown in figures 10-12.

**Figure 10 – Looking right along William Street from Dexter Street**



Available sight distance is 150m.

Check in summer, some pruning of tree limbs may be required.

**Figure 11 – Looking left along William Street from Dexter Street**



Available sight distance is 200m.

Check in summer, some pruning of tree limbs may be required.

**Figure 12 – Dexter Street approach to the William Street intersection**







#### 4.1.6 Dexter Street / Taylor Street intersection

The Dexter Street / Taylor Street intersection is shown in figures 13-15.

**Figure 13 – Looking north along Taylor Street from Dexter Street**



**Figure 14 – Looking right along Dexter Street from Taylor Street.**



**Figure 15 – Western approach to Taylor Street intersection**







## 4.2 Traffic Activity

A traffic turning count survey was taken at the Dexter/ William Street intersection on Monday 20<sup>th</sup> July 2020, from 2:30 to 3:00 PM. See Appendix B for the raw data which has been used to estimate peak and daily traffic activity as follows:

- William Street ( North of Dexter Street): 66vph and 700vpd
- Dexter Street (East of William Street): 18vph and 180vpd

## 4.3 Crash History

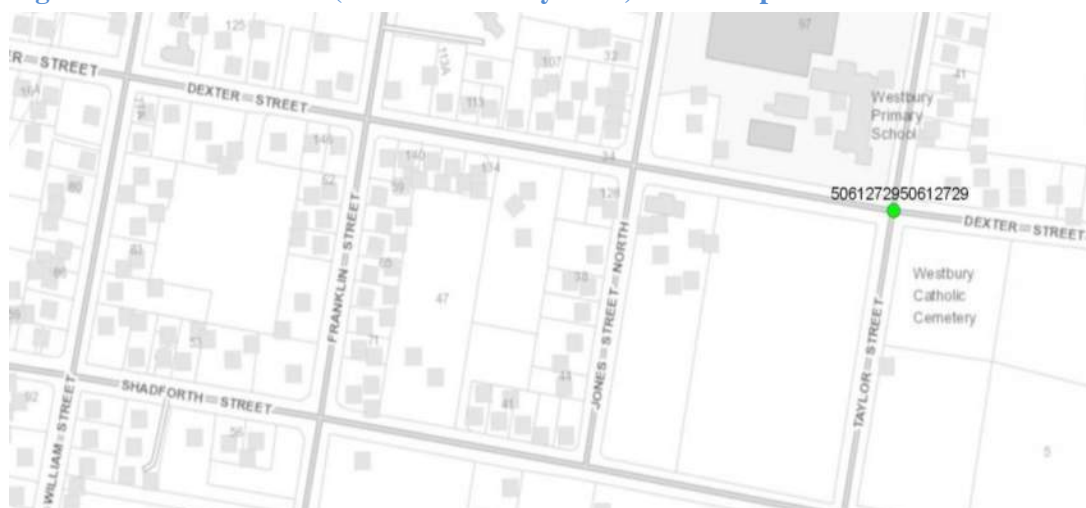
The Department of State Growth is supplied with reported crashes by Tasmania Police. The Department maintains a crash database from the crash reports which is used to monitor road safety, identify problem areas and develop improvement schemes. The 5-year reported crash history for Dexter Street records 1 Property Damage Only crash at the Dexter / Taylor Street intersection. See figure 16 and 17 for crash data summary. The reported 5-year crash history provides no evidence of a crash propensity.

**Figure 16 – Dexter Street (William St – Taylor St) 5 Year reported crash history**

ID	Description	Date	Time	Severity	Light	Location	Units
50612729	110 - Cross traffic	24-Mar-2020	14:40	PDO	Daylight	Int of Dexter Stt/Taylor St	LVx2

PDO | Property Damage Only  
LV | Light Vehicle

**Figure 17 – Dexter Street (William St – Taylor St) 5 Year reported crash locations**







#### 4.4 Services

There do not appear to be any services that would be disaffected by the proposed vehicular access to the development site. There is no need for additional street lighting or roadside furniture.

#### 4.5 Road Safety Review

From inspection of Dexter Street (William Street to Taylor Street) there does not appear to be any specific road safety deficiencies for road users in the vicinity of the proposal. The Dexter Street cross section is suitable for the proposed access.

#### 4.6 Austroads Safe System Assessment

Dexter Street (William Street to Taylor 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 is an indication of how well the infrastructure satisfies the *safe system objective which is for a forgiving road system where crashes do not result in death or serious injury*.

From safe system assessment, Dexter Street link has been determined to be well aligned with the safe system objective with a crash risk score of 33/448, see figures 18 and 19.

**Figure 18 – Austroads Safe System Assessment alignment between crash score and risk**







Figure 19 – Dexter Street Safe System Assessment

## Existing situation Dexter Street

## Safe System Assessment

		Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist
<b>Exposure</b>	<b>Justification</b> (AADT 180vpd)	Low traffic volume, no run-off-road crashes	Low traffic volume, no head-on crashes	Low traffic volume on major Road (700vpd) and on minor road (180vpd) no crashes at intersection	school zone	Moderate pedestrian activity during peak school hours	low cyclist %	Low motorcyclist %
	<b>Score / 4</b>	1	1	1	1	2	1	1
<b>Likelihood</b>	<b>Justification</b>	straight traffic lanes, few roadside hazards, good forward sight distance	straight traffic lanes, few roadside hazards, good forward sight distance	Unsignalised cross intersection, line marked and signed	Non-standard 90 degree parking at school	Narrow footpath separate from road, no specific crossing facilities	Narrow traffic lanes and footpath, no specific infrastructure	Consistent road surface, narrow traffic lanes, good forward sight distance
	<b>Score / 4</b>	2	2	2	3	2	2	2
<b>Severity</b>	<b>Justification</b> (50km/h speed limit)	50km/h speed environment	50km/h speed environment	50km/h speed environment	40km/h speed environment during school peak hours	50km/h speed environment, high for peds	50km/h speed environment, high for cyclists	50km/h speed environment, moderate for motorcyclists
	<b>Score / 4</b>	1	1	1	1	3	3	3
<b>Product</b>	<b>Total Score / 64</b>	2	2	2	3	12	6	6
	<b>Total / 448</b>							
								<b>33</b>





#### 4.7 Sight Distance Review

Sight distance review is summarised in figure 20.

**Figure 20 – Summary of required and available SISD**

Junction Major Rd - Minor Rd	Speed Limit (km/h)	Speed Environment (km/h)	Road frontage sight distance		
			Table E4.7.4 SISD (m)	Available	
				Left(m)	Right(m)
William - Dexter	50	50	80	200	150
Dexter - Proposed Driveway	50	40	80	105	300

 Compliant

#### 4.8 Access Standard

In keeping with the access standard in Dexter Street, see figures 7 and 8, access works should comply with LGAT Standard Drawing TSD-R09-v1 which is accessible online.

[https://www.lgat.tas.gov.au/\\_data/assets/pdf\\_file/0021/321348/LGAT-Standard-Drawings-Release-Version-Dec-2013.pdf](https://www.lgat.tas.gov.au/_data/assets/pdf_file/0021/321348/LGAT-Standard-Drawings-Release-Version-Dec-2013.pdf)

For the proposed access to Dexter Street:

- Sealing of the access and driveway is required as Dexter Street is sealed.
- A driveway culvert should be provided however driveable culvert headwalls are not necessary as the road has a low level of traffic activity and a low speed environment.
- The driveway width should be at least 6m.
- The property access gate should be setback enough from the edge of the road so the design vehicle can stand between the gate and the edge of the road so through traffic is not delayed:
  - If design vehicle is a car the setback should be at least 6m.
  - If the design vehicle is a car and trailer or small rigid truck the setback should be at least 10m.





## 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 (2030).

### 5.1 Traffic Growth

The rate of background traffic growth on Dexter Street for projection purposes is assumed to be 0.5 % to allow for future infill development:

- AADT (2020) 180 vpd
- AADT (2030) 190vpd

### 5.2 Trip Generation

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

- Up to 2 bedrooms: 4-5vpd and 0.4 - 0.5vph
- 2 or more bedrooms: 5-6.5vpd and 0.5-0.65vph

The proposal has 6\*2-bedroom and 14\*3-bedroom units.

Accordingly, once fully developed by 2030 the proposal is estimated to generate:

- 114vpd & 12vph

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.

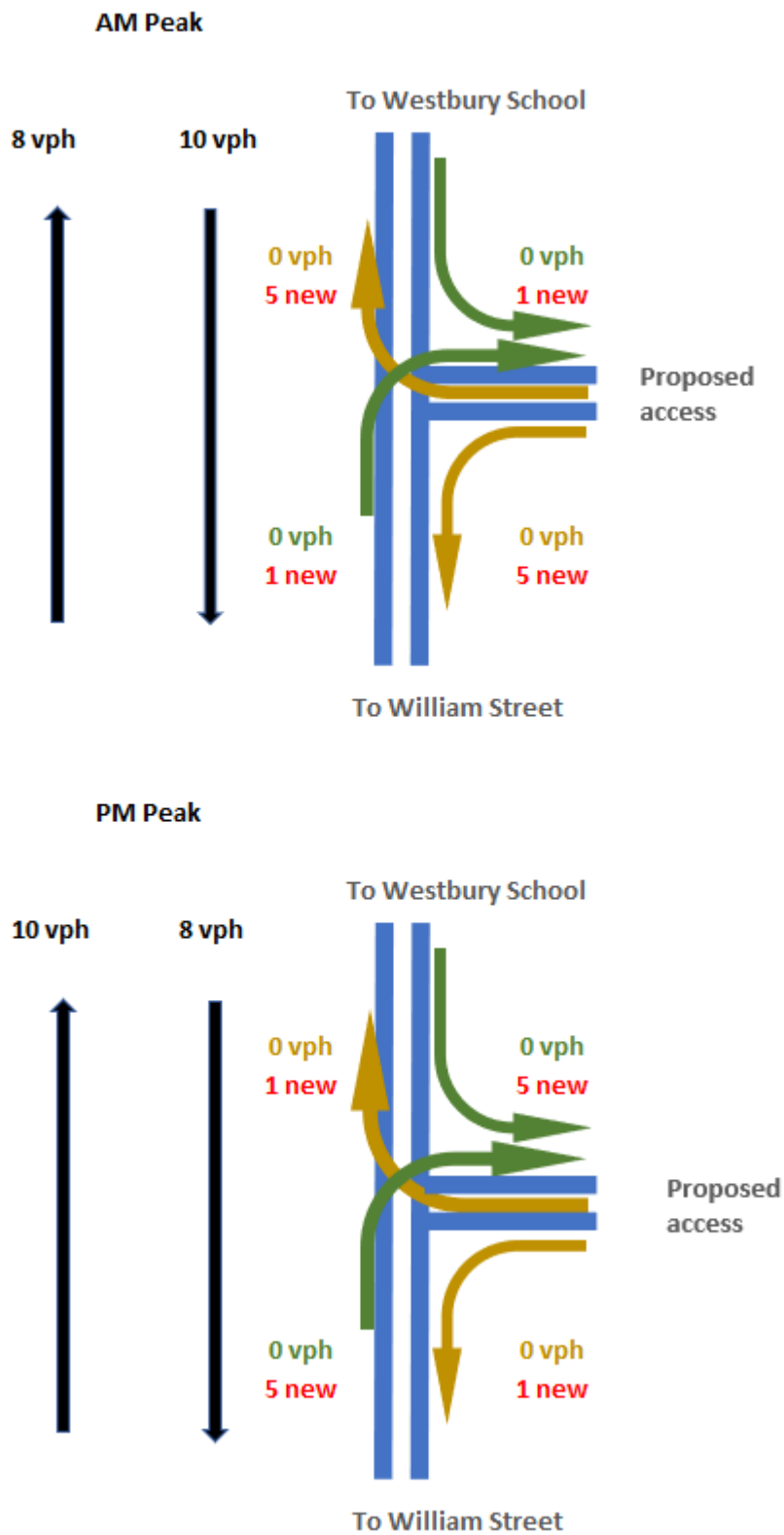
### 5.3 Trip Assignment

Figure 21 shows the traffic assignment for 2030 at 150-152 Dexter Street.





Figure 21 – Projected AM & PM traffic movements on Dexter Street for 2030







## 6. Impact on Road Network

### 6.1 Traffic impact

#### 6.1.1 Traffic capacity on Dexter Street

Current traffic flow on Dexter Street is 18vph. The proposal will contribute 12vph to traffic flow on Dexter Street so by 2030 traffic activity would be 30vph.

These traffic activity levels are very low and less than 10% of capacity so there are no capacity issues with this proposal.

### 6.2 Road and Railway Assets Code E4

#### Use and road or rail infrastructure – E4.6.1

*Acceptable solution A2: For roads with a speed limit of 60 km/h or less, the use must not generate more than a total of 40 vehicle entry and exit movements per day.*

The proposal is within a 50km/h zone and will generate a total of 114 vehicle entry and exit movements per day .

**A2 is not satisfied.**

#### *Performance criteria P2*

*For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.*

Projected total traffic activity on Dexter Street will increase to some 190 + 114 vpd i.e 304 vpd by 2030, which is a low traffic activity level. From review of 5 year reported crash history, road safety review and Austroads Safe System Assessment, the situation is considered safe with a low crash risk.

**P2 is satisfied.**

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

**Not Applicable.**





## **Section E4.7.2 Management of Road Accesses and Junctions**

### ***Acceptable solution A1***

*For roads with a speed limit of 60km/h or less the development must include one access providing both entry and exit, or two accesses providing separate entry and exit.*

The proposal involves 20 lots with one access providing both entry and exit:

**A1 is satisfied.**

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

### ***Acceptable solution A1***

- a) *An access or junction must comply with the Safe Intersection Sight Distance as shown in Table E4.7.4; and*

Figure 20 summarises sight distance requirements and availability and shows that SISD requirements of Table E4.7.4 are satisfied for all intersections.

**A1 is satisfied.**

## **6.3 Car Parking and Sustainable Transport Code E6**

### ***Car Park Numbers – E6.6.1***

***Acceptable solution A1:*** *The number of car parking spaces must not be less than the requirements of Table E6.1.*

Table E6.1 nominates 2 spaces per 2 or more-bedroom dwelling plus 1 visitor parking space per 3 dwellings for an internal lot. This equates to 40 spaces plus 6 visitor spaces i.e. a total of 46 parking spaces.

The proposal provides 2 car garages for the 3-bedroom units and a single car garage for the 2-bedroom units with room on the driveway for a second vehicle. 6 Visitor parking spaces are provided near the access to the proposed development.

**A1 is satisfied.**

### **Taxi Drop-off and Pickup – E6.6.3**

The proposal does not trigger the requirement for a taxi zone.





#### **Motorbike Parking Provisions – E6.6.4**

*Acceptable solution A1: One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.*

46 car parking spaces are provided so 2 motorbike parking spaces are provided.

**A1 is satisfied.**

#### **Construction of Car Parking Spaces and Access Strips – E6.7.1**

*Acceptable Solution A1 – All car parking access strips, manoeuvring and circulation spaces are:*

- (a) formed to an adequate level and drained*
- (b) except for a single dwelling, provided with an impervious all- weather seal*
- (c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.*

The proposal satisfies these criteria, see design drawings in Appendix A.

**A1 is satisfied.**

#### **Design and Layout of Car Parking – E6.7.2**

*Acceptable Solution A1.1 – Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and*

**A1.1 is satisfied.**

*Acceptable Solution A1.2 – Within the general residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.*

**A1.2 is satisfied**

*Acceptable Solution A2.1 – Car parking and manoeuvring space must:*

- (a) Have a gradient of 10% or less; and*  
(proposed visitor parking is within a gradient of 10%)
- (b) Where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction: and*  
(single 6 m wide entrance allows forward entrance and departure)
- (c) Have a width of vehicular access no less than prescribed in Table E6.2: and*  
(Driveway width of 5.5 m required and some 6m provided)





(d) *Have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply:*

- (1) There are three or more car parking spaces; and*
- (2) Where parking is more than 30m driving distance from the road; or*
- (3) Where the sole vehicle access is to a category 1, 2, 3 or 4 road.*

The car parking spaces are 5.4m long by 2.8m wide with access strip width of > 5.8m satisfying Table E6.3 for 90-degree parking spaces.

**A2.1 is satisfied.**

**Acceptable Solution A2.2** – *The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 – 2004 Off-street car parking.*

The parking spaces and access ways are compliant with AS 2890.1 – 2004.

**A2.2 is satisfied.**

#### **Parking for Persons with a Disability – E6.7.4**

**Acceptable solution A1:** *All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.*

Not applicable for the proposed use.

**Acceptable solution A2:** *Accessible car parking spaces for use by persons with a disability must be designed and constructed in accordance with AS/NZS2890.6-2009 Off-street parking for people with disabilities.*

Not applicable for the proposed use.

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

Not applicable for the proposed use.

#### **Pedestrian Walkways – E6.8.1**

**Acceptable solution A1:** *Pedestrian access must be provided in accordance with Table E6.5:*

- where 11 or more parking spaces are required, a 1m wide footpath separated from the driveway and parking aisles except at crossing points.*
- where 10 or fewer parking spaces are provided, pedestrians may share the driveway.*





The proposal provides 46 parking spaces in total and assumes pedestrians may share the driveway. Consequently, justification is required to demonstrate that pedestrian shared use of the driveway satisfies performance criteria P1.

***Performance Criteria P1: Safe pedestrian access must be provided within the carpark and between entrances to buildings and the road.***

Factors relevant for provision of safe pedestrian access include:

- Safe System Assessment
- Shared Zone signage
- Site layout, contours and the relative position of units and associated parking spaces
- availability of alternative parking spaces

### **Safe System Approach**

This approach involves application of a Safe System assessment framework for identifying and reducing crash risk for all road users. This framework involves consideration of risk exposure, likelihood and severity to yield a risk framework score. The proposed development risk scores are as follows :

- Pedestrian exposure is moderate to low (low number of pedestrians) i.e. 2 out of 4
- Crash likelihood is moderate to low (no formal separation) i.e. 2 out of 4
- Crash severity is low (low speed environment) i.e. 1 out of 4

This yields a safe system score of 4 out of 64. This represents a very low risk but depends on a low speed environment being maintained.

### **Signage**

Formal signage of shared zones is a recognised pedestrian safety improvement where there is a mix of pedestrian, local access traffic only and situation where this is no kerb separation between pedestrians and vehicles. This is because Shared Zone signage includes provision of a regulator speed limit to keep speed to an appropriate level. In the case of the proposed driveway a 10 km/hr speed limit would be considered normal. The proposed development is in keeping with this kind of situation. Figure 23 shows Shared Zone signage standards.

### **Alternative parking spaces**

There is limited visitor parking within Dexter street on the wide grass verges, see figure 22.

**Figure 22 – Dexter Street verges**



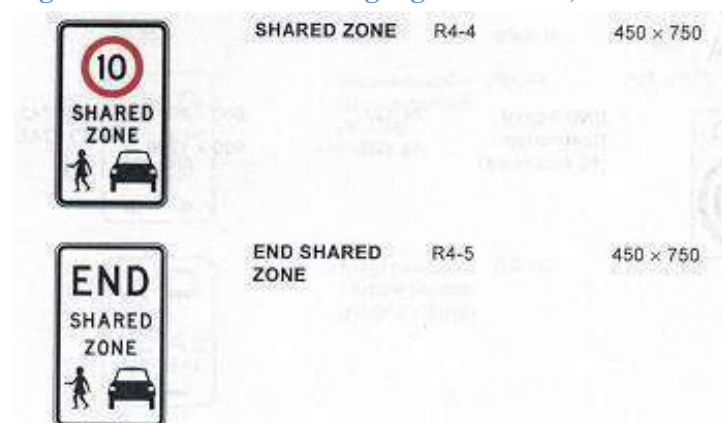


### Site layout

The units have been orientated to suit the contours of the site with separate driveways reducing traffic movements near buildings and reducing pedestrian exposure to traffic.

Accordingly, provision of 10km/hr Shared Zone and End Shared Zone signage double signed at the entry and exit to the development is recommended to limit speeds to a safe level and satisfy performance criteria P1. Figure 23 shows the recommended signage.

**Figure 23 – Shared Zone signage standards, AS1742.1-2014**



**P1 is satisfied.**

## 6.4 Proposed access and internal traffic management

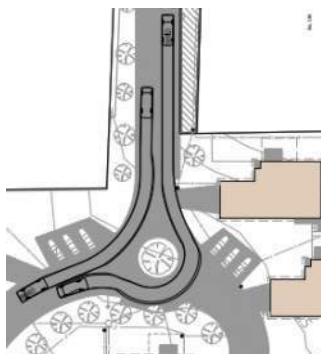
The proposed access road provides well for 2-way traffic and a micro roundabout would provide the ability for garbage trucks and delivery vehicles to turn as evidenced by the turning template checks, see Appendix A.

Line marking and signage of the internal central island as a micro roundabout is recommended to support safe operation. Figures 24 and 25 show the central island.





**Figure 24 – Central island to be line marked and signed as a micro roundabout**



**Figure 25 – Central island to be line marked and signed as a micro roundabout**

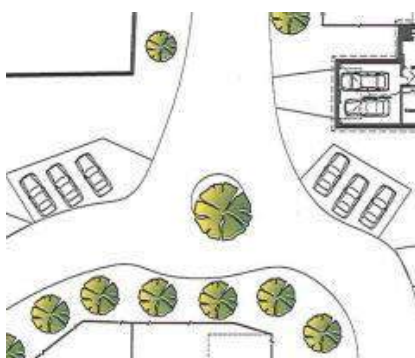


Figure 26 shows an example of a line marked and signed micro roundabout on Olive Street in Launceston. A 15m diameter roundabout with a 5m fully mountable painted central island appears achievable at 150-152 Dexter Street.

Street lighting of the central island is required whether a solid island or painted island for a micro roundabout is provided.

**Figure 26 – Fully mountable micro roundabout at Olive Street, Launceston**







## **6.5 Other impacts**

### **6.5.1 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

### **6.5.2 Street Lighting and Furniture**

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





## 7. Recommendations and Conclusions

This traffic impact assessment has been prepared to consider the proposed 20 residential unit development at 150-152 Dexter Street, Westbury.

2020 through traffic on Dexter Street is estimated at 180vpd and projected to increase to 190vpd by 2030 in the vicinity of the proposed access. It is estimated the proposal will contribute 114vpd and 12vph at peak times once fully developed. Due to the low traffic activity level the increase in traffic will be easily accepted by Dexter Street.

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 provides no evidence of a crash propensity in the vicinity of the proposal. Safe System Assessment of Dexter Street indicates the existing situation near the access has a very low crash risk.

Evidence is provided to demonstrate that the proposal satisfies the Road and Railway Assets Code E4 and Car Parking and Sustainable Transport Code E6 requirements of the Meander Valley Interim Planning Scheme 2013.

### **Recommendations:**

- *Install 10km/hr Shared Zone signage at the entrance to the proposal off Dexter Street and End Shared Zone signage leaving the site, see figure 20.*
- *Designate 2 motorcyclist parking spaces.*
- *Construct the Dexter St access to LGAT Standard Drawing TSD-R03-v1 with:*
  - *Provision of a culvert without driveable culvert headwalls*
  - *Driveway width of 6m at the Dexter Street road reservation boundary.*
  - *Access gate setback to suit the design vehicle, see section 4.8 of this report.*
- *Install a streetlight to illuminate the central island on the driveway, see figure 3.*
- *Line mark and signed the central island as a micro roundabout. As a guide a 15m diameter roundabout with a 5m fully mountable painted central island appears achievable.*
- *Council check if branches of deciduous street trees may need trimming during the summer to maintain sight distance at the Dexter / William Street intersection.*

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 Dexter Street.

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





## Appendices

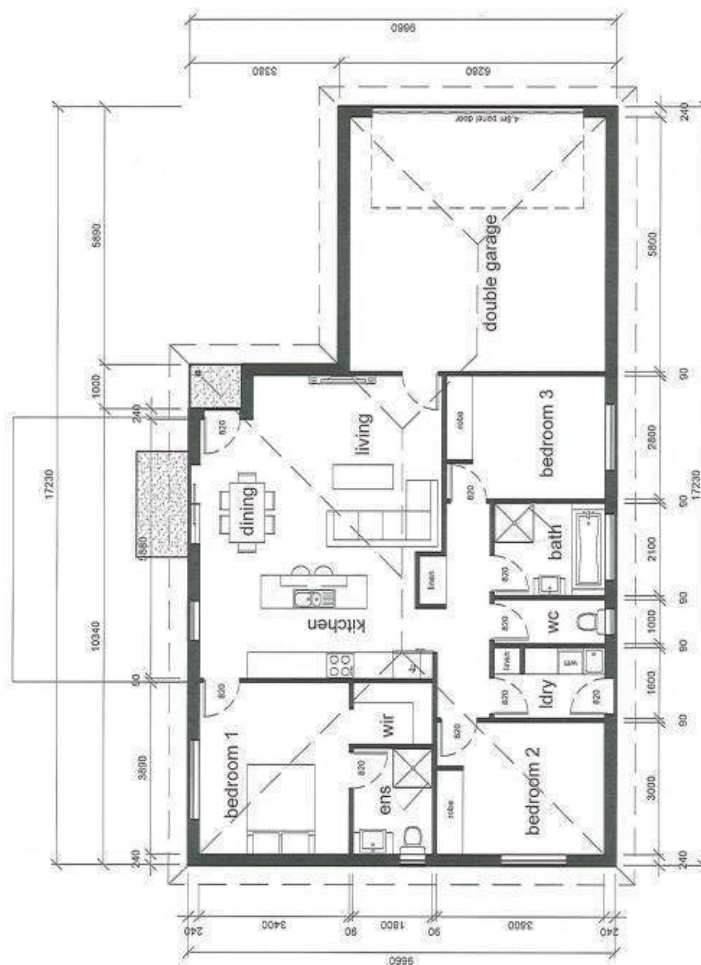


## Appendix A – Proposal Design Plans



<p><b>URBAN DESIGN SOLUTIONS</b>  <small>Urban Valley Design Pty Ltd          150/151 Westbury Road, Westbury, VIC 3089          Phone: (03) 93 34 099          Email: info@urbansolutions.com.au</small></p>		<p>drawing no. 0730          sheet 01 of 1          date: Feb 2020          scale: 1:500 @ A3          title: TBC</p>	<p>revision: 01          print date: 21 FEB 2020          drawn: JNZ</p>
<p><b>DRAFT</b></p>			
<p>proposed unit development          Preston family          lot: no 150 - 152          dexter street          westbury</p>			
<p><small>© 2020 URBAN DESIGN SOLUTIONS          ALL RIGHTS RESERVED          AND NOT TO BE REPRODUCED          FOR ANY PURPOSES WITHOUT          THE WRITTEN PERMISSION OF          URBAN DESIGN SOLUTIONS          150/151 WESTBURY ROAD</small></p>			

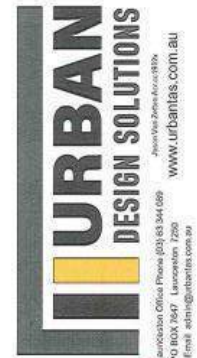




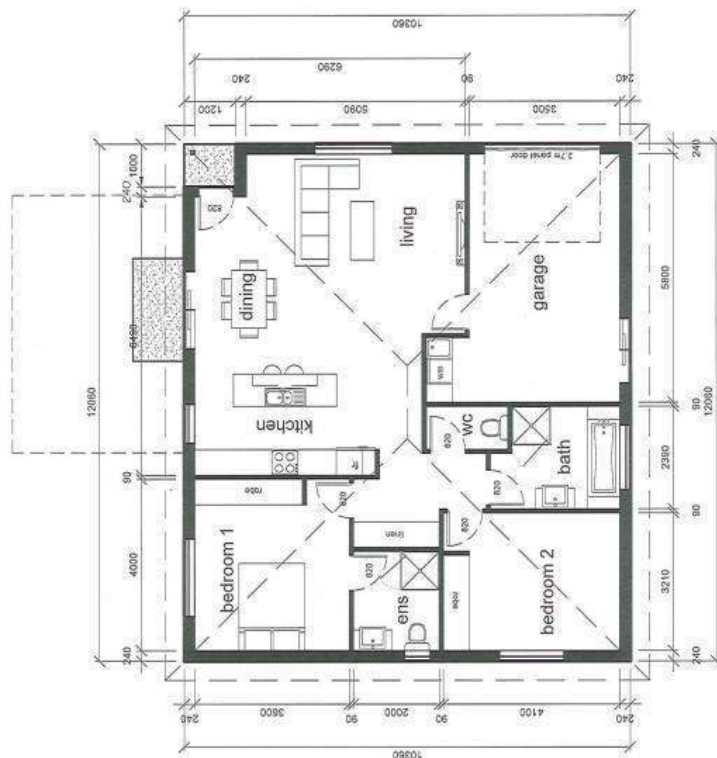
3 bedroom unit floor plan

floor area 145.33m<sup>2</sup>

OTICE CHAIRSIDE CONSIGNEE: LAM AND SONS (PVT) LTD PLANT ROOM, 45 GLEBE ROAD, WILLOWBUSH NSW 1585 (02) 9439 0500 WINCHIT WRITTEN MATERIALS SECTION MATERIALS SECTION MATERIALS SECTION	1	2	3	4	proposed units for: PRESTON lot : no. 150-152 Dexter Street Westbury		<div> <div>drug no.</div> <div>8/20</div> </div> <div> <div>sheet</div> <div>01</div> </div> <div> <div>of</div> <div>1</div> </div> <div> <div>date</div> <div>February 2020</div> </div> <div> <div>scale</div> <div>1:100 @ A3</div> </div> <div> <div>tail</div> <div>to</div> </div>	<div> <div>version</div> <div>01</div> </div> <div> <div>print date</div> <div>21 FEB 2020</div> </div> <div> <div>drawn</div> <div>JZ</div> </div>
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2 bedroom floor plan

floor area 123.50m<sup>2</sup>

<p>proposed units for : PRESTON lot : no. 150-152 Dexter Street Westbury</p>		<p>eng no. 6720 sheet: 01 of 1 date: February 2020 scale: 1:100 @ A3</p>		<p>drawn: JVC</p>
<p>approved by:</p>		<p>21 FEB 2020</p>		<p>check: JVC</p>
<p>approved by:</p>		<p>21 FEB 2020</p>		<p>check: JVC</p>
<p>approved by:</p>		<p>21 FEB 2020</p>		<p>check: JVC</p>
<p>approved by:</p>		<p>21 FEB 2020</p>		<p>check: JVC</p>





CLIENT:  
**SAM & ALAN PRESTON**

PROJECT:  
**UNIT DEVELOPMENT**

ADDRESS:  
**LOT 1, 150-152 DEXTER ST, WESTBURY**

PROJECT No:  
**20.4119**

STATUS:  
**CONTROLLED DOCUMENT**

ISSUED FOR / DESCRIPTION:  
**DEVELOPMENT APPROVAL**

DRAWINGS:

- CDV - COVER SHEET
- CDM - CIVIL NOTES
- CDT - CONCEPT SITE SERVICES PLAN
- CDT - CONCEPT SITE SERVICES PLAN
- CDT - SECTIONS & DETAILS

<b>CLIENT:</b> SAM & ALAN PRESTON <b>PROJECT:</b> UNIT DEVELOPMENT <b>ADDRESS:</b> LOT 1, 150-152 DEXTER ST, WESTBURY		<b>FILED:</b> CIVILS SHEET <b>DATE:</b> 20.02.2021 <b>PROJECT No:</b> 20.4119 <b>DATE:</b> 20.02.2021	
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<b>CDT</b> SECTIONS & DETAILS	<b>CDT</b> SECTIONS & DETAILS	<b>CDT</b> SECTIONS & DETAILS	<b>CDT</b> SECTIONS & DETAILS



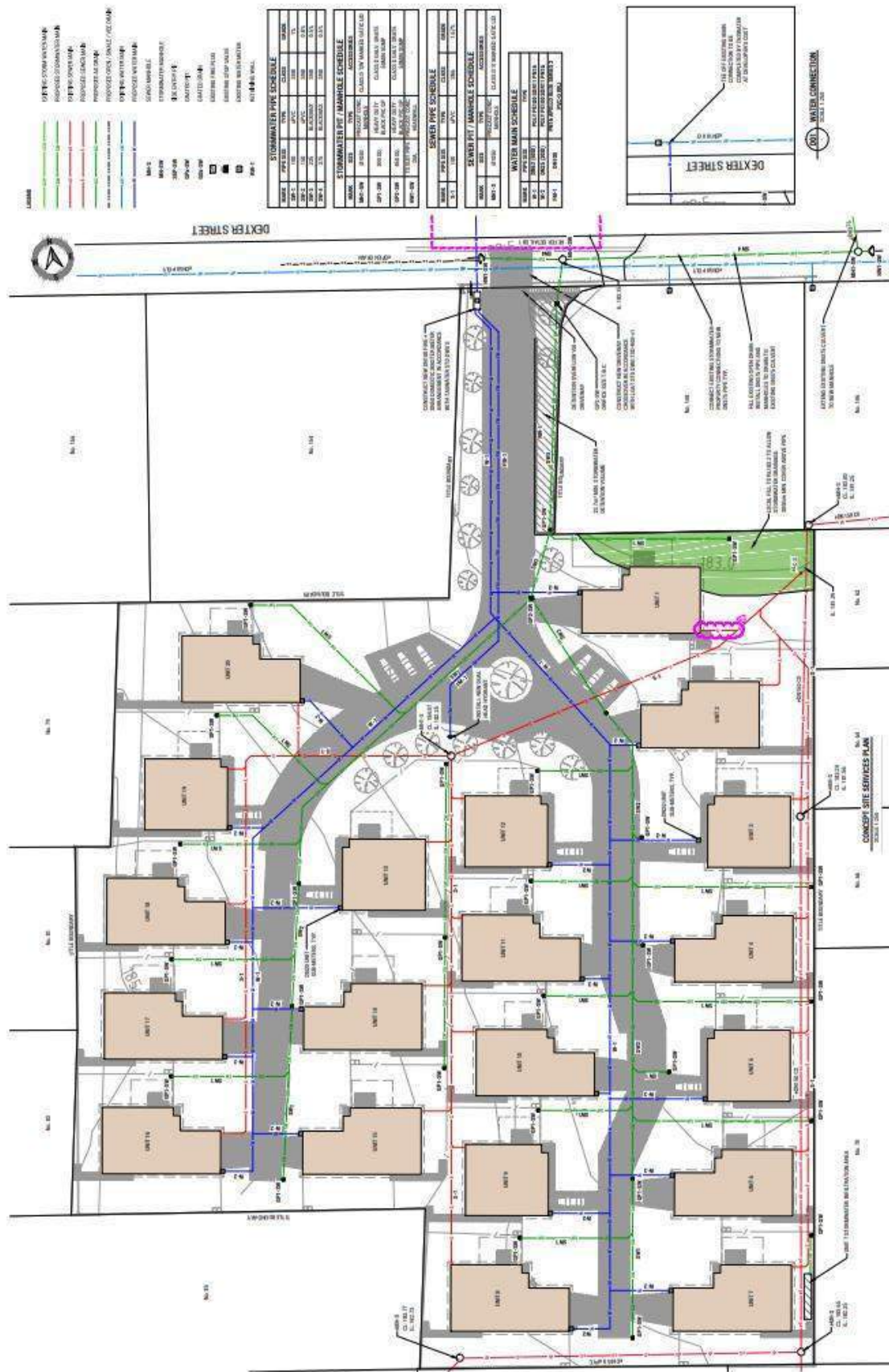


<b>GENERAL</b>	<b>GENERAL COMMENTS</b>	<b>ROAD WORKS</b>	<b>SCHEMATIC</b>	<b>WATER MITIGATION</b>	<b>SURVEY</b>
1. INTRODUCTION	1. GENERAL	1. GENERAL	1. GENERAL	1. GENERAL	1. SURVEY DATA
2. PURPOSE AND SCOPE	2. PURPOSE AND SCOPE	2. PURPOSE AND SCOPE	2. PURPOSE AND SCOPE	2. PURPOSE AND SCOPE	2. SURVEY DATA
3. METHODOLOGY	3. METHODOLOGY	3. METHODOLOGY	3. METHODOLOGY	3. METHODOLOGY	3. SURVEY DATA
4. DATA SOURCES	4. DATA SOURCES	4. DATA SOURCES	4. DATA SOURCES	4. DATA SOURCES	4. SURVEY DATA
5. ANALYSIS	5. ANALYSIS	5. ANALYSIS	5. ANALYSIS	5. ANALYSIS	5. SURVEY DATA
6. FINDINGS	6. FINDINGS	6. FINDINGS	6. FINDINGS	6. FINDINGS	6. SURVEY DATA
7. CONCLUSIONS	7. CONCLUSIONS	7. CONCLUSIONS	7. CONCLUSIONS	7. CONCLUSIONS	7. SURVEY DATA
8. RECOMMENDATIONS	8. RECOMMENDATIONS	8. RECOMMENDATIONS	8. RECOMMENDATIONS	8. RECOMMENDATIONS	8. SURVEY DATA
9. REFERENCES	9. REFERENCES	9. REFERENCES	9. REFERENCES	9. REFERENCES	9. SURVEY DATA
10. APPENDICES	10. APPENDICES	10. APPENDICES	10. APPENDICES	10. APPENDICES	10. SURVEY DATA
11. GLOSSARY	11. GLOSSARY	11. GLOSSARY	11. GLOSSARY	11. GLOSSARY	11. SURVEY DATA
12. INDEX	12. INDEX	12. INDEX	12. INDEX	12. INDEX	12. SURVEY DATA
13. CONTACT INFORMATION	13. CONTACT INFORMATION	13. CONTACT INFORMATION	13. CONTACT INFORMATION	13. CONTACT INFORMATION	13. SURVEY DATA
14. REVISIONS	14. REVISIONS	14. REVISIONS	14. REVISIONS	14. REVISIONS	14. SURVEY DATA
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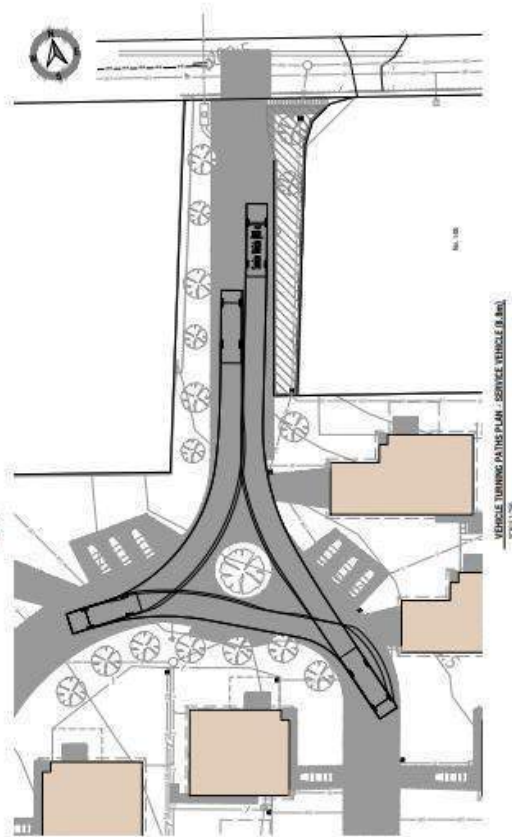
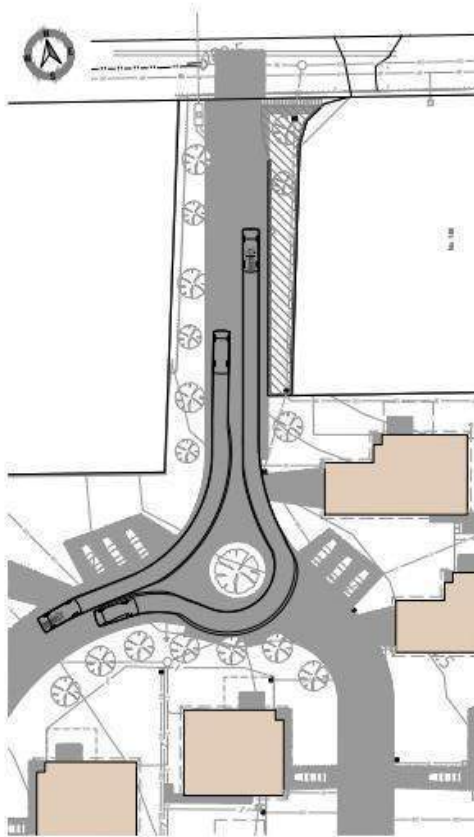
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<b>APPROVALS</b> PROJECT MANAGER PROJECT ENGINEER PROJECT SUPERVISOR PROJECT ASSISTANT		<b>DATE</b> 10/10/2020 BY: [Signature] FOR: [Signature]	<b>DATE</b> 10/10/2020 BY: [Signature] FOR: [Signature]









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DATE: 17-08-20 DRAWN BY: J. JONES CHECKED BY: J. JONES APPROVED BY: J. JONES	PROJECT NO: 194-102 JUNCTION ST PROJECT NO: 194-102 JUNCTION ST PROJECT NO: 194-102 JUNCTION ST	PROJECT NO: 194-102 JUNCTION ST PROJECT NO: 194-102 JUNCTION ST PROJECT NO: 194-102 JUNCTION ST	PROJECT NO: 194-102 JUNCTION ST PROJECT NO: 194-102 JUNCTION ST PROJECT NO: 194-102 JUNCTION ST	PROJECT NO: 194-102 JUNCTION ST PROJECT NO: 194-102 JUNCTION ST PROJECT NO: 194-102 JUNCTION ST









## Appendix B – Count Data

### Turn Count Summary

**Location:** William Street at Dexter Street, Westbury  
**GPS Coordinates:** -41.5320587, 146.8315780  
**Date:** 2020-07-20  
**Day of week:** Monday  
**Weather:**  
**Analyst:** Josh Haines

#### Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
14:31	1	0	1	0	0	0	0	0	0	0	1	0	3
14:35	0	5	1	0	1	0	0	1	0	1	1	1	11
14:40	0	1	0	1	0	0	0	1	0	0	0	0	3
14:45	0	1	1	0	0	1	0	1	0	1	0	0	5
14:50	0	2	0	0	0	0	0	1	0	4	0	0	7
14:55	2	2	1	0	0	1	0	0	0	0	0	0	6
15:00	0	0	0	0	0	0	0	2	0	1	0	0	3

#### Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
14:31	1	0	1	0	0	0	0	0	0	0	1	0	3
14:35	0	5	1	0	1	0	0	1	0	1	1	1	11
14:40	0	1	0	1	0	0	0	1	0	0	0	0	3
14:45	0	1	1	0	0	1	0	1	0	1	0	0	5
14:50	0	2	0	0	0	0	0	1	0	4	0	0	7
14:55	2	2	1	0	0	1	0	0	0	0	0	0	6
15:00	0	0	0	0	0	0	0	2	0	1	0	0	3

#### Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
14:31	0	0	0	0	0	0	0	0	0	0	0	0	0
14:35	0	0	0	0	0	0	0	0	0	0	0	0	0
14:40	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45	0	0	0	0	0	0	0	0	0	0	0	0	0
14:50	0	0	0	0	0	0	0	0	0	0	0	0	0
14:55	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00	0	0	0	0	0	0	0	0	0	0	0	0	0





## Intersection Count Summary

14:31 - 15:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	3	11	4	1	1	2	0	6	0	7	2	1	38

## Vehicle Summary

Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	3	11	4	1	1	2	0	6	0	7	2	1	38
Truck	0	0	0	0	0	0	0	0	0	0	0	0	0
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

## Pedestrians Summary

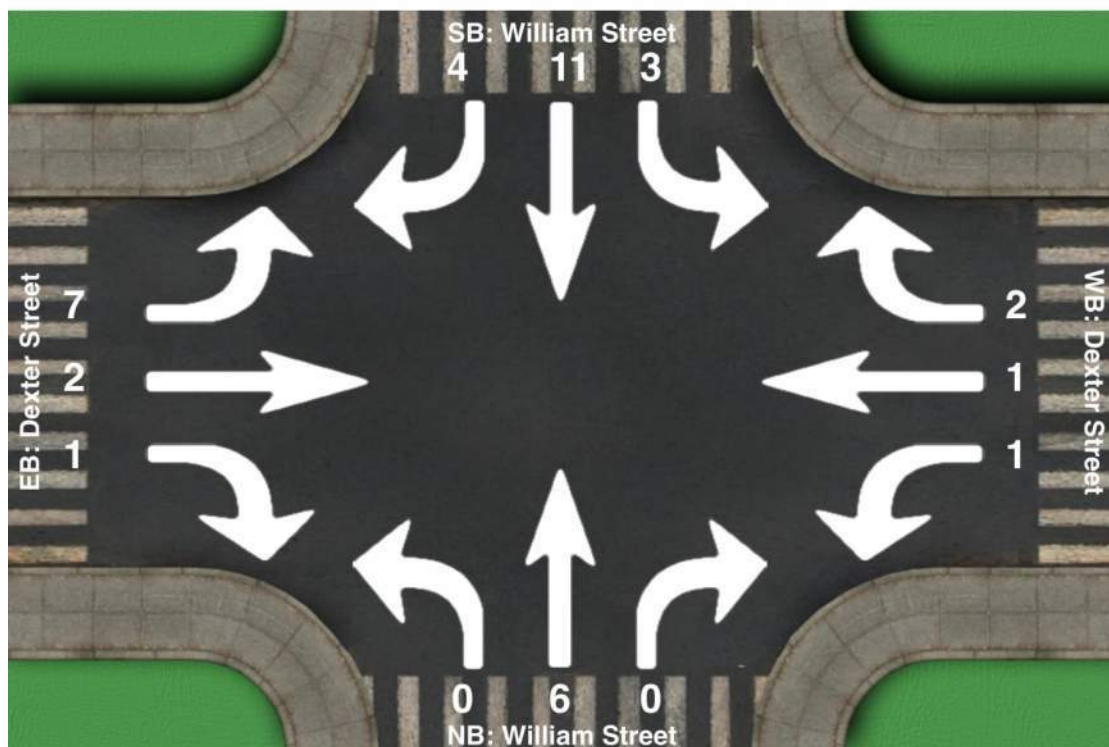
	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0





## Intersection Count Summary

**Location:** William Street at Dexter Street, Westbury  
**GPS Coordinates:** -41.5320587, 146.8315780  
**Date:** 2020-07-20  
**Day of week:** Monday  
**Weather:**  
**Analyst:** Josh Haines



## Intersection Count Summary

14:31 - 15:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	3	11	4	1	1	2	0	6	0	7	2	1	38



## Leanne Rabjohns

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**From:** Cameron Oakley <ckoakley75@outlook.com> on behalf of Cameron Oakley  
**Sent:** Thursday, 17 September 2020 9:13 AM  
**To:** Planning @ Meander Valley Council  
**Subject:** FW: PA\21\0057 150-152 Dexter Street, Westbury

ATTN: General Manager

I am writing this representation on behalf of myself and the other three owners of No. 121a Dexter Street, Westbury, in relation to the proposed development of No. 150-152 Dexter Street.

While we are not against the proposed development, we would like to state our concerns regarding the existing inadequate public stormwater system, and the potential impacts of this and future developments on downstream properties.

We note that 23.7m<sup>3</sup> of onsite detention (OSD) is proposed which will help in moderating the increased outflows from the site. However, it is also noted that the OSD has been done in accordance with Meander Valley Council's general OSD requirements, which sizes the detention in order to restrict 1 in 20 year ARI post-development outflows to 1 in 5 year ARI level with a 50% level of development. The current site has no development and as such outflows to the downstream system are likely to increase in the 1 in 5 year event, and during events exceeding the 1 in 20 year. Also, the detention will not function unless fully maintained, which may or may not occur depending on the maintenance regime of the future Body Corporate. As such, increased flows as a result of the development are likely to impact the public stormwater system.

Normally this would not be too much of a concern as overflows are passed to the roadway. However, local capacity/system issues, which are known by MVC, may already contribute to the flooding of No. 121 Dexter Street and No. 60 Franklin Street from the roadway. This overland flooding, as well as flows from the recently installed outlet (which was constructed to allow the dwelling of No. 121 a connection point), pass to the temporary open drain within our property (ref. email from Duncan Mayne 27/03/2020 attached). The temporary open drain peters out and nominally flows through to the north-west corner and to a small open drain and undersized headwall within No. 69 William Street.

We will be looking to develop No. 121a in the next year and an 'outlet to the public drain' is noted at our boundary with No. 71 William Street, which we assume will be our connection point to the public system.

Section 5 of the Urban Drainage Act S.5 (1) states *A council must, in accordance with the objects of this Act, provide for such public stormwater systems as may be necessary to effectively drain the urban area of the council's municipal area.* As such, in order to properly cater existing stormwater flows, for the development of No. 150-152, and for ongoing future development of the catchment, we ask that Council consider rectifying the issues in conjunction with the development of No. 150-152.

There are drainage easements running on the eastern and northern boundaries of our property which are available to provide the 'missing link' for the stormwater system.

Yours faithfully,

Cameron Oakley  
Sheila Oakley  
Erica Oakley  
Aaron Oakley



**Leanne Rabjohns**

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**From:** peter <peter.hatters@bigpond.com>  
**Sent:** Monday, 21 September 2020 4:33 PM  
**To:** Planning @ Meander Valley Council  
**Subject:** Proposed development at 150 to 152 Dexture St CT 105704/1

Hello Planning Department,

I have some concerns about the proposed development as it will impinge on my privacy as the units 4,5,6,7 are very close to the my back fence. The fence on my western border is slightly out of alignment and should be approx 2 to 3 meters further into the proposed development. At the time of purchase I was not that concerned as I had land behind me and was not aware who was the owner. Apparently, the previous owner of 70 Franklin St ended up paying for the existing fence himself due to a dispute with previous owner. I can be contacted on 0438 523 015. I look forward to your response.

Kind regards

Peter Hatters  
70 Franklin Street  
Westbury



22nd Sept. 2020

The Manager  
Meander Valley Council  
PO Box 102  
Westbury 7303.

Index No.	13993		
Doc No.	1516685		
RCVD	24 SEP 2020	MVC	
Action Officer	LR	Dept.	CDS
EO		OD	✓

RE: Planning Development Notice  
Urbane Design Solutions PA/21/0057  
150-152 Dexter St, Westbury.

I do not object to developing this plot of land.

I DO object to the number of units.

- This is not in keeping with Westbury Heritage status or standards.
- There does not appear to be sufficient parking ie. one garage per unit minimum. A 3 bedroom family dwelling would require 2 off street parking spaces. Some units appear to have no parking at all.
- There is no designated common use greenspace. This is essential for physical and mental well being of residents living in such close proximity.

Sybilva Scott-Smith  
0427-88-3065.



## Objection to PA\21\0057

I wish to oppose the current development plan to build 20 units on 150-152 Dexter Street Westbury.

I do this for the following reasons:

1. At the moment (due to the Meander Valley Council's response to the pandemic) the public cannot attend Council meetings. As a result, while I can read the agenda and minutes and submit questions, I can't attend to hear the debate. I've attempted to listen to the recording of the meetings, but the audio is of poor quality and it is difficult to work out who the speakers are. Debating and deciding a development like this when the public is excluded is inappropriate and denies the public a basic right (that of attending the public part of Council Meetings).
2. An outbreak of high-density housing within a village of dwellings that are mostly on larger blocks will destroy the amenity of the Village. It does not continue with the character and heritage of Westbury but rather destroys it. The place will start to look like a hotchpotch of confused planning decisions with no thought, theme or trope. Such a development is more suited to outlying areas of Launceston that already have high-density housing developments along with infrastructure to service them (something Westbury doesn't have). High-density housing in Westbury doesn't fit, feel or look right.
3. A concentrated area of high-density housing in Dexter Street will place excessive strain on Westbury's quiet residential streets. Most streets aren't even wide enough for two cars to pass at the 40 to 50km speed limit that's in the direct area.
4. A concentration of high-density housing in Dexter Street, in an area that is close to my home, will mean that I will have to experience a higher level of noise: people, vehicles, machinery and all other noise that comes from multiples residences in a small space. Twenty units in that area will create a cacophony. Westbury is an extremely quiet village. At night especially it is like being out on a farm.
5. A concentration of high-density housing in Dexter will create excessive light pollution. The darkness at night is one of Westbury's greatest features, despite Tas Alkaloids, the Village itself is very dark at night with minimal artificial lighting. Twenty units all crammed together with outside street lighting on the internal lanes of the development will create excessive light pollution that doesn't fit with the current amenity of the Village. It will also wreak havoc with the nocturnal wildlife. Westbury has a wonderful population of rare bandicoots, wallabies and ring-tailed possums. We have all of them visiting our garden in King Street which is not far from the proposed development (about 400m as the crow flies). Westbury lives in harmony with our wildlife; an increased population of a high-density nature will threaten these creatures.
6. High-density housing will put increased strain on Westbury's services. Westbury has just enough services to meet the needs of the current population. To place an extra 20 dwellings into the town could signal an increase in population of potentially 60 to 80 people. We don't have adequate public transport to Deloraine or Launceston. We only have a small primary school and no high school. We don't have an ambulance station. We don't have a staffed police station. We don't have services to meet such rapid population growth.
7. I have lived in Westbury for two and a half years, the Meander Valley for nearly 13. Initially I lived on a 700 acre farm in Montana. My family chose to live in Westbury mostly because of what I know about Westbury from my work and because of its space and feel. Westbury is a vibrant community full of people who care about each other and the Village. The Garden Club for example has recently planted spring bulbs in most residential streets. The William



Street beautification of several years ago means that we have a beautiful entrance to the older part of the town's business area. Westbury people get involved but they also respect people's privacy. We have a unique village with an enviable lifestyle. People are attracted to the Village for this but also for the way the Village looks – its amenity. We have historic buildings that have been thoughtfully maintained and areas like the Village Green and the Town Common. High-density housing just doesn't fit here. When we moved from the farm we bought an old house and have respectfully gone about updating a few areas. We have put in a front fence that continued the theme of the older one. We've updated the derelict side fence and planted a hedge along it, we've added a gate that again keeps the theme. My husband's garage was built to match the house. He could've put a cheaper Colourbond one in, but instead it has a façade that matches the house. We have thoughtfully kept the cottage in a style that is kind to the history of Westbury and the King Street streetscape between Jones and Franklin Streets. Westbury at this point in time is predominately made up of people who live here because of the way it currently looks and feels. High-density housing will destroy this.

To conclude. Had I known that Westbury would go down the path of high-density development I would not have been happy to invest here let alone live here. The development on 150-152 Dexter Street is completely out of character with Westbury's amenity. I would like to note that I did not object to the building of two units just recently on the corner of Jones and King Street. I am not anti-development. I am however anti high-density housing in a quiet small village. Apart from destroying the amenity, and cluttering the historic feel and clogging up our wide-open spaces, Westbury does not have services to support such a rapid population growth. Westbury has a low crime rate and low unemployment – I would like to see this remain unchanged and not threatened by high-density housing.

We are quiet country people who do not need an injection of city sprawl smack-bag in the middle of our Village.



Mrs Anne-Marie Loader  
Lavender Cottage  
131 King Street  
Westbury TAS 7303  
0407 145 243  
annieloader@hotmail.com



**Leanne Rabjohns**

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**From:** Anne-Marie Loader <annieloader@hotmail.com>  
**Sent:** Monday, 28 September 2020 11:43 AM  
**To:** Planning @ Meander Valley Council  
**Subject:** Objection to PA\21\0057  
**Attachments:** Objection to PA-21-0057 A-M Loader.pdf

Attached is an objection to Objection to PA\21\0057.

regards

Anne-Marie Loader

0407 145 243



Martin and Emma Hamilton

PO Box 285, Deloraine 7304

27 September 2020

Att The General Manager

Meander Valley Council

To whom it may concern,

We write to oppose the 20 unit development proposed for 150-152 Dexter Street Westbury on the following grounds.

Whilst there has been provision for a new fire hydrant towards the front of the development, and it is reported that there is capacity for a fire truck to enter the property, there is no supporting documents from Tas Fire to ascertain the safety of the proposal with regards to evacuation plans should the only road access to the property be blocked by fire. This is an internal block, with the only road access being Dexter Street.

Given just this week in the news there were reports the Minister for Police, Fire and Emergency Services would not rule out the closure of regional fire stations, we feel this aspect of the development is of concern and could pose unnecessary risk to the lives of the future residents.

We also question the data contained in the traffic impact assessment. The development has allocations for 40 cars parked in garages and driveways, as well as 6 visitor car parks. If each of those parking spots had a car that only left home and returned once a day, that's up to 92 movements through the driveway each day. Even though there is an internal roundabout on the property to help with directing traffic and traffic congestion, many home-owners are going to leave their home more than once a day. And that doesn't even take into consideration if more than 6 cars want to visit people in the development at a time - particularly on the weekend where it is feasible that more than six cars might want to visit simultaneously - and the overflow would have to park on Dexter street and surrounds.

Given the larger number of units were 3 bedroom homes, it's conceivable that a large number of occupants would have school-aged children, and that there will be peak times of the day where traffic will be considerably more heavy than others. As such, we feel that it would be disingenuous to try and average out car movements into per hour averages, and that it's more important to look at a daily vehicle movement count. We feel that 1 half-hour assessment on a Monday afternoon is not enough to properly predict what the future increase of traffic from this development would be, or whether it would fit within the scope of normal growth. Given that there may be more than 100 car movements a day through the driveway, this would be in our opinion exponential unsustainable growth.

We also question the proposed estimate of cost to build. The application form estimates the build to be \$3.7 million which, if it was divided equally between 20 units for ease of calculation, would be \$185,000 per unit. Given the amount of work that needs to be done, including installing a fire hydrant, the road within the development and the houses themselves, we call into question the quality of the houses that will be built if that \$3.7 million is, as stated on the Meander Valley form, as including "total cost of building work, landscaping, roadworks and infrastructure". A conservative estimate of these improvements, particularly given the need for sewerage, water, power, telephony, 1.8m high fencing of either timber or Colorbond, would likely run towards \$2.5 million or more, leaving barely \$50,000 for each unit to be constructed and finished. Given the general suggestion from calculators we found that indicate a house will likely cost between \$1,400-\$1,800 per square metre to construct even a low-end budget house, these units will likely cost in excess of \$170,000 each. Given the application says that



the external walls will be brick construction, this price will likely blow out considerably beyond even the figures cited here, without even factoring in roofs, internal walls, plumbing, electrician fees, windows, and all other fixtures and fittings. Depending on the quality of the bricks in question, these units will look similar to many of the housing commission homes that were hastily constructed in what are now low socio-economic suburbs throughout Tasmania – certainly not a visually appealing sight, and not in keeping with the historic feel of many of the other homes in Westbury.

We ask that this development be opposed.

Your sincerely

Martin and Emma Hamilton

#### References:

Budget Direct Calculator for constructing a home - <https://www.budgetdirect.com.au/home-contents-insurance/guides/buying-house/cost-to-build-a-house.html>

Finder article “How much does it cost to build a house? A city by city breakdown of the costs of building a house” - <https://www.finder.com.au/how-much-does-it-cost-to-build-a-house>

Austral brick website - <https://australbricks.com.au/tas/products/bricks>

Simone Homes, “How many bricks does it take to build a house?” - <https://www.simonehomes.com.au/how-many-bricks/>



## Leanne Rabjohns

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**From:** Emma Hamilton <tasaccent@gmail.com>  
**Sent:** Monday, 28 September 2020 11:13 AM  
**To:** Meander Valley Council Email  
**Subject:** Planning application submission - 150-152 Dexter St Westbury  
**Attachments:** submission re 150-152 dexter st.pdf

To whom it may concern,

Please find attached our submission regarding the planning application for 150-152 Dexter St Westbury. If you could please forward this to the General Manager for consideration before close of business today it would be appreciated.

Thanking you in advance,  
Emma and Martin Hamilton.



28/09/2020

**I write to you to object to the plan to build 20 units on 150-152 Dexter Street Westbury.**

I have lived in the Meander Valley for over 25 years initially farming in Montana and the last two and half years in Westbury. My wife and I chose Westbury because it is a quiet rural village. We didn't want to move from rural living to high density urban living; Westbury was the best pick for us. We bought an old character cottage with a large garden to give us some space while still having all the benefits of town living. I frequently tow a large trailer and have modified our yard to accommodate this along with a large secure garage for other farm equipment that I use for my work. I invested in the building of the garage, we have also extensively renovated the cottage both inside and out. All inside and outside renovations have been done to ensure the character of the house and garden. The previous owner had the outbuilding rebuilt; it is a replica of the original. It is fair to say that we have continued the theme to keep the cottage as original as possible thus preserving the historic nature of our cottage, the street scape and the village.

I object to the plan to build 20 units on 150-152 Dexter Street in Westbury for the following reasons:

1. Westbury is a quiet village with mostly large blocks. It has space and spaces that other places don't have like large house blocks, the Common and the Green. Cramming 20 units into 150-152 Dexter Street will create an area of high-density housing that doesn't fit the amenity of Westbury.
2. This many units will create a much higher road use in this area than is currently experienced. They will be driving very close to where I live in King Street. This will create extra noise and congestion. This again will spoil the amenity of Westbury and does not fit the look and feel of the Village.
3. Westbury has a low crime rate and a low unemployment rate. A development like this will increase the population and place pressure on other areas in the community; population growth without the growth of services will have a negative impact on Westbury.
4. This development reeks of developers finding a space and wanting to jam as many units onto it without any thought to the type of areas in which they are being built. This is not the nature of Westbury. Westbury has many community groups and services with residents genuinely caring about our community. This sort of development doesn't fit here. This sort of development is more suited to a larger urban area where there are facilities such as public transport, more employment opportunities and other essential services that larger populations need.

Westbury is a rural village with space. It has historic buildings and sites that all add to the character and amenity of the town. High density housing doesn't fit here. If my wife and I had been wanting that sort of living we'd have moved to a closer outlying suburb of Launceston.

Sincerely



JP Loader  
131 King Street  
Westbury TAS 7303  
[jpload@hotmai.com](mailto:jpload@hotmai.com)  
0418 145 243



**Leanne Rabjohns**

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**From:** Paul Loader <jpload@hotmai.com>  
**Sent:** Monday, 28 September 2020 10:13 AM  
**To:** Planning @ Meander Valley Council  
**Subject:** Attention General Manager: Objection to PA\21\0057  
**Attachments:** Objection to PA 21-05-0057 from JP Loader.pdf

Attached is an objection to  
Objection to PA\21\0057.

regards

Paul Loader

0418 145 243



## Leanne Rabjohns

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**From:** mnd\_lockwood <mnd\_lockwood@bigpond.com>  
**Sent:** Sunday, 27 September 2020 8:08 PM  
**To:** Planning @ Meander Valley Council  
**Subject:** PA\21\0057

To whom this concerns  
Att: Sandi Scott

We reside at 64 FRANKLIN STREET, WESTBURY.

The boundary fence between my property and the proposed Planning Application has collapsed, due to old age and will need replacing before building commences.

Is it possible for the owners of the property to contact us, to discuss replacing the fence?

Lastly, we fully support the proposed development on this vacant block, as it will be an asset to this community.

Kind regards,  
Dennis & Michelle Lockwood  
Ph 0418 125 338

Sent from Samsung tablet.



## Leanne Rabjohns

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**From:** terence kolodziej <terencejozef@gmail.com>  
**Sent:** Sunday, 27 September 2020 9:36 AM  
**To:** Planning @ Meander Valley Council

Dear General Manager,

As the owner of 66 Franklin street I wish to make the following submission regarding the above development.

Rear setback of proposed adjoining dwelling adjacent to my rear boundary

- Plans seem to show this unit with a 3 m setback from the rear boundary
- MVC Planning scheme clearly show rear setback to be 4 metres. see diagram 10.4.2A in the MVC Interim Planning scheme

I object to the 3 m setback as per the proposal above

Regards Terence Kolodziej



## Leanne Rabjohns

**From:** Mark Kolodziej <mark@kolmark.com.au>  
**Sent:** Sunday, 27 September 2020 9:15 AM  
**To:** Planning @ Meander Valley Council  
**Subject:** PA\21\0057 Submission

Dear General Manager,

As residents of 146 Dexter street we wish to make the following submission regarding the above development.

Primary Concern is Sewage connection

- Plans seen to show all 20 units connections going to a single Sewage inspection pit in the SW corner of our yard
- Can this existing infrastructure support an extra 20 dwellings
- What is our redress if we have a flooding in our back yard
- If the infrastructure requires an upgrade, what processes are in place for easement access

Very Best Regards,

*Mark Kolodziej*

Director



Kolmark Pty Ltd | 19 Gatenby Drive Westbury 7303

M: +61 408 133 510 | T: +61 3 6393 2704 | F: +61 3 6393 2706

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employer  
of choice



**From:** Peter Wileman <pswileman@gmail.com>  
**Sent:** Monday, 28 September 2020 1:21 PM  
**To:** Meander Valley Council Email  
**Subject:** Development objection

I wish to lodge an objection for the proposed development at 150-152 Dexter Street on the following grounds:

Not suitable for a village environment. Westbury is an historical village and should be developed sympathetically. This high density, regimented, proposed development would detract from the village aesthetic.

A development of such density is totally unsuitable. Every other Thursday there will be the potential for twenty garbage bins and twenty recycling bins along the pavement of the development. The garbage trucks could hardly be expected to manoeuvre within the development itself with no turning circle at the ends of each arm.

Parking would inevitably need to be on the roadside for at least some of the resident's vehicles.

Entrance and egress for the site is potentially dangerous in an emergency situation with having only one entrance for twenty families.

Peter Wileman

13A Lyall Street

Westbury



**From:** Karen Mackenzie  
**Sent:** Monday, 28 September 2020 2:56 PM  
**To:** Meander Valley Council Email  
**Subject:** Attention: The General Manager

Dear Mr Jordan

Re: Development Application 150 - 152 Dexter Street, Westbury 7303

I am writing to voice my opposition to the development proposal to build 20 units at 150 - 152 Dexter Street, Westbury.

My husband and I have lived in Westbury since moving here in October 1998 and have been ratepayers since purchasing our home here in February 1999. We have always found Westbury to be a pleasant place to live, people are friendly and the quiet village lifestyle suits our way of life.

The amenities I love about Westbury are its historic village atmosphere, historic buildings, Village Green and Town Common, to name a few.

Westbury Village provides a quiet, relaxing environment in which to enjoy the lifestyle we have here. Since the bypass of Westbury many years ago, locals have worked hard to build up the tourist aspects of Westbury. The winning of the Tidy Towns award in 2015 is an example of how Westbury is viewed both by locals and people who do not live in the village. We are fortunate to have amenities that make this village a convenient place for people of all ages to live. We have two GP practices, a chemist, a Post Office, a Library, new IGA supermarket, a Community Health Centre, a butcher as well as a pub, local cafes, a maze and Pearls Steam World. We have recently updated sporting facilities, a beautiful Village Green and Town Common. As well as having the convenience of the facilities mentioned above, we also have the pleasure of living in an historic village with beautiful historic buildings to enjoy. I always smile when I see the number of families enjoying a picnic on our Village Green or walking their dogs on the Town Common. We are indeed fortunate to live a lifestyle that would be envied by many other people in Tasmania and on the Mainland.

It is developments such as the one proposed at 150 - 152 Dexter Street that threaten the lifestyle I have outlined above.

I am very concerned that the very nature of Westbury as an historic village will be damaged forever by these types of developments. The intention to rezone this area from Low Density to General Residential Zone is a backwards step.

While this submission is aimed at the Dexter Street development, my greater concern is that it is the changes that have occurred and will occur with other planning changes already in the pipeline, that will undermine the very good things about Westbury which include the sense of place, tourism and heritage. Current thinking within Meander Valley Council seems to be that any development that can be squeezed into Westbury is a good thing. I believe that this vision from Council is not wholistic and is lacking a greater vision for Westbury.

Westbury is currently a wildlife haven for Eastern Barred Bandicoots and a living garden, that includes heritage hedges. We have already seen significant losses in each of these areas. What Meander Valley Council and developers are planning will result in significantly greater losses for both local wildlife and flora. The building of 20 units as proposed will see more noise, more traffic and more light pollution to disturb our endangered wildlife as well as human beings. With extra people come cats and dogs which can cause damage to our wildlife and farm animals. Cats especially, when not kept indoors at night, have a devastating impact on the local wildlife, not only as predators but as carriers and transmitters of toxoplasmosis to humans as well as wildlife.

I have already seen the removal of a significant tree to allow the development on the corner of King Street and Taylor Street some years ago. Recently so called pruning to the historic trees that form the border of the Fitzpatrick's Inn garden has damaged these trees. This damage to existing historic trees has been caused due to



another development of 3 units on the corner of Meander Valley Road and Marriott Street. As a member of Westbury Garden Club I have been involved in the planting of Spring bulbs underneath street trees and the plantings at the Eastern entry to Westbury to further improve the beautification of Westbury.

This type of development as well as others proposed for Westbury in the near future, will combine to detract from the amenities and sense of place of Westbury Village for locals, tourists, other visitors and businesses.

I encourage Meander Valley Council to consider all the negative implications of this proposed development and to refuse this application. Thank you for taking the time to consider my views as a ratepayer of this Council.

Yours sincerely

Karen Mackenzie Westbury



**Leanne Rabjohns**

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**From:** peter Mackenzie  
**Sent:** Monday, 28 September 2020 3:26 PM  
**To:** Meander Valley Council Email  
**Subject:** ATTENTION -General Manager  
**Attachments:** DEXTER-ST 150-152 PROPOSED UNITS.rtf

Please find attached a submission re proposed development 150-152 Dexter Street Westbury

Sent from Mail for Windows 10

Thank You

Peter Mackenzie  
Westbury



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

SUBMISSION RE PROPOSED UNITS, 150-152 DEXTER ST, WESTBURY

Dear Mr Jordan

My submission against these units is based on traffic impacts, and relates to the Traffic Impact Assessment (TIA) that was carried out in regard to this proposal.

The TIA was conducted by Traffic and Civil Services, of which Richard Burk, traffic engineer is principal.

Richard has conducted the assessment, based on Department of State Growth guidelines, utilising tools from Austroads.

My concern relates specifically to the aspects of safety.

TCS have used conventional approaches to safety assessment, and from that have drawn the conclusion that "the situation is considered safe with a low crash risk".

Several key points about this are:

1. The data/methodology that has been used is incomplete, flawed and inadequate.
2. Any conclusions made using that approach, are invalid.
3. Traffic impacts based on this proposed development in isolation from other proposed and possible developments and from a whole of Westbury assessment, will also draw incorrect conclusions.

Further explanation on key points 1, 2 and 3 above

1. Richard Burk has used data/methodology and assessment that has been accepted nationally and even internationally for decades, so there is no particular criticism of Richard using that approach per se. The overarching problem is that while the evidence of this method being incomplete, inadequate and flawed, due to system failure, the necessary changes by the various authorities involved are yet to be made. Change of this type and level- a step-change or paradigm change, is typically incredibly slow across domains, not just in the transport arena.

There are a number of inter-linked reasons what that is so, and I would be very pleased to provide as much detail as is needed to Councillor, and Council staff, to explain.

2. Using crash data alone, ignores the significant numbers of unreported crashes, and unsafe incidents that occur everyday in road-use, including necessary use of crash avoidance and



evasion by road users, other than the erring road users- and of future such events caused or contributed to by additional traffic movements that would be generated by this proposed development in Dexter St.

There are too many unsafe traffic incidents already, in the area around Dexter Street, and the streets that the extra traffic flows from this development will funnel into -particularly William St, and Franklin St. The fact that these are not monitored or recorded officially, not used in safety assessments, does not make them safe- and is not part of the "Safe System" approach to road safety.

3. Developments around Australia, typically do not consider "downstream consequences" of traffic generation. Just to give one example is the impacts of the additional and total traffic flows on the junction of William St and meander Valley Highway. That would need to consider the total impact of not just this one development, but the other existing and planned/proposed developments on the northern side that will increase traffic flows into the junction.

There are already significant safety problems at the junction of William Street and Meander Valley Highway. Once again, an assessment of that situation cannot be adequately assessed using crash numbers, even if any traffic law violations from Tas Police data are added.

Thank you

Peter Mackenzie

Westbury



## Leanne Rabjohns

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**From:** Rebecca Poulton <becpoulton@gmail.com>  
**Sent:** Monday, 28 September 2020 3:53 PM  
**To:** Planning @ Meander Valley Council  
**Subject:** Representation to Council regarding PA\21\0057 at 150-152 Dexter St, Westbury  
**Attachments:** Representation to Council from KC & RS Poulton.pdf

Hello,

Please find attached for your consideration a letter as written representation in regard to Application for Planning Approval PA\21\0057 by Urban Design Solutions.

Thank you,  
Rebecca Poulton  
mb 0408 558 236



General Manager  
PO Box 102  
Westbury TAS 7303

By email: [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au)

28<sup>th</sup> September 2020

**RE: Planning Approval Application by Urban Design Solutions PA\21\0057**

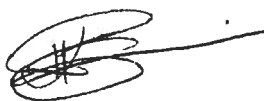
Dear Sir,

Our property at 79 William Street is neighbouring the above Development Application, with proposed Units 18, 19 and 20 being located adjacent to our rear boundary. We have two concerns to raise regarding the development.

1. The plan diagrams for Units 18, 19 and 20 show the finished ground level (FGL) to be lower than the natural ground level (NGL). We would like Council and the Applicant to ensure that any excavation made in that area does not impact the existing boundary or undermine the current fence line.
2. The current fence line is constructed of timber posts and rails with wooden palings, of unknown age, approximately 1400mm high. We have replaced some posts with metal posts to prevent the fence from falling down. Given the proposal for 3 units along this boundary we would like the Applicant to construct as part of the development a fence at least 1800mm high to increase backyard privacy between the properties. We note the internal fences as part of the development are "1800h colorbond or timber fences" and therefore do not believe this is an unreasonable request. We understand that Council cannot rule in relation to the Boundary Fences Act, however we would welcome discussion with the Applicant on this issue.

For further discussion in relation to this representation, please contact Rebecca on 0408 558 236.

Yours sincerely,



*RSPoulton*

Kent and Rebecca Poulton  
79 William St  
Westbury TAS



28th Sept 20

Dear Mr Jordan,

I've taken a look at the Planning notice for units to be built in the internal block off Dexter St (150-152 Dexter St) PA\21\0057.

It all seems to be well thought out. I had some concern about the number of units in a small space. Will there be space for visitor parking? We are a country village, and don't like things crammed in too tight. Space around us is the charm of the place. I hope the number of units will be regulated however, if these units will provide some affordable rental opportunities, this could be good for the community of course.

My other concern is that this plan is in the pipeline before asking the community (via the recent survey) what they think of submission & what sizes are appropriate for our town. Does this mean MUC had already decided

2.

I'm also wondering what they are in the town meeting sent a copy of the survey so they had had chance to say what they think. We are all residents of Westbury & deserve equal say. My father owns the rental property to the left of the entrance of the planned units, & will be sent a copy of the survey? per eg.

I'm also wondering who are Urban Design Solutions? They have an office in Lancaster it seems. However, I just hope it's Tasmanian based, a supporting the Tas economy, which is the intelligent thing to do, especially following COVID19.

Thanks for the opportunity to respond.

Kind regards,

Jeanne Mitchell

30 Five Ave Row Westbury  
Ph 0408 133 151



General Manager  
Meander Valley Council

**PA\21\0057**

Dear Sir,

We wish to lodge our questions/concerns in relation to the proposed development 150-152 Dexter Street. We own the property 51 Shadforth St and this is our primary residence. As a neighbouring owner to the proposal we have questions specific to the potential impact on our current utility's services, being power supply, water supply, sewage connection and property maintenance.

Power supply – we currently enjoy relatively reliable power supply. In the event that a further 20 dwellings are built within a confined area, raises concerns that the power draw will be increased on a limited amount of power supply infrastructure. If the dwellings were to be built on 20 different locations around the township, this extra power supply would be distributed over multiple power assets (transformers, distribution etc.). Will there be any power supply upgrades installed?

Water Supply – our concern is specific to the current Tas Water infrastructure being able to maintain the existing pressure and flow rates (differing to static pressures) at our residence once a further 20 services are connected within a very defined boundary limited by the number of access points available to water mains supply. Will Tas Water be undertaking a thorough system review supported by on ground testing?

Sewage – we currently enjoy a reliable unimpeded sewage system that has not failed once in over the 20 years we have lived at our current address. It is our expectation that this level of service will remain if 20 extra services are to be connected to what we are currently assuming to be the same sewage main connected to our property.

Boundary maintenance – it is our understanding that the building proposal for the units is to be strata title. In the event that maintenance is required to the shared boundary fence who is the primary person responsible for the strata tiles as our understanding is that we will have two neighbours for our single boundary fence adjoining? It is our firm expectation that the fence remains of consistent design and appearance from one boundary corner to the other in future years should periodic maintenance/replacement be required. A future change in choice of materials etc. may be okay, but only as long as the changes are consistent along the entire length of the shared boundary with our property. We also note that a section of the boundary fence is built to the safety code required for a swimming pool security fence as our swimming pool is adjacent to the boundary fence.

We are not anti-development, but do require that these questions are addressed and communicated by reply mail.

Kind regards,

Greg & Vikki Bullock

Mob 0448 164 179



## Submission to Planning Authority Notice

Council Planning Permit No.	PA\21\0057	Council notice date	10/09/2020
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2020/01408-MVC		Date of response
TasWater Contact	Sam Bryant	Phone No.	0474 933 294
<b>Response issued to</b>			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
<b>Development details</b>			
Address	150 - 152 DEXTER ST , WESTBURY	Property ID (PID)	1475868
Description of development	Multiple dwellings x 20 units		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Rare.	Concept Site Services Plan C401	1	25/08/2020
<b>Conditions</b>			
<p><b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b></p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. <i><b>Advice:</b> Plans submitted for the Certificates for Certifiable Works (Building &amp; Plumbing) must show the site to have a DN150mm sewer connection installed. Plans must also demonstrate the proposed water connection is located outside of the drainage easement as per the title documentation.</i></li> <li>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.</li> <li>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.</li> </ol> <p><b>INFRASTRUCTURE WORKS</b></p> <ol style="list-style-type: none"> <li>The developer must ensure all underground private infrastructure (services) maintains minimum clearance from existing TasWater sewer infrastructure as per WSA 02-2014-3.1. <i><b>Advice:</b> Drawings submitted for the Certificates for Certifiable works must show amended locations of private sewer lines and the Unit 7 Stormwater Infiltration area.</i></li> </ol> <p><b>56W CONSENT</b></p> <ol style="list-style-type: none"> <li>Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to</li> </ol>			



section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

#### DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment fee of \$675.71, 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

<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

##### 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 copy of the GIS is included in email with this notice and should aid in updating of the documentation.

The location of this infrastructure as shown on the GIS is indicative only.

- (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](http://www.taswater.com.au/Development/Service-location) for a list of companies

- (c) TasWater will locate residential water stop taps free of charge

- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

##### 56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (c) A note on the plan indicating how the pipe location and depth were ascertained.

#### Declaration

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

#### Authorised by



A handwritten signature in black ink, appearing to read "J. Taylor".

**Jason Taylor**  
Development Assessment Manager

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



## **PLANNING AUTHORITY 4**

Reference No. 200/2020

AMENDMENT 3/2020 – 12 NEPTUNE DRIVE, BLACKSTONE HEIGHTS

**AUTHOR:** Jo Oliver  
Senior Strategic Planner

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### **1) Recommendation**

***It is recommended that Council:***

- 1. Pursuant to Sections 33(3) and 34(1)(a) of the former provisions of the Land Use Planning and Approvals Act 1993, initiate Draft Amendment 3/2020 to the Meander Valley Interim Planning Scheme 2013 to:***
  - a) Insert a Specific Area Plan as F8 Neptune Drive Specific Area Plan, in accordance with the attached certification document at Attachment 2.***
- 2. Pursuant to Section 35(1)(b), modify the draft amendment by:***
  - a) amending the title of the Specific Area Plan to 'F8 Neptune Drive Specific Area Plan';***
  - b) amending the text of the proposed provisions to relate to strata lots, distinct from the standard definition of a 'lot' in a subdivision;***
  - c) adding the Tasmanian Planning Scheme standards for subdivision that are applicable to the balance of Blackstone Heights;***
  - d) delete General Retail and Hire, Pleasure Boat Facility, Research and Development, Resource Processing and Transport Depot and Distribution from the use table, making these uses prohibited; and***
  - e) qualify 'Storage' use as for the existing use (contractor's yard),***

***in accordance with the certification document at Attachment 2.***



**3. Pursuant to Section 35(1)(b), certify the modified draft amendment as being in accordance with Sections 300 and 32 of the Act.**

## **2) Officers Report**

This item was discussed at Council workshop on 1 September and 6 October 2020.

An application has been made under Section 33 of the *Land Use Planning and Approvals Act* (LUPAA) 1993 by Woolcott Surveys on behalf of Tasland Developments for an amendment to the Meander Valley Interim Planning Scheme 2013 to:

- Insert a Specific Area Plan over land at 12 Neptune Drive, Blackstone Heights to provide for a residential estate under a community development scheme that is divided into precincts for:
  - residential housing development;
  - open space and a regenerated bushland area;
  - common community facilities to support the residents of the estate; and
  - 'eco cabin' tourist accommodation.

The amendment is required as the Low Density Residential Zone in the Meander Valley Interim Planning Scheme 2013 does not allow for residential development under a community development strata scheme as this is classified as a 'multiple dwelling' use. As such, the application proposes a Specific Area Plan to implement a master plan under a community development scheme, including ancillary supporting services for residents and large tracts of private communal open space. The master plan included in the application documents at Attachment 7 is shown below in Figure 1.

The application is supported by a report prepared by the applicant that provides the detail of the proposal and addresses the requirements of LUPAA. The report is included at Attachment 1 and forms the basis of Council's consideration of the draft amendment.

Upon initiation and certification of the draft amendment, Council is required to forward the amendment to the Tasmanian Planning Commission (TPC), who will assess the proposal and determine whether to approve or reject the draft amendment. The TPC may also request additional information.



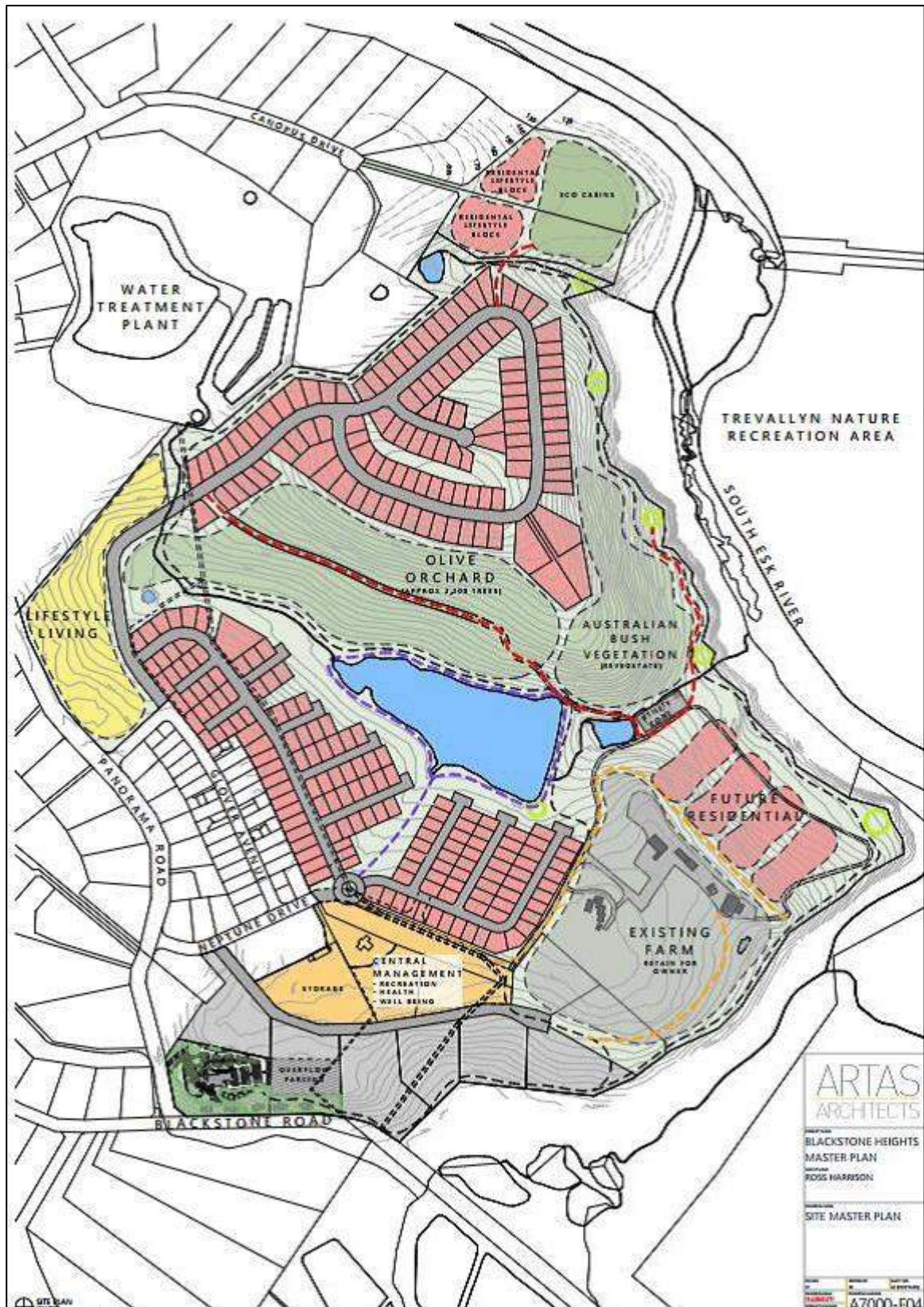


Figure1: Master plan of proposed community development scheme at 12 Neptune Drive, Blackstone Heights. (Source: Application documents.)





Figure 2: Aerial photo showing the land proposed to be included in a Specific Area Plan outlined in blue.

The key features of the project are:

- Land area of 115.2 hectares;
- Provision of up to 650 residential units, including 120-160 independent living units;
- Approximately 50 hectares of communal open space including an olive grove, bushland area and walking trails throughout the site;
- Supporting social infrastructure through a community services precinct including management office, meeting spaces, communal recreation facilities; and
- A development model that includes on-site package wastewater treatment and services managed by the body corporate.

The submissions in the applicant's report are generally supported and are not duplicated in Council's consideration of the proposal, however some additional analysis is provided below which highlights that there are a small number of matters that require modification of the draft amendment to ensure appropriate outcomes.



## Zoning and Development Standards

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

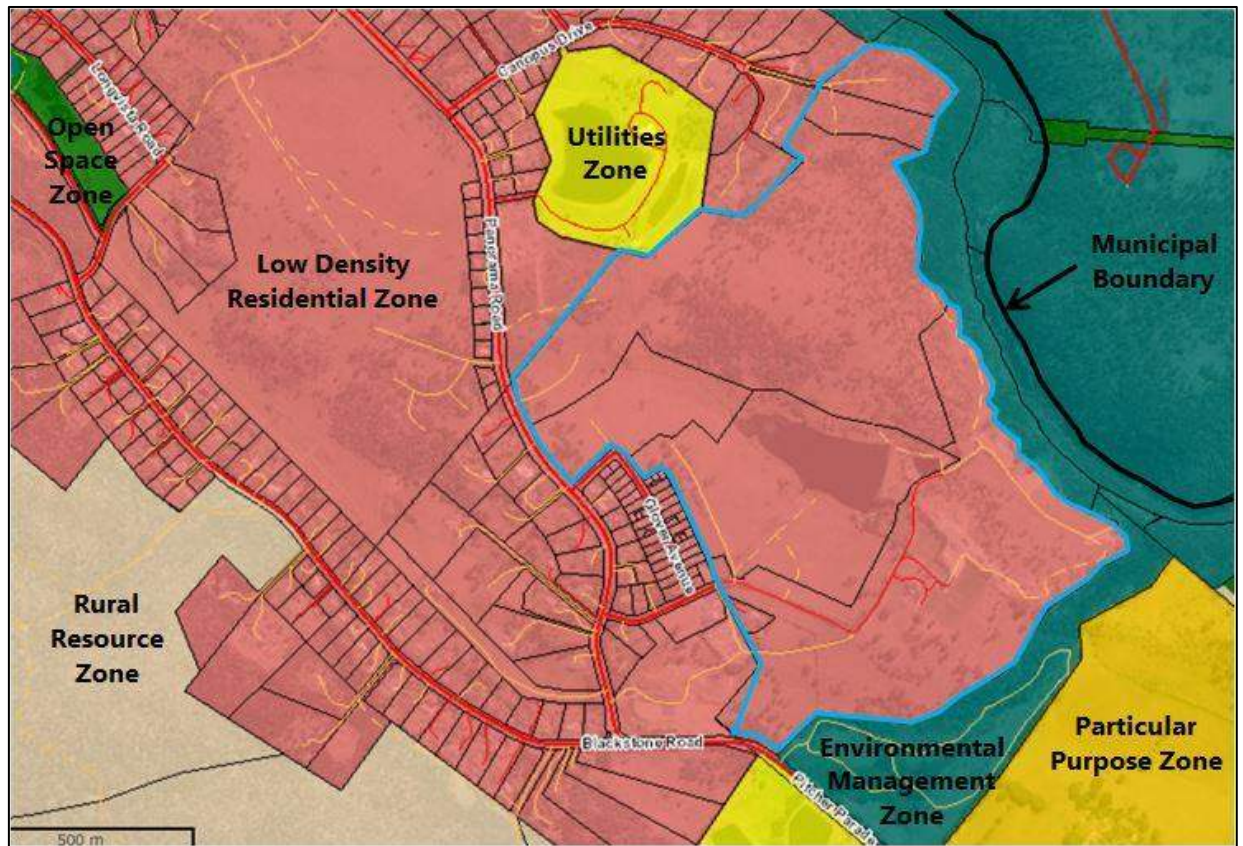


Figure 3: Current zoning with land proposed to be included in a Specific Area Plan outlined in blue. (Source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au))

It is noted that the decision on this draft amendment will not likely be made by the TPC before the Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule is operational. Schedule 6 of the LUPAA includes savings and transitional provisions for draft amendments that have been initiated and certified by the planning authority before the Tasmanian Planning Scheme is operational. The transitional provisions provide for a draft amendment to continue in the assessment process, as if it were an amendment to the Local Provisions Schedule. In anticipation of this outcome, the allowable uses and development standards of the Tasmanian Planning Scheme under the future Low Density Residential Zone are considered.

The application proposes to set aside the provisions of the Low Density Residential Zone in totality and include all applicable provisions in the Specific Area Plan along with the relevant Codes of the planning scheme. This is a reasonable approach



given the uniqueness of the proposed residential estate and for efficiency in the future operation of the planning scheme provisions.

The application submits that the proposed dwelling yield is equivalent to that which is available under the current zone provisions, which provides for subdivision to a lot size of 1600m<sup>2</sup>. The future Tasmanian Planning Scheme Low Density Residential Zone subdivision standards provide for a minimum lot size of 1500m<sup>2</sup> with discretion to reduce the lot size to no less than 1200m<sup>2</sup>. Allowing for approximately 100 hectares of the land that is reasonably capable of development, this would equate to approximately 660 lots at 1200m<sup>2</sup> lot size, allowing for approximately 20% of the land area that would be required for roads and services.

The proposed Specific Area Plan caps the dwelling yield at 650 dwellings with no ability to increase beyond that amount. This is considered to be a reasonable threshold and allows for higher density living units for independent living for an older demographic.

The development standards for height and setback allow for standards below those of the Tasmanian Planning Scheme, however this is considered reasonable given the higher density arrangement of units within the residential precincts.

Despite the purpose of the draft amendment being for a strata community development scheme, the proposed Specific Area Plan standards for subdivision provides for 500m<sup>2</sup> lots for fee-simple subdivided lots with a 12 metre frontage. New 'roads' are subject to performance criteria that are a reduced range of considerations to those of the Tasmanian Planning Scheme standards.

The division of land under the *Strata Titles Act* 1998 is not defined as subdivision and as such, the proposed provisions only relate to creation of new fee-simple titles and must, by definition, relate to roads that would be taken over by Council as the road authority, to which each lot requires frontage. This conflicts with the purpose of the Specific Area Plan in allowing for smaller lots through a precinct or 'cluster' type arrangement, on the proviso that the development is a privately managed scheme.

It is considered appropriate that the reduced lot size allowances should only be linked to the strata scheme model, due to the nature of the management required for urban scale environments. For standard, fee-simple subdivision, the normal provisions of the Low Density Residential Zone at Blackstone Heights should apply. The recommended modifications include:



- amending the text of the proposed provisions to relate to strata lots, distinct from the standard definition of a 'lot' in a subdivision; and
- adding the Tasmanian Planning Scheme standards for subdivision that are applicable to the balance of Blackstone Heights in the event that a normal subdivision is applied for.

The uses proposed in the Specific Area Plan also have potential to deviate significantly from the supporting role of the management and services precinct. It is noted that draft amendment 2/2020 for the Blackstone Heights Local Business Zone, initiated by Council on 8 September and currently on public exhibition, adjoins the subject site of this draft amendment and is dedicated to local commercial services.

The draft amendment proposes to allow some retail uses (such as beauty salon, department store and primary produce sales) and industrial type uses (such as resource processing and research and development) in the community precinct, with the only tests of appropriateness being consistency with the local area objective for the community precinct, the applicable objective being to provide a mix of community services that benefit residents of the site and the broader Blackstone Heights/Prospect Vale area and unreasonable loss of amenity to adjacent sensitive uses.

These uses are inconsistent with a precinct that is purported to be for the purpose of supporting a large community development scheme, yet then expands its level of service to a far broader district. These types of uses are more appropriately contained within the adjoining Local Business Zone. The proposed assessment criteria do not provide any constructive guidance as to what the nature of a 'mix of community services' may look like and in any respect, Resource Processing and Research and Development uses as unqualified, open-ended uses are highly commercial enterprises that have no prospective supporting relationship with a residential enclave. Pleasure Boat Facility is another odd inclusion for a property that does not have any interface with an extensive waterbody.

The application submits that the existing contractors depot on the site is addressed through the inclusion of 'Transport Depot and Distribution' as a discretionary use, qualified for the existing use. This classification is incorrect as contractors yards are defined as 'Storage' under the Interim Planning Scheme and the Tasmanian Planning Scheme.

In regard to the 'Community Precinct', it is considered that many of the potential uses that may be commercial in nature could readily be described as ancillary to the functions of a central management and services complex. For example, a 'community centre' that directly supports the residents could, and often do,



include a beauty salon/hair dresser, rooms for visiting health professionals such as physiotherapists, GP's and exercise instructors, function rooms with food kiosk or bar and the like. Where their principal purpose is to support the residents of the estate, each of these uses do not need to be separately classified.

To ensure appropriate use outcomes it is recommended that the use table in the proposed Specific Area Plan is modified to:

- delete General Retail and Hire, Pleasure Boat Facility, Research and Development, Resource Processing and Transport Depot and Distribution, making these uses prohibited;
- Qualify 'Storage' use as for the existing use (contractor's yard).

This will ensure that primary purpose of uses within the precinct directly support the residents of the estate.

One small modification that is necessary is the revision of the title of the Specific Area Plan. At a future stage, Council will be preparing an amendment to implement the Prospect Vale – Blackstone Heights Structure Plan and it is likely that broader application of a Specific Area Plan over Blackstone Heights will be pursued. As such, the title of 'Blackstone Heights Specific Area Plan' should be reserved for that purpose with this draft amendment referring to the area to which it is confined. It is recommended that the Specific Area Plan be renamed 'F8 Neptune Drive Specific Area Plan'.

### **Strategic Outcomes**

The draft amendment furthers the objectives set out in Meander Valley Council's strategic documents.

The site is identified for cluster residential development in the Prospect Vale – Blackstone Heights Structure Plan 2015. This is discussed on Page 25 of the applicant's report.

The draft amendment supports the following Future Directions and Strategic Outcomes of the Meander Valley Community and Strategic Plan 2014-2024:

*Future direction (1) - A sustainable natural and built environment*

*Managing the balance between growth and the conservation of our natural and built environment is a key issue. Decisions will respect the diversity of community values, will be fair, balanced and long term in approach. Specific areas are forestry, protection of our natural, cultural and built heritage, scenic landscape protection, karst management, salinity, water quality, infrastructure and building design.*



*Strategic Outcomes:*

- 1.1 Contemporary planning supports and guides growth and development across Meander Valley.*
- 1.2 Liveable townships, urban and rural areas across the local government area with individual character.*
- 1.5 Public health and the environment is protected by the responsible management of liquid and solid waste at a local and regional level*

*Comment:*

The draft amendment provides for a unique opportunity to progress a residential environment that is consistent with the purpose of the zone, yet delivers a more environmentally responsible outcome than the standard manner of residential subdivision and development. The proposed master plan arrangement of precincts with large tracts of open space, not only provides for a high level of residential amenity, but also a refined level of management of the land than that which would normally be the case through a standard arrangement of private lots and public roads.

*Future direction (2) - A thriving local economy*

*Meander Valley needs to respond to changes and opportunities to strengthen and broaden its economic base. We need to attract investors, build our brand, grow population, encourage business cooperation, support development and promote the liveability of Meander Valley.*

*Strategic Outcomes:*

- 1.1 The strengths of Meander Valley attract investment and provide opportunities for employment.*
- 1.2 Economic development in Meander Valley is planned, maximising existing assets and investment in infrastructure.*
- 1.4 A high level of recognition and demand for Great Western Tiers products and experiences.*

The proposed amendment directly furthers the future direction and strategic outcomes for a thriving local economy. The proposal provides for a high level of residential amenity through a unique arrangement that will act as an attractor to new residents. This will, in turn, support local business opportunities for the identified local activity centre and improve services for the locality.



## Overriding Local and Common Provisions

The amendment must demonstrate that the local provisions being inserted into the Scheme do not conflict with the common provisions or the overriding local provisions of the Scheme.

### Common Provisions:

The common provisions in the Scheme are as follows:

- Planning Directive No 1 – the Format and Structure of Planning Schemes;
- Planning Directive 4.1 Standards for Residential Development in the General Residential Zone; and
- Planning Directive No 5.1: Bushfire-Prone Areas Code.

The amendment proposes to provide for use and development consistent with the purpose of the Low Density Residential Zone, with some localised variation in a Specific Area Plan. The ordinance amendments are in a format and structure that is consistent with Planning Directive No 1 and with a view to transition to the Tasmanian Planning Scheme.

### Overriding Provisions:

A Planning Purposes Notice was issued on the 10 October 2013 for the Meander Valley Interim Planning Scheme by the then Minister, the Hon Brian Green MP.

The Planning Purposes Notice remains in effect until the Tasmanian Planning Scheme is operational and allows for various local provisions to override the common provisions of the Scheme (outlined above).

Local provisions can override a mandatory common provision in E1.0 Bushfire Prone Areas Code where there is conflict between this code and the codes listed below:

- E7.0 Scenic Management Code;
- E8.0 Biodiversity Code;
- E9.0 Water Quality Code;
- E13.0 Local Heritage Code;
- E15.0 Karst Management Code;
- E16.0 Urban Salinity Code.

The amendments proposed are local provisions to be inserted into the Scheme. The local provision to include a Specific Area Plan over the Low Density Residential Zone will not override any common provision of the planning scheme.



## **State Policies**

State Policies are discussed at Page 33 of the applicant's report. The only applicable State Policy is the *State Policy on Water Quality Management* (SPWQM) 1997. As submitted in the applicant's report, the site has been previously cleared and includes within the master plan, provision for detention dams and natural water quality management measures through the large areas of open space. Future permits will apply normal standards for the management of stormwater to ensure appropriate water quality is discharged into the reticulated drainage system at Blackstone Heights and watercourses that discharge to the South Esk River.

## **Northern Tasmania Regional Land Use Strategy (NTRLUS)**

The NTRLUS is discussed at Page 27 of the applicant's report. The site is recognised in the NTRLUS Regional Framework Plan as being located within the Growth Corridor and adjacent to a future 'Neighbourhood Centre', which is the draft amendment for the adjoining Local Business Zone that is currently on public exhibition. The recommended modifications to the uses allowable on the site described above, ensure that the levels of commercial service for the residents and the locality are located within appropriate zones and are supported by appropriate planning scheme provisions.

As discussed above, it is noted that the draft amendment does not rely on the NTRLUS to enable the proposed dwelling yield, given that the current and future Low Density Residential zoning provides for approximately 660 tenements. The draft amendment only seeks to implement a specialised model of delivery and configuration for that yield in manner that provides for better environmental and residential amenity outcomes overall.

Subject to the recommended modifications, the draft amendment is consistent with the NTRLUS.

## **Schedule 1 Objectives of LUPAA**

Compliance with the Schedule 1 Objectives of LUPAA is discussed in detail at Page 33 in the applicant's report. The submissions outlined in the applicant's report are generally supported, however it is recommended that the draft amendment include modifications that refine the use and development of the proposed precincts on the site and make a clear distinction between the residential estate and the adjoining proposed Local Business Zone.



The high quality residential environment that is the foundation of the proposal particularly supports Part 2 - Objective f) to *"promote the health and well-being of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation"*. The development will provide a unique housing model to the Greater Launceston market that capitalises on the particular natural and visual amenity of Blackstone Heights. It will serve as a unique attractor to potential new residents from within Tasmania and interstate.

The recommended modifications to the draft amendment appropriately reinforce the role of the residential estate and its supporting services, consistent with the objectives of LUPAA.

### **Gas Pipelines Act 2000**

The site is not located within the vicinity of the Tasmanian Gas Pipeline.

### **Conclusion**

Subject to the recommended modifications to the amendment to remove uses that do not support the residential estate and to provide clarification for subdivision, the application demonstrates that the proposed draft amendment to apply a Specific Area Plan complies with the requirements of LUPAA and is supported by regional and local strategy. On this basis, it is recommended that the draft amendment be initiated and certified in accordance with the LUPAA following modification.

The certification documents at Attachment 2 incorporate the modifications described above.

## **3) Council Strategy and Policy**

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

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

## **4) Legislation**

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



written prior to 17 December 2015. These provisions are defined as the 'former provisions' in Schedule 6 - Savings and Transitional Provisions in the amended LUPAA.

#### **5) Risk Management**

Not applicable

#### **6) Government and Agency Consultation**

The draft amendment was referred to Taswater. TasWater has responded that it does not object to the draft amendment and has no further interest. TasWater note that the community development scheme will be required to register as Regulated Entity under the *Water & Sewer Industry Act 2008*.

#### **7) Community Consultation**

Public notification is a part of the amendment process, whereby upon initiation and certification of an amendment, Council is required to advertise the amendment in two Saturday newspapers and exhibit the documents for public comment for a period of 28 days. Council must consider any public representations and provide a report to the TPC, who will hold hearings into the representations, prior to making a decision on the amendment.

#### **8) Financial Consideration**

Not applicable

#### **9) Alternative Recommendations**

Council may modify the amendment prior to initiation and certification or not initiate the amendment.

#### **10) Voting Requirements**

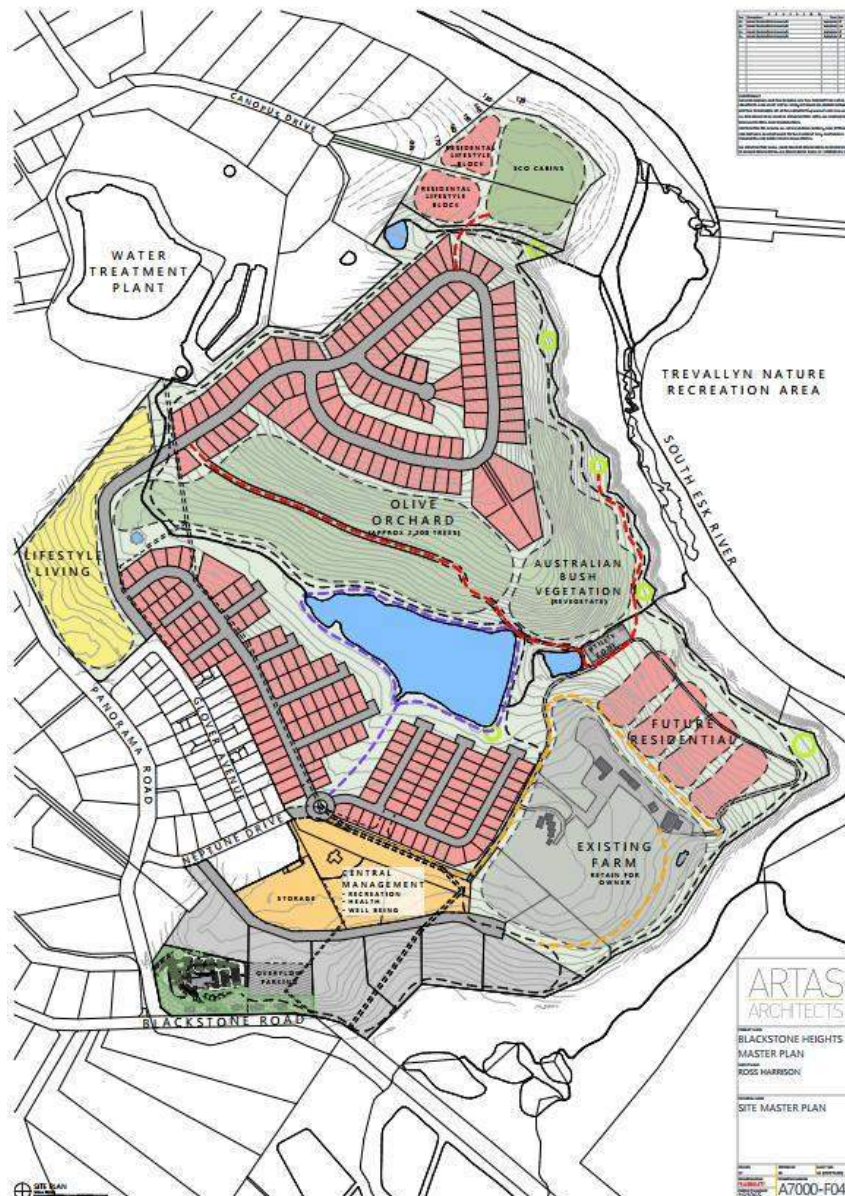
Simple majority

### **DECISION:**



# Blackstone Heights Specific Area Plan

## Supporting Report





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Version	Prepared	Approved	Purpose
28/07/2020	SW	RH	Internal approval
03/08/2020	SW		Submission



## Executive Summary

A residential estate is proposed on a 115.2ha site in Blackstone Heights. The estate will provide high quality nodes residential development within a setting that is focused on open space, walkability, sustainability and community services. The site has been comprehensively assessed and a master plan prepared which identifies multiple areas for residential, open space, retail and community services. Key components include provision of 265 residential lots with supporting recreation and community infrastructure, commercial services for the Blackstone Heights and the retention of more than half of the site as open space.

All of the land is zoned for low density development. A planning scheme amendment is necessary for the development to progress. The planning scheme amendment will not increase the total number of dwellings that can be developed in the property; rather it seeks to allow clusters of higher density development within large areas of open space and native vegetation.

This report provides details on the proposal and master plan and demonstrates that the planning scheme amendment is consistent with all local and regional scale land use strategies as well as the *Land Use Planning and Approvals Act 1993*.

TasLand Developments has submitted a separate planning scheme amendment to rezone land at the corner of Blackstone Drive and Panorama Road to Local Business. The development builds upon this amendment with future activity within the planned local business precinct being central to the future amenity and lifestyle of residents.

The project will have a major contribution to the local economy. The construction cost is estimated at \$149 million and will generate 10 FTE jobs once complete, on top of significant job numbers during construction.



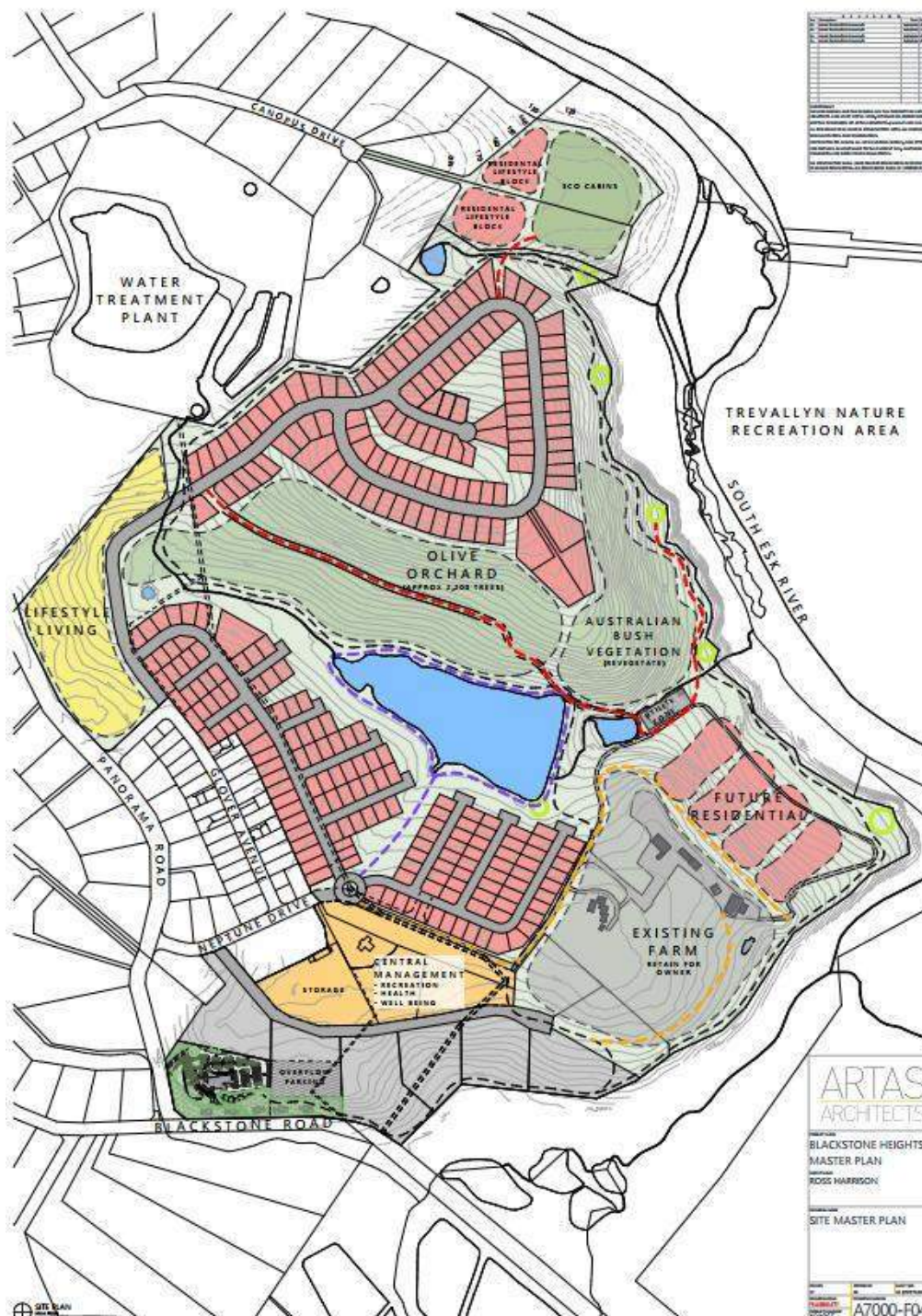
## 1.0 The Proposal

A residential estate is proposed on a 115.2ha site in Blackstone Heights. The estate will provide high quality nodes residential development within a setting that is focused on open space, walkability, sustainability and community services. The site has been comprehensively assessed and a master plan prepared which identifies multiple areas for residential, open space, retail and community services. Key components include provision of 265 residential lots with supporting recreation and community infrastructure, commercial services for the Blackstone Heights and the retention of more than half of the site as open space.

The master plan seeks to create a highly livable community with convenient access to a range of recreational facilities and community services that provide for high degrees of interaction and recreation by residents. To achieve this outcome, the master plan has identified the need for medium density nodes of residential use to minimise walking distance to amenities as well as extensive open space to provide for recreation. Further, the nodes build upon the recent investment in a café and small local business zone. Residents will have convenient access to retail, recreation and community services, open space, trails and bushland within an urban setting and the benefits of proximity to services across Greater Launceston.

The master plan has a unique, forward-looking approach to the provision of infrastructure. Roads and infrastructure such as sewer and power will be constrained and maintained in a body corporate ownership model and will be self-sufficient. This reduces pressure of Council, TasNetworks and TasWater to provide and upgrade infrastructure and, more importantly, ensures that the infrastructure will be designed, constructed and maintained to a desired standard. A micro-grid across the site will provide for power generation leading to significant cost savings to residents and lead to environmental gains.







## Residential

Key features of the residential component include:

- 265 residential lots, with a typical lot size 660m<sup>2</sup>.
- the provision of 4.5ha of land for lifestyle living or independent living units targeted at over 55's. This could accommodate between 120 and 160 two- and three-bedroom units with communal facilities.
- the provision of a further 3.5ha – 4.0ha of land for future residential development.
- The extension of Neptune Drive and Glover Avenue into the proposed road network, with an emphasis on connectivity and minimisation of cul-de-sacs.

There are five residential nodes established in the master plan.

The first node is an extension of Glover Avenue. In this node, 87 lots are planned for, which are located north-east of Glover Avenue. In this location, the planned density is similar to that of the existing Glover Avenue lots. These lots will be accessed via an extension of Glover Avenue and a new road looping around Neptune Drive. At Neptune Drive, a roundabout junction is provided for. A further 62 lots are proposed to the east of the current extent of Neptune Drive. Lots in this first node have a north to north-east aspect and overlook an established dam that is centrally located in the property.

The second node is in the northern part of the site and is accessed by an extension of Glover Avenue. In this area, 115 lots are proposed along a looped road with one short cul-de-sac. The loop road surrounds a local high point and the lots have a mix of aspects in all directions. The second node is anticipated to be developed as a stage 2 of the master plan.

A third node is an area allocated for lifestyle living units. This form of housing envisaged will target the over 55's market via an integrated residential community. Typically, such developments operate on a lease basis in which the housing stock is owned by each household but the land remains in common ownership. Supporting services are provided, such as recreational amenities on site and private bus or car transportation services as required. There are a number of such sites operating around Tasmania including St Anns at Old Beach and various sites operated by Southern Cross Homes.

In the far northern corner of the site a fourth node residential development is proposed with access from Canopus Drive. This is proposed along with a small area of visitor accommodation development. The area is integrated into the overall site through public open space, walkways and a fire trail from Canopus Drive to the extension of Glover Avenue. This node is anticipated to be a stage 2.

The fifth node is an area in the eastern part of the site which is set aside for future residential development. This area has a north-east aspect with extensive views over the South Esk River. The area can be accessed from an extension of Neptune Drive.

## Open Space

Open space is provided in four forms:

1. An olive orchard of some 2,200 trees centrally located on the site over some 9.5 hectares. The orchard, which would extend across a south facing hillside, will provide both visual amenity and a recreational asset for residents.



2. The retention and revegetation of five hectares of native vegetation which will maintain the character of the area, preserves views from the other side of South Esk River and enhance the amenity of the proposed open space network. The land is also unsuitable for residential development due to gradient and existing natural values.
3. Open space alongside the South Esk River and through the site to provide connectivity between residential nodes.
4. Substantive areas of smaller public open space lots and unallocated land throughout the site.

A key feature of the open space network is the ability to provide public trails running around the perimeter of the site, including some 1300 metres of boundary shared with the South Esk River.

### **Community services**

Community services are envisaged which will serve residents of the site and the broader locality, including health and wellbeing facilities including tennis courts, indoor gym and other communal facilities; and storage facilities for residents, including for personal goods and equipment, motor vehicles and boats, reducing the need for outbuildings and garages.

The cafe, function centre and retail uses will provide much needed services to the broader Blackstone Heights locality, both now and over time as Blackstone Heights is completed.

### **Development model**

Development of the site will proceed in an integrated model in which:

- the developer will construct all roads, infrastructure, housing and other buildings;
- roads, infrastructure and open space will be retained in private ownership within a body corporate structure;
- all lots will be created under the *Strata Titles Act 1998*.

The development will be constructed in a manner similar to an ordinary subdivision. Following approval of the planning scheme amendment, detailed design of the road network and infrastructure will be undertaken and planning approvals sought for the staged construction of such infrastructure. Roads and infrastructure will be constructed and planning approval will be sought for multiple dwellings on each of the identified strata lots after which dwelling construction will commence.

A Community Development Scheme (CDS) is envisaged as part of the estate for which each owner will be a member. A CDS will incorporate:

- vision and principles for the site;
- the establishment of a body corporate, and establishment of by-laws;
- provisions for the use of, and access to, community facilities and open space;
- maintenance fees for infrastructure and community facilities;
- requirements for solar panels and connection to a community micro-grid and power sharing scheme with excess sold to the grid;
- requirements to connect to communal sewerage reticulation systems;
- management standards of communal facilities;
- management standards of the private road network;
- management of the open space network; and



- other management issues as required.

Council approval of the CDS will be required and this will be sought following the planning scheme amendment.

The common sewerage and electricity infrastructure will be regulated entities subject to a regulatory framework that exists outside of the land use planning system, as detailed in Attachment 3.

### **Social and economic benefits**

The project construction cost is estimated at \$149 million. This figure is comprised of:

- \$146 million for housing component, comprised of 256 lots at \$430,000.00 estimated cost for housing, roads and other infrastructure and 120 independent living units at \$300,000.00 estimated cost for housing, roads and other infrastructure;
- \$2.5 million for health and well-being facilities and storage amenities for residents;
- \$1.5 million for trails and other works within the area of open space; and
- \$5 million estimated expenditure on retail, food services and other commercial elements.

The project will generate significant employment during the construction phase and generate ongoing employment in:

- maintenance of infrastructure, buildings and open space at 4 FTE;
- onsite community facilities at 4 FTE; and
- cleaning, laundry and other household services at 2 FTE.

Other social and economic benefits of the project include:

- the retention of native vegetation providing habitat linked to the South Esk riparian reserve;
- extensive areas of open space assisting in management of run-off of mitigation of erosion or sedimentation;
- reduced road construction, relatively to a low density development across the full site, leading to reduced carbon footprint from construction of roads and infrastructure, and the ongoing use of roads, and substantially reduce requirements for raw materials;
- reduced car trip length for many Blackstone Heights residents through provision of food and retail services in closer proximity to existing housing; and
- improved health outcomes through access to trails and through connectivity for walking and cycling in the surrounding road network.



## 2.0 The Planning Scheme Amendment

To deliver the master plan, it is necessary to obtain an amendment to the current planning scheme. This need for a planning scheme amendment principally relates to the lot size and density provisions of the Low Density Residential Zone (LDRZ), which is the zone that applies to the site. This LDRZ precludes the residential density that is planned via a minimum lot size of 1600m<sup>2</sup> and prohibition on multiple dwelling development.

The planning scheme amendment proposed, in its simplest form, exchange the 1600m<sup>2</sup> density from across the entire site, to certain areas of the site where more typical suburban densities will occur. This exchange enables the retention of significant areas of the site as open space.

A planning scheme amendment could take a number of forms, including a rezoning of the land. However, the unique characteristics of the proposal warrant a site-specific amendment that provides for the vision outlined in the master plan. Moreover, the master plan is fundamentally consistent with the underlying LDRZ; that is, the master plan will deliver a low density residential estate through a series of focused residential nodes surrounded by extensive areas of open space.

The Blackstone Specific Area Plan (Blackstone SAP) provides purpose and local area objectives, use table, use standards and development standards to implement the design principles outlined in the master plan. The Blackstone SAP is provided as Attachment 2 to this report.

The Blackstone SAP is drafted to set-aside all provisions of the LDRZ.

Each element of the Blackstone SAP is explained in the following:

### *Purpose*

The Blackstone SAP includes four purpose statements, which relate to maintaining the low density character of Blackstone Heights through nodes of residential development linked to extensive areas of open space, to provide for the type and scale of non-residential use that is planned, to recognise the importance of public open space and trails to the site and to provide for the planned standard of residential development.

### *Precincts*

Four precincts are proposed based on residential, visitor accommodation, community and open space uses. The boundaries are consistent with the master plan for the site with flexibility for small adjustments.

### *Local Area Objectives*

Local area objectives are proposed for each precinct to guide future use and development and to inform the future application of a number of the use and development standards that are proposed in the planning scheme.

### *Use Table*

#### **No permit required uses**

The use table provide no permit required status for passive recreation, natural and cultural values management, residential and minor utilities. This is equivalent to the statuses in the LDRZ of the



SPPs other than for the no permit required status for multiple dwellings. In the SPPs, multiple dwellings are discretionary. For this site, multiple dwellings within the residential precincts are encouraged and it is appropriate that this be reflected in the use table.

### Permitted uses

The use table provides permitted status for visitor accommodation, consistent with the SPPs. The SPPs provide a permitted status for home-based business, however, in the SAP this use is moved to the discretionary status. For this site, non-residential uses will occur to provide for the needs of residents. This use should be considered on a case by case basis given the emphasis on residential use in the precincts.

### Discretionary uses

The use table provides for a range of non-residential uses. These uses support and complement the delivery of the master plan and the necessary range of uses to create a focal point of the surrounding area as planned by the Prospect Vale - Blackstone Heights Structure Plan.

**Table 1. Use Comparison of proposal to Statewide Planning Provisions LDRZ and LBZ.**

Uses	Blackstone SAP	Low Density Residential Zone	Local Business Zone
Business and professional services	Prohibited	Discretionary (Qualified)	No Permit Required
Community meeting and entertainment	Discretionary	Discretionary (Qualified)	Permitted
Education and occasional care	Discretionary	Discretionary (Qualified)	Discretionary
Food services	Discretionary – if not for a take-away with a drive through facility	Discretionary – if not for a take-away with a drive through facility	No Permit Required
General retail and hire	Discretionary – if not for shops	Discretionary – if for local shop	No Permit Required
Sport and recreation	Discretionary	Discretionary	Discretionary
Research and development	Discretionary	Prohibited	Discretionary
<b>Residential</b>			
- Single dwelling	No Permit Required	Permitted	Discretionary
- Multiple dwellings	No Permit Required	Permitted	Discretionary
Resource processing	Discretionary	Prohibited	Discretionary
Tourist operation	Discretionary	Prohibited	Discretionary

The use table also provides for the listing of Transport Depot and Distribution for existing use, being the existing small-scale construction depot operating on site.

### Use Standard

A series of use standards are included that address hours of operation, external lighting and amenity impacts from discretionary uses. These use standards are similar to standards in the SPPs LDRZ. The clause for amenity impacts from discretionary uses addresses intensity and scale, emissions and traffic generation. The SPPs LDRZ includes additional criteria relating to character and location of



use, which are not appropriate in the Blackstone SAP as the uses form part of a master plan and are expressly provided for within the site.

A use standard for visitor accommodation is provided which provides a permitted status for holiday units in the visitor accommodation precinct and a discretionary status otherwise for holiday units, holiday cabins or bed and breakfast. Motel style visitor accommodation is prohibited. The clause is drafted in a manner similar to Planning Directive No. 6.

A use standard is provided that addresses the scale of residential use. The clause reflects the overall purpose of the Blackstone SAP in provided nodes of focused residential development whilst maintaining the low density character of the locality. The clause provides an acceptable solution in which the current potential yield of an LDRZ subdivision is the upper limit of residential development under the SAP. In other words, it ensures that the higher density cannot occur throughout the entire site.

### *Development Standard*

A series of development standards are proposed. The type and structure of the development standards is similar to that in the SPPs LDRZ and addresses:

- multiple dwelling density;
- building height;
- building setback;
- site coverage;
- private open space;
- frontage fences;
- lot design;
- road design;
- services; and
- open space.

The standards are drafted to provide for residential use at a typical suburban density with multiple dwelling density, lot size and building setback designed to suit. The standards are to apply to residential and non-residential use across each precinct.



### **3.0 The Land**

#### **3.1 Location**

The site forms part of Blackstone Heights, which is a low density residential suburb located at the western extent of the greater Launceston area. The site is located at the eastern extent of Blackstone Heights and adjoins the boundary with Prospect Vale. The spatial extent of Blackstone Heights is formed by the South Esk River to the west, north and east. In the western extent of Blackstone Heights, Blackstone Hills is the dominant feature and is a hill under native vegetation rising to 280m elevation. The remainder of Blackstone Heights is some 445 hectares of Low Density Residential development. The dominant characteristics of Blackstone Heights include its limited connection to the Greater Launceston area given its spatial location and boundaries, the limited road connectivity of Blackstone Road/Pitcher Parade and limited services. Much of the area also has vistas of the South Esk River and surrounding bushland. The driving time from the site to the Launceston CBD is 14 minutes. These characteristics are unique and drive the demand for residential use in Blackstone Heights.

At the 2016 census, Blackstone Heights had a population of 1270 persons, including 348 families. Housing stock consisted of 478 dwellings, with an average household size of 2.8 persons, which is above the Tasmanian average<sup>1</sup>. The demographic makeup, relative to the Tasmanian average, is notable for:

- (a) the higher proportion of 5-9, 10-14 and 15-19 year old's
- (b) a lower proportion of 20-24, 25-29, 30-34 and 35-39
- (c) a higher proportion of 40-44, 45-49, 50-54, 55-59
- (d) a lower proportion of all +60 age groups.

This makeup is relatively consistent with the 2011 census, however, the 30-39 age bracket was above the Tasmanian average whilst the 5-9 age bracket was below. This final point could indicate less young families in the area in 2016 relative to 2011. Nevertheless, the proportion of young persons is above the Tasmanian average. From 1996 to 2011, Blackstone Heights and adjoining Proposed Vale averaged a population growth rate of 1.8% per annum, which is well above the Tasmanian average, and projected to continue at 1.4% until 2031<sup>1</sup>. Thus, it is expected that 1700 homes will be required from 2015 to 2031.

There are no commercial or community services in Blackstone Heights. The nearest retail services are at Westbury Road. Dining and recreation facilities are closest at the Country Club Casino and Country Club Villas. The area is also in close proximity to Prospect Park.

#### **3.2 Site**

##### **3.2.1 Titles and land area**

The site is comprised of eight lots across 115.2ha of land. Table 2 provides a summary of each existing lot.

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<sup>1</sup>In 2011, the average household size was 3.1 persons whilst in 2006, the figure was 3.2. Thus, the trend is declining

<sup>1</sup>Prospect Vale - Blackstone Heights Structure Plan



**Table 2. Existing lots.**

<b>Title</b>	<b>Area</b>	<b>Location</b>	<b>Frontage</b>
CT 121359/1	7.277ha	Adjacent to Glover Avenue and Panorama Road	Glover Avenue and Panorama Road
CT 112632/1	42.19ha	Runs from Panorama Road through to the South Esk River	Panorama Road
CT 112632/3 12 Neptune Drive	19.02ha	From Glover Avenue, includes the dam	Glover Avenue
CT 146423/2 12 Neptune Drive	4.88ha	Runs from Neptune Drive extending through to South Esk River	Neptune Drive
CT 146423/1 10 Neptune Drive	4746m <sup>2</sup>	At the end of Neptune Drive, contains an existing dwelling	Neptune Drive
CT 169236/2 2 Panorama Road	6.041ha	At the corner of Neptune Drive and Panorama Drive, and has approved retail use	Neptune Drive, Panorama Road, and Blackstone, Road
CT 121358/1	2.94ha	Internal lot at end of Canopus Drive	Canopus Drive
CT 121358/2	2.362ha	Internal lot at end of Canopus Drive	Canopus Drive
Total Area	115.1846ha		

The lots are subject to a number of easements and civil covenants. Notable easements include:

- a burdening 5.0m pipeline easement through lots CT 121359/1, 112632/1 112632/3 and CT 146423/2 in favour of TasWater for a bulk transfer water main.
- a drainage easement 4.0m wide through lot 1 in favour of an existing drainage line.
- a benefitting 6.0m wide drainage easement over lots on the north-east side of Glover Avenue.
- a series of variable width drainage easements over the riparian reserves adjoining South Esk River



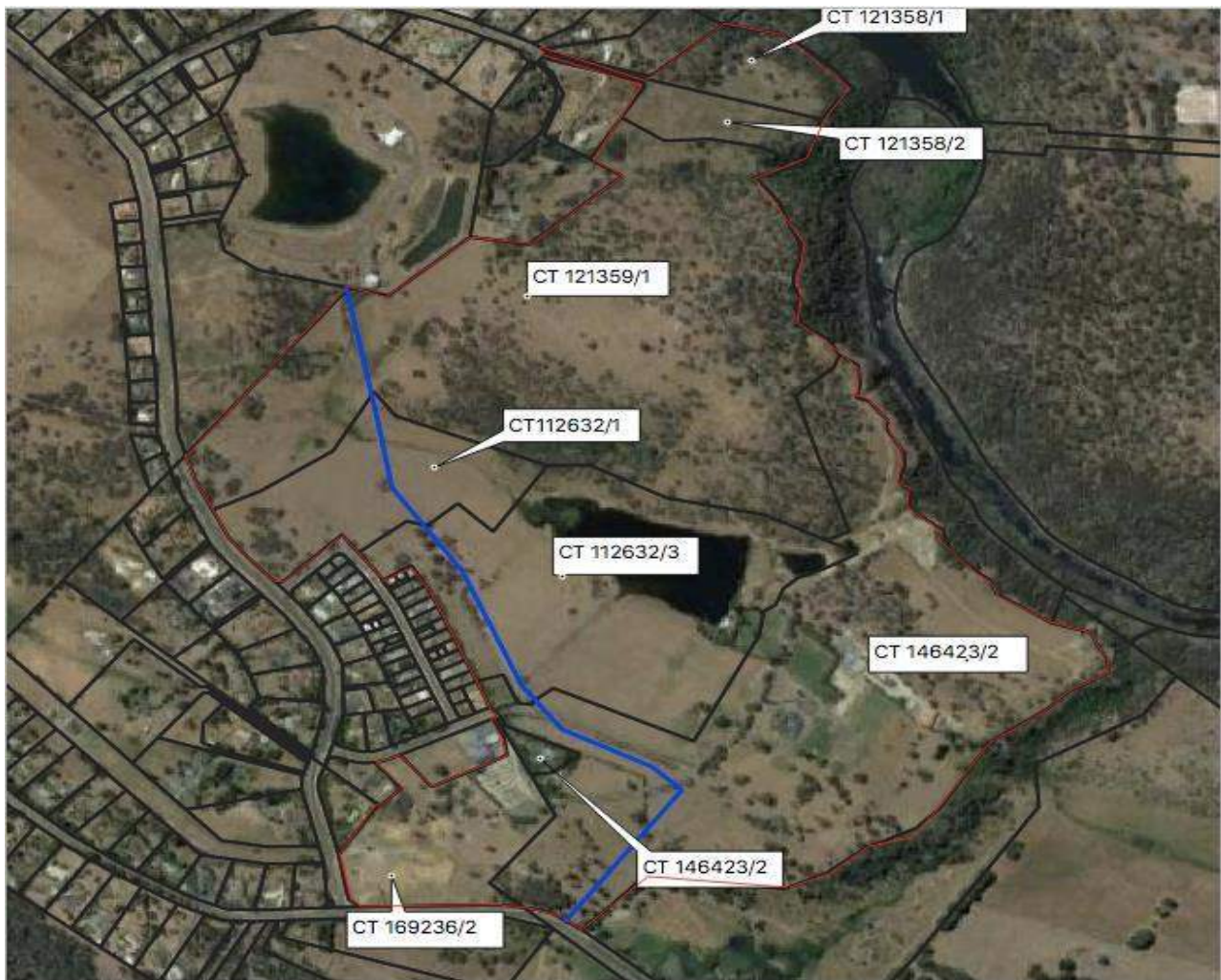


Figure 1. Existing lots and bulk transfer main (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) with markups).

### 3.2.2 Topography and watercourses

The site has an undulating topography dominated by two high points in the north and south and a small valley through the centre of the site.

The existing dwelling on the site occupies the high point in the south, which has an elevation of 170m. A significant portion of the site around the house is relatively flat. From this high point, the topography falls to the south and east at a gradient of approximately 1 in 6 and to the north at approximately 1 in 4 before flattening out to 1 in 8. The eastern boundary is formed by public open space lot around Dalrymple Creek.

The high point to the north is at an elevation of 205m. To the north, the land falls at a gradient of approximately 1 in 6, which steepens towards a short gully which acts as overflow from a small private dam adjoining 26 Canopus Drive. To the east, the land falls at approximately 1 in 3.5 towards the South Esk River. To the south, the gradient is approximately 1 in 4.5 with steeper sections north-east of the dam.

A large dam with a footprint of 3.75ha is centrally located on site. The dam principally receives overflow water from the TasWater water treatment plant as well as a drainage from Neptune Drive. The dam, in turn, overflows to a small dam and then to the South Esk River through Treadmans Hollow. The level of the dam is constant due to the readily available inflow. The master plan



retains buffers around all watercourses into and out of the dam, with only one road crossing and one open space crossing required.

The eastern part of the site, which fronts Panorama Road, has a north-east aspect with a gradient of approximately 1 in 8.

Figure 2 provides a hillshade model of the site, with darker areas representing increasing slope.



Figure 2. Hillshade and 5m contours (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au))

### 3.2.3 Soils and land capability

The site, and much of Blackstone Heights, is not included in the land capability survey undertaken by the Tasmanian Government and, as such, there is no information of where the land sits within the class 1 to 6 system. There is some class 4 and class 5 land on the southern side of Dalrymple Creek. The site continues to run a small number of cattle. This grazing operation has not sustained more than 100 cattle at any one time.

### 3.2.4 Flora and fauna

Only a small section of the site adjoining the South Esk River is included in the Priority Habitat overlay of the Planning Scheme. However, the draft Local Provisions Schedule (LPS) includes substantive Priority Vegetation Areas. Priority vegetation is identified along the full boundary with the South Esk River, extending westerly to the existing house, to include all of the hillside north of the main dam and much of the northern most part of the site. There are also a number of smaller areas along Panorama Road and Blackstone Road, as shown in Figure 4. The total Priority



Vegetation Area is some 43 hectares in size.

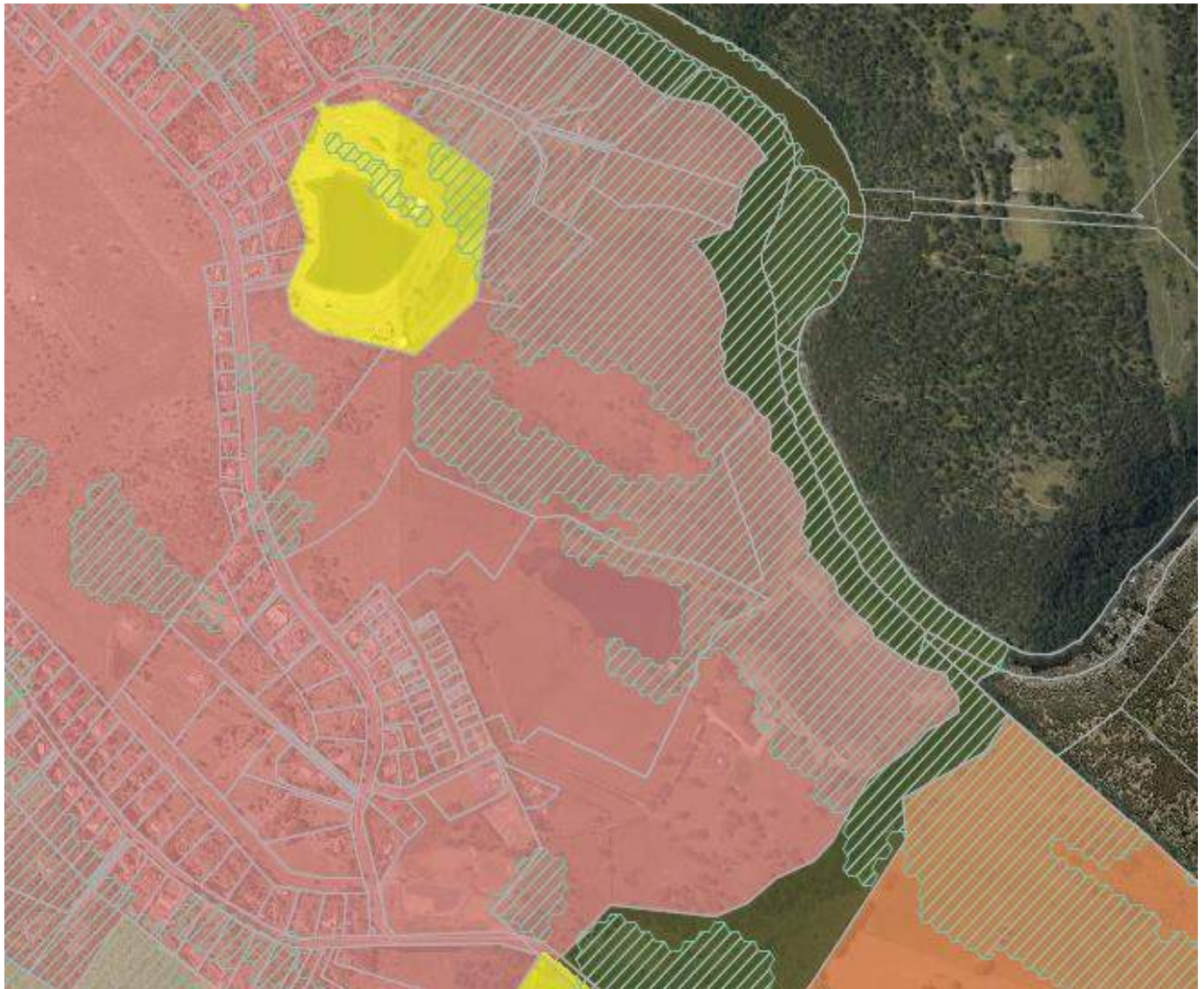


Figure 4. Meander Valley Council Priority Vegetation Area (source: [www.meandervalley.tas.gov.au](http://www.meandervalley.tas.gov.au))

Some of the Priority Vegetation Areas identified in Figure 4 contain no native vegetation, which reflects the accuracy of source information such as TASVEG. To provide an accurate depiction of conditions on the ground, a site survey has been undertaken with the results presented in the Natural Values Report (NVR) by Livingston Natural Resource Services. The following provides a summary of the NVR.

#### *Vegetation communities*

The NVR describes the land has predominately pasture. Previously cleared rockier area have regrowth as silver wattle, with white gum and black peppermint paddock trees across the site generally.

Based on the site survey, the vegetation communities have been mapped as shown below, noting that the boundaries between communities are considered ‘fuzzy’ due to past land practices:



**Table 3. Natural Values Report summary.**

<b>Vegetation Group</b>	<b>Vegetation Community</b>	<b>Size (ha)</b>	<b><i>Nature Conservation Act 2002</i></b>	<b><i>Environment Protection and Biodiversity Conservation Act 1999</i></b>
Dry eucalypt forest and woodland	(DAD) Eucalyptus amygdalina forest and woodland on dolerite	1.5	Not listed	Not listed
Non eucalypt forest and woodland	(NAD) Acacia dealbata forest	8.2	Not listed	Not listed
Agricultural, urban and exotic vegetation	(FAG) Agricultural land	37.9	Not listed	Not listed
Agricultural, urban and exotic vegetation	(FUR) Urban areas	0.9	Not listed	Not listed
Other natural environments	(OAQ) Water, sea	4.2	Not listed	Not listed

### *Flora Species*

No threatened species were identified. There is potential habitat for two species (drooping sedge and mud dock) however positive identification was not possible due to insufficient seed bearing material. If mud dock is present, it will not be impacted as it is adjacent to the existing dam, whilst drooping sedge exists in wet areas which are unlikely to be developed. It is appropriate to note that the *Threatened Species Act 1995* would apply and regulates threatened species impacts.

### *Fauna Species*

The property contains habitat suitable for devils, quolls and the Eastern barred bandicoot. Wedge-tailed eagle nests are within the 1km of the site, including two abandoned nests within the property. Masked owl habitat was not identified. Impacts to fauna are not expected.

### *Weeds*

The NVR notes existing weed infestations and past weed control. There will be a need to continually monitor weeds throughout the site on an ongoing basis.

In summary, there are no natural values that impede implementation of the master plan.

### **3.2.5 Aboriginal and historic cultural heritage**

Aboriginal Heritage Tasmania have provided the following comments (source: email 31 January 2020 from C Keating):

*Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the proposed new subdivision at PID 1894931, Blackstone Heights, and can advise that there are no Aboriginal heritage sites recorded within the property. Following a review*



*of previous reports and noting the particular landscape features in the area (particularly the steepness of the banks of the South Esk River) it is believed that there is a low probability of Aboriginal heritage being present. Please be aware however that Aboriginal heritage has been found in the wider landscape (predominantly isolated artefacts and low density artefact scatters), and the presence of unanticipated Aboriginal heritage cannot be entirely ruled out.*

*Accordingly, AHT have no objection to the project proceeding provided that it is guided by the attached Unanticipated Discovery Plan. If at any time during works Aboriginal heritage is suspected, cease works immediately and contact AHT for advice.*

*Please be aware that all Aboriginal heritage is protected under the Aboriginal Heritage Act 1975 (the Act) . Please also be aware that there are requirements under the Act to report Aboriginal heritage and not to impact Aboriginal heritage without a permit granted by the Minister. The Unanticipated Discovery Plan should be kept on site during ground disturbing works, to aid you and your works personnel in meeting your requirements under the Act.*

*For your information purposes, attached is a fact sheet about stone artefacts that provides some general information about the site type and how they are identified.*

There are no known historic cultural heritage values on the site.

There are no listed geoconservation sites on the property.

### **3.2.6 Land hazards**

#### **Bushfire**

The site is a bushfire-prone area. Accordingly, the Bushfire-Prone Areas Code will apply to all future use and development. All of Blackstone Heights is also classified as bushfire-prone. Fire risk includes the current pasture areas to the south-east, the ember attack from hills to the west and the gorge to the north and east.

A Bushfire Hazard Management Report has been prepared by Livingston Natural Resource Services. The report demonstrates that much of the initial stage will be developed at either a low, 12.5 or 19 BAL rating. Bushfire risk can be appropriately managed through future applications.

#### **Land stability**

The geology of Blackstone Heights was first detailed in a 1989 study by the Tasmanian Department of Mines titled “*Slope stability and engineering geology of the Blackstone Heights area*” (Moore, 1989). At this time, development of Blackstone Heights had commenced and the Council considered that there were some risk factors that required consideration. That work shows that the sites geology is principally clay through the valley, either side of the dam, and extending into Treadmans hollow. The boundary with the South Esk is formed by Dolerite Cliffs and the hillsides are dominated by clay and Dolerite outcrops. The Blackstone Heights area is subject to old fault lines and the site includes three old landslips, two of which are to the north of the existing dam and one above Dalrymple Creek.

The Landslip Hazard overlay from the interim planning scheme applies to three small sections of the site which reflect the old slips identified in the 1989 study, as show in figure 3. Of these three areas, the one immediately above the dam is between the orchard and area of revegetation but partially extends into both, the eastern most slip will be unaffected and the third is within some of



the proposed lots.



Figure 3. Interim Planning Scheme Landslide Hazard Area (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) with markup)

The draft Meander Valley Local Provision Schedule would apply the Landslip Hazard Area overlay to a much greater area of the site, as shown in Figure 4.





Figure 4. Meander Valley Council Landslip Hazard Area (source: [www.meandervalley.tas.gov.au](http://www.meandervalley.tas.gov.au))

Much of the Landslip Hazard Area applies to areas of open space, however, some areas of residential development are to occur. The planning scheme requires any subdivision within a landslip hazard area to either avoid the avoid or demonstrate that the risk can be appropriately mitigated. Geotechnical investigations will be required for any construction activity within the Landslip Hazard Area.

### **Salinity risk**

All of the site is included in Greater Launceston Urban Salinity Management Area overlay. The Urban Salinity Code would apply to any future use or development and requires this risk to be considered through the design of stormwater systems.

### **Flooding**

The site is not subject to any risk of flooding.

### **Potentially Contaminated Land**



The site has historically been used for grazing purposes and, more recently, for residential purposes and storage of construction equipment. There is no known instance of any of the potentially contaminated activities listed in Table E2.1 of the Planning Scheme occurring. Whilst Table E2.1 does list 'transport/storage depots', the scale of this use on the site is considered too small to be of relevance. Moreover, that use has occurred in recent years using modern facilities and operating procedures. In any event, no new use or development is proposed where the storage currently occurs and the Potentially Contaminated Land Code would apply to any change.

## **Attenuation**

The nearest point of the site to TasWater land containing the Prospect Vale Sewerage Treatment Plant is less than 70m, with approximately 300m between the approved café and the nearest lagoon. The Scheme provides attenuation distances that are dependant on the treatment system and volume of use. Any future use within an applicable attenuation distance is discretionary and must demonstrate that there will be no conflict with the operation of the treatment plant. TasWater's Launceston Sewerage Improvement Project would see the closure of the treatment plant and its conversion to a pump station<sup>1</sup>.

### **3.2.7 Infrastructure**

The development concept is to provide an integrated and sustainable residential estate. A core part of this vision is the onsite provision and management of sewer, stormwater and electricity needs.

For sewer services, and for electrical reticulated, the scale of the development is such that onsite services will need to be regulated entities under the associated legislation. Background information on these processes are contained in Attachment 3. The processes ensure that the supply and treatment meet minimum service standards and environmental performance and also regulate the pricing of services such that economically viable systems are sustained in the long-term.

In order to be a regulated entity, all infrastructure will be constructed to the standards required by TasWater and TasNetworks. The developer is committed to TasWater endorsement of engineering design drawings and to construction of a system to TasWater standards.

The Blackstone SAP establishes the requirement for all lots to be connected to reticulated systems. The private systems will be regulated entities and subject to minimum standards of environmental and pricing performance. The CDS will require future owners to utilise the regulated entities for services. From a strategic land use perspective, whether the future development is serviced by communal onsite facilities or to TasWater, is not a major consideration. What is important is that residential development can be serviced in an environmental responsible and financially viable manner.

## **Water**

The site is within a water district and adjoins a regional water treatment plant. The water treatment plant takes water from the South Esk River via pumping and regularly spills an excess of pumped untreated water into the subject site. This waster sustains the dam on the site, and ensures that the dam has a constant fill level.

The TasWater service has adequate capacity to supply the development site.

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<sup>1</sup> <https://www.taswater.com.au/News/TasWater-News/LSIP>



## **Sewer**

The majority of the site is not within the mapped sewer district, available on LISTmap.

The site is nearby the Prospect Vale Sewerage Treatment Plant. TasWater has a long-term plan to convert the treatment plant to a pump station as part of the Launceston Sewerage Improvement Project. It is understood that there is some capacity within the treatment plant for additional dwellings, but that managing demand for all of the treatment plants catchment is challenging in light of TasWater's long-term direction and best-use of funds.

The development addresses this challenge through a communal sewerage system. All wastewater treatment will be via a single system constructed on site and managed through the body corporate. There are several types of large-scale wastewater treatment systems that can be used at this scale. Importantly, the design of the treatment plant will require future Council and EPA approval. The developer will also design the reticulation system to meet TasWater requirements, such that the system could be incorporated into the TasWater system if required.

The specific ownership model will be determined in due course. It would likely involve a company structure in which body corporate members are shareholders. Shareholders would pay a management fee set to cover operational, maintenance and renewal costs.

This is a unique approach to the site which is unlike any other large-scale subdivision in Tasmania.

## **Stormwater**

The site will drain to the South Esk either directly, or via Council network and Dalrymple Creek to the south. Stormwater will be treated onsite through a series of retention dams or equivalent systems. The commercial development in the south, for instance, drains via a retention and detention dam prior to discharging to Blackstone Road.

## **National Broadband Network**

The site is within a fixed lined NBN area with services currently available. Future use and development will be connected to this network.

## **Electrical reticulation**

The site is serviced by TasNetworks. A communal system is proposed in which each building will have solar panels connected to a shared system allowing any excess generation on one building to be used by other owners. This system will be connected to TasNetworks as a backup system and also to allow site-wide excess to be used by the grid.

### **3.2.8 Roads and public transport**

The site is well serviced by Blackstone Road and Panorama Road. The site will use Canopus Drive, Neptune Drive and Glover Avenue as well as Panorama Road.

Council has identified the need to duplicate the main access road into Blackstone Heights through an extension of Mount Leslie Road. Due to Dalrymple Creek running between the site and a future extension of Mount Leslie Road, it is unlikely that the site could be connected to Mount Leslie Road. A connection would require a significant bridge or culvert crossing and substantial public expenditure and would impact on the public use of the area.



The master plan does, however, retain that potential through a corridor to either Neptune Drive or the road servicing the commercial area.

Blackstone Road, Panorama Road, Neptune Drive and Glover Avenue are on a public transport route. Future development of the site will be integrated into this network.

Blackstone Road has a concrete footpath one-side which runs through the full length of Pitcher Parade and onto Casino Rise. This footpath also extends along Panorama Road. Thus, there is strong connectivity with the site for walking.

The overriding consideration with respect to traffic is that the land is currently zoned and can currently be subdivided to a large number of lots. Irrespective of the form of development, the land will be developed and housing will increase traffic movements in the local area. The form of development proposed will not achieve a net increase.

The Traffic Impact Assessment (TIA), July 2020 by TCS addresses the existing road conditions, the traffic generation expected and the impact on the road network of the development. The TIA, conservatively, assumes a 500 lot development across the site over a 10-year time horizon. This assessment provides certainty with respect to the conclusions as the scale may not be achieved, and if it is, will likely be achieved over a longer time period than estimated.

The traffic growth from section 5 of the TIA is summarised in the following table.

Road	2020 Traffic	2030 Traffic – without development on site	Traffic Generation at 500 dwelling units
Panorama Road	1,200 vpd, 120 vph	1325 vpd, 132 vph	+3465 vpd, +333 vph
Blackstone Road	1900 vpd, 190 vph	2100 vpd, 210 vph	
Casino Rise	3000 vpd, 300 vph	3300 vpd, 330 vph	
Country Club Avenue	7000 vpd, 700 vph	7750 vpd, 775 vph	
Westbury Road	10000 vpd, 1000 vph	11000 vpd, 1100 vph	

The TIA considers the Junction Warrants framework and identifies that the following upgrades are required to accommodate the traffic generation:

- a Rural Basic Right (BAR) and Simple Left upgrade at Panorama Road and Glover Avenue;
- A Channelised (CHR) and Simple Left upgrade at Panorama Road and Neptune Drive; and
- A Rural Channelised Right Short (CHRs) and Simple Left upgrade at Panorama Road and Blackstone Drive.

Section 6.4 provides a road safety review. This identifies a number of maintenance matters for Meander Valley Council to address. This section also confirms that the Country Club Avenue and Casino Rise junction is deficient for current traffic volumes. The TIA considers that a Urban Channelised Right (CHR) junction is required at Country Club Avenue and Casino Rise for both current and projected traffic.

The TIA concludes with:

“Overall, it has been concluded that the proposed development will not create any traffic capacity or safety issues and traffic will continue to operate safely and efficiently along the surrounding road network.”



The timing of any of the above upgrades along Panorama Road will be timed to correspond with traffic generation using the Junction Warrants charts. It is important to understand that there are other sites within Blackstone Heights with subdivision potential leading to additional traffic generation at the Panorama Road and Blackstone Road junctions. Other subdivisions may proceed in advance or along side of this proposal. As such, there is an opportunity for Council to consider works external contributions to fairly distribute the costs of upgrades, particularly at Panorama Road and Blackstone Road.



## 4.0 Strategic assessment

### 4.1 Sub-regional land use and related strategies

#### 4.1.1 Proposed Vale - Blackstone Heights Structure Plan

The 2015 Prospect Vale – Blackstone Heights Structure Plan addresses a range of issues, including: demand on open space;

- future relocation of the sewerage treatment plan;
- the present fragmentation of activity centres;
- the siting of future school facility;
- the desirability of a linear open space network that follows natural features such as creeks and ridgelines;
- potential for a neighbourhood centre in Blackstone Heights to provide retail and community services;
- housing demand associated with an ageing population, including the need for a mix of housing styles suitable to all demographics;
- planning for both young families, and an ageing population, given existing demographics and trends, and which will include planning for aged care facilities;
- opportunities for sustainable, and uniquely positioned residential communities that leverage the areas environmental qualities.

The Vision for Prospect Vale and Blackstone Heights is:

*In 2035, Prospect Vale and Blackstone Heights will be a growing community, known for the quality of the natural environment, a distinctive lifestyle, and easy access to services.*

*A larger population will support the development of new shops, services and community facilities, clustered together to form a 'community heart' along Westbury Road.*

*A diverse mix of housing will cater to the needs of an ageing population – from medium density housing choices through to lower density housing.*

*Investments in new road infrastructure will make it safer and easier to move around the area. New active transport pathways will encourage residents to walk and cycle to shops, open space, Lake Trevallyn and the South Esk River, and support a healthier community.*

*Prospect Vale's role as a tourism destination will be supported by these enhanced connections, as well as the development of new attractions and entertainment facilities, creating new jobs in the local area.*

Within the structure plan, the subject site is identified for cluster residential development set within a high amenity environment and low overall, or net, density. Additionally, the structure plan identifies future public open space and walkways along the river frontage along with a local commercial centre of approximately 6ha at the corner of Blackstone and Panorama Road.

The planning scheme amendment will deliver, in full, the recommendations of the structure plan. The planning scheme amendment responds proactively to each of the priority areas identified.

The residential element will provide housing types for all demographics. The provision for independent living is part of this, whilst the provision of quality residential development will suit both young and ageing households. The community precinct will provide services principally to residents whilst the local business rezoning will provide for the establishment of a small activity centre for the locality.



#### 4.1.2 Meander Valley Council Community Strategic Plan 2014 to 2024

The Meander Valley Council Community Strategic Plan 2014 to 2024 (the Strategic Plan), provides a vision for 2024 of:

*The backdrop of the Great Western Tiers, the mix of urban lifestyle and rural countryside give Meander Valley its unique look and feel, offering livability and healthy lifestyle choices.  
A community working together growing for generations to come.*

Comment: The proposal will maintain the low density residential character of the locality and enhance the livability and amenity through commercial services and expansive areas of open space with walking trails. The proposal will reduce car dependency and facilitate improved health outcomes through a community focal point linked by walking trails.

The six future directions of the Strategic Plan are shown below, each having a more detailed set of strategic outcomes:

1. A sustainable natural and built environment
2. A thriving local economy
3. Vibrant and engaged communities
4. A healthy and safe community
5. Innovative leadership and community governance
6. Planned infrastructure services

Comment: The vision of the site provides a sustainable built and natural form, which less of the site taken up by roads and buildings and more available for open space and native vegetation. The lifestyle afforded will be unique and attractive to a diverse range of persons. The proposal utilises existing planned infrastructure and allows the delay of TasWater upgrades.

#### 4.1.3 Risk of land use conflict

Section 32(1)(e) of LUPPA requires that a planning scheme amendment must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

All surrounding land is residential in nature. The non-residential elements of the master plan are located away from adjoining areas, or, with respect to the commercial and community precinct, build upon existing approved non-residential use. The scale of residential use provided by the Blackstone SAP is no greater than that currently provided by the underlying zoning. Without any increased scale, there are no new offsite infrastructure impacts to consider. The only potential impacts could relate to the specific form of residential use outlined in the master plan and, on this point, no such impacts are identified. The Blackstone SAP will deliver enhanced residential amenity to Blackstone Heights through the substantive increase in open space, the extended walkability through new tracks and retail and community services much lacking in a relatively isolated and car dependant community. To conclude, residential amenity of the adjoining land is protected through provisions in the Blackstone SAP that determine the siting of residential, open space and non-residential land uses in a manner than avoids direct impact.



## 4.2 Regional land use and related strategies

### 4.2.1 Northern Tasmania Regional Land Use Strategy

The Northern Tasmania Regional Land Use Strategy (RLUS) provides a number of policies and actions that are relevant to consider, and which address themes of (a) regional planning framework, (b) regional land use categories and (c) regional policies related to residential and activity centre planning. These are addressed in turn in the following.

#### 4.2.1.1 Regional Strategic Planning Framework

Strategic Direction G1.1 (b): “Add value, diversify the economy and generate jobs”

**Comment:** Whilst residential development is not a recognised source of job creation, outside of the construction process, the master plan provides a range of commercial and community services which residents of Blackstone Heights currently have to travel for. These services will generate additional and ongoing jobs and result in a more diversified economy that would otherwise be the case for a standard subdivision.

Strategic Direction G1.2 (c) “Encourage sustainable modes of transport by .... cycling, walking and public transport use”.

*and*

Strategic Direction G2.3 (a) “Improve accessibility through improved walking and cycling networks, and integrated public transport”

**Comment:** The site is located on a bus route and future roads could be integrated into the bus network. Walking trails form an integral component of the master plan and will be well utilised by opening up a large extent of the South Esk River and high quality vistas.

Strategic Direction G1.2 (d) “Coordinate land use, future sewerage and water provision whilst promoting effective and efficient use of existing service infrastructure”

*and*

Strategic Direction G2.1 (c) “Coordinate investment of services to existing and future settlements and plan to maximise integration, community benefit, efficiency and long-term sustainability of service provisions”

**Comment:** The development will incorporate onsite services. For electricity, the effects on network management by TasNetworks are minor. TasWater are also supportive of the provision of onsite sewage, as this creates no new demand on TasWater infrastructure and provides an opportunity to explore alternative methods of sewage management.

Strategic Direction G2.3 (a) “Promote the important role of local character on the economy and the sense of place”

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



residential options and community services.

Strategic Direction G3.1 (d) “Enable opportunities for renewable energy production including wind, geothermal, tidal, and wave energy”

**Comment:** Future development of the site will provide a micro-grid with power sharing between households and a connected to the TasNetworks grid for backup and excess generation.

Strategic Direction G3.1 (f) “Protect and enhance water quality including significant wetlands and waterways”.

**Comment.** The site will drain to the South Esk River, either directly or via Dalrymple Creek. The site is capable of treating stormwater to ensure compliance with the quality and quantity targets of the State Stormwater Strategy. The master plan also retains significant separation from the South Esk River and native vegetation near the riparian reserve which will act to provide long-term protection from any indirect effects.

#### **4.2.1.2 Regional Land Use Categories**

The site is contained within a Growth Corridor running from Blackstone Heights to Hadspen. A Growth Corridor, along with Priority Consolidation Areas and Supporting Consolidation Areas, are categorised as Urban Growth Areas in the RLUS.

That the site is within a Growth Corridor confirms its suitability for residential use which has been given effect through the underlying Low Density Residential Zone.

#### **4.2.1.3 Regional Planning Policies**

The following lists the key settlement network strategies outlined in the RLUS.

##### *E.2.3 Key Settlement Network Strategies*

*Planning for and development of the Regional Settlement Network should apply the following strategies:*

- *Settlement Pattern*
- *Support sustainable growth in identified Urban Growth Areas.*
- *Contain settlements within identified Urban Growth Areas with a focus on consolidating and developing the Greater Launceston Area and sub-regional centres identified in the Regional Settlement Hierarchy.*
- *Support development of the Greater Launceston Area consistent with the Regional Framework Plan Maps D.1, D.2 and D.3 to promote efficient function, servicing and future development of the area.*
- *Consolidate existing land use patterns and identify infill opportunities within existing settlements and urban centres, and around activity centres and key public transport nodes and networks.*
- *Complement and support a viable Regional Activity Centres Network to maximise regional productivity, economic activity and employment opportunities.*

##### *Land Use and Development*

- *provide for a diversity of land uses*
- *provide for affordable housing and a diversity of housing types and sizes, including retirement accommodation and aged care facilities*



### *Transport and Access*

- *Where possible support new urban development contiguous with, or otherwise provide development with direct transport linkages to established urban areas as a development priority including linkages with the 'regional access network' identified for the Greater Launceston Area.*
- *Support well-planned communities with good access to public transport that links residential areas to employment, facilities and services.*
- *Reduce reliance on vehicle transportation and promote walkability.*
- *Accommodate regional growth in locations supported by public transport and other sustainable transport choices*

### *Environment*

- *Respond to local and regional environmental values and avoid unsustainable impacts on the natural environment, landscape, regional ecosystems, open spaces, and productive agricultural and rural land.*

### *Social Infrastructure and Community*

- *Secure funding and delivery of adequate physical and social infrastructure as part of permitting development of new settlement areas.*
- *Build strong linkages between Regional and sub-regional settlements.*

**Comment:** In response to each of the above points, it is submitted that the proposal is consistent with the settlement planning and growth corridors. The potential yield of housing will not be increased above that currently provided for and planned. Rather, the Blackstone SAP will enable a greater diversity of housing stock in the locality linked with public open space and walkability. The design of the site will enhance the viability of public transport by consolidating dwelling stock in proximity to existing bus routes, rather than maintain a consistent low density pattern. Important natural values are protected. The non-residential uses will support the residential population of Blackstone Heights and Prospect Vale, and will reduce the need for car travel to access local shops and services.

#### **4.2.1.4 RLUS Policies and Actions**

The RLUS includes a number of specific Policies and Actions, which are addressed in the following:

**RSN-A4** Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.

**Comment:** The existing water supply is adequate for the proposal. TasWater are supportive of the approach to onsite sewage management.

**RSN-A5** Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; 'ageing in home' options should be provided.



**Comment:** Greater diversity of housing choice is provided in a number of ways, including providing flexibility for smaller lot residential development and opportunities for lifestyle living. The current zoning controls deliver little diversity or choice and would permit further low density development which is suitable to demographics with the physical and financial capacity to maintain larger lots and typically larger dwellings. The form of residential development proposed will suit an ageing population, however, it is also suitable for all demographics including young families.

**RSN-A10** Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.

**Comment:** The proposal facilitates General Residential Zone lot size but maintains an overlay Low Density Residential Yield. The RLUS recognises the increasing demand for medium density development which the proposal ultimately serves.

**RSN-A12** Encourage well-designed new urban communities through detailed planning provisions.

**Comment:** The Blackstone Specific Area Plan reflects the master planning undertaken for the site. This master plan incorporates principles of sustainable transport and walkability, increased diversity of land use and creation of employment opportunities, all of which are preferred by the associated policy statement.

**RSN-A19** Review the community needs for housing provision and affordability

**Comment:** The Blackstone Heights Structure Plan has provided an overall assessment of housing provision and affordability. The proposal will provide for diversity of housing stock suitable to the two major demographics of young families and over 55s.

#### ***4.2.1.5 Regional Activity Centre Network Policy***

The background analysis to the Structure Plan reviewed existing, and projected, commercial and community services relative to population ratio benchmarks. With respect to retail use, the background analysis, considers four levels of local, neighbourhood (small), neighbourhood (large) and sub-regional centre. For the local level, a 1000 person benchmark is used indicating a local centre is required for each 1000 persons. In this framework, a local centre would comprise small activities such as a corner store and would attract less than 5% of a persons retail spending. A neighbourhood centre would attract around 30% of a persons retail spend and would be viable with a population above 3000.

At the 2016 census, Blackstone Heights had a population of 1,270 and 451 dwellings with a 90% occupancy rate. This is indicative that Blackstone Heights could sustain a local activity centre, particularly with additional growth at the subject site and other undeveloped Low Density Residential Zone parcels, which have an area of approximately 75ha.

The RLUS provides an Activity Centre Hierarchy, in which a Local or Minor Centres is the lowest level. Such centres are described as providing a focus for day-to-day life within an urban community, to offer a range of small speciality shops including newsagents, pharmacy and



convenience stores, and offers community services including a child health centre.

The local business rezoning, and master plan, do not envisage a scale of use and diversity of activity that would be sufficient to enter into the Activity Centre Hierarchy. The Blackstone SAP does not provide the full range of land uses that can be considered in a Local Business Zone, but it does provide for a number of uses for which there is a local need. The commercial and community precinct is the preferred location within Blackstone Heights for these uses given its road frontage to two major roads, proximity to existing bus routes and adjacency to large areas of public open space. This existing area of public open space could be enhanced in the longer term should TasWater consolidate the sewerage treatment plan with assets elsewhere which would open a large, flat area to open space use. There is no more suitable site in Blackstone Heights, nor in Prospect Vale given the existing pattern of development and the distance to the Westbury Road activity centre which serves a high order need.

The evolution of an local activity on the site would be consistent with the Structure Plan. An activity centre at this location is logical as the area is well positioned within the locality in terms of travel distance and walkability and adjacency to public open space as well as having the initial non-residential of the cafe.

There are a number of policies and actions related to activity centres. These actions relate to the integration with physical and social infrastructure planning and protecting the hierarchy of centres.

The Structure Plan supports an upgrade of the Westbury Road activity centre into a sub-regional role. This activity centre is loosely defined as the stretch of Westbury Road from Harley Parade through to the Marketplace Shopping Centre.

The strategic outcome relevant to the matter at hand is ensure that any non-residential activity on the site does not distort the role of the Westbury Road activity centre and the planned expansion of retail and community floor area. This outcome is achieved within the prior amendment submitted to Council which limits the range of commercial activities and providing appropriate tests of scale. Importantly, whilst there is need for commercial services in the locality, the location relative to other Launceston suburbs is such that any distortion of the activity centre hierarchy is unlikely over the distances involved.

The proximity of the planned local business zone is a major driver of the residential form proposed. Much of the residential development will be in walking distance of the local business zone.

#### **4.2.2 Northern Region Housing Study**

The 2014 Northern Tasmanian Housing Study (the Housing Study) provides an assessment of housing need and future supply across the region. It discuss common housing market issues of rising housing price and associated housing stress and new entry, decreasing household size, increasing household footprint and demographic change. On demographics, there are a number of notable points, including:

- a) that persons aged 55-64 represent a high proportion of new migrants from 2001 to 2011 to the region.
- b) older residents have a more predicable housing choice of semi-detached housing, flats and apartments relative to detached housing.

Migration trends from 2011 onwards for the Launceston Statistical Area 3 are shown in Table 4.



The figures show that the 65 and over bracket is the only age bracket of positive growth for each of the years. It also shows that 45-65 has declined but to a lesser extent than other ages.

**Table 4. Migration by Age. Source: stat.data.abs.gov.au.**

Age bracket	2012-13	2013-14	2014-15	2015-16
0-4	-102	-161	+114	-6
5-24	-249	-110	-210	-120
25-44	-231	-280	-301	-278
45-64	-21	-74	-62	39
65+	+71	+56	+106	115
Net	-532	-569	-353	-250

The housing study describes five priority areas of concern, being: (1) the relative cost of inner city development, (2) inefficient land and infrastructure supply, (3) an inefficient housing market, (4) rural living patterns, and (5) divergence between future dwelling requirements associated with changing demographics and market deliverables of separate houses on relatively large lots.

The Housing Study states on page xiv that:

*There are niche housing markets with the potential to attract new residents. These are in the inner urban areas and in some selected rural settings, including rural villages. They require the introduction of new development process (potentially including specialised developers) and investigation of any economic and other barriers to this.*

Later, on page 40, the Housing Study identifies the emerging trend “of niche markets for diverse housing emphasising proximity to infrastructure and services, walkability but also visual/natural amenity”. The Housing Study also notes on page 40 that is arguable if planning schemes support trends to smaller lots and more semi-detached houses and apartments relative to detached housing, with a prevalence of strata title unit development being the main market response.

#### **4.2.3 Greater Launceston Plan**

The Greater Launceston Plan 2012 (the GLP) includes Blackstone Heights in the South-West Corridor Strategy. Corridor planning is intended to provide an overarching framework address infrastructure, transport, open space and networks, activity centres, public transport and education and health facilities. For Blackstone Heights, a specific element is described as “comprehensive low density planning” for the area, although with little guidance as to what specifically that phrase means. The GLP also supports the Westbury Road activity centre and identifies a future local activity centre at the intersection of Blackstone Road and Panorama Road.

#### **4.2.4 Impact on the region**

Section 32(1)(f) of LUPAA requires that a planning scheme amendment must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

Preceding sections of this report have detailed the social and economic costs and benefit of the proposal, as well as the level of harmony with regional land use strategies. It is submitted that the proposal will have a positive impact on the region in environmental, economic and social terms.



### 4.3 Tasmanian land use and related strategies

#### 4.3.1 State Policies

Under the *State Policies and Projects Act 1993*, the following have the status of State Policies.

*State Coastal Policy 1996*

*State Policy on Water Quality Management 1997*

*State Policy on Protection of Agricultural Land 2009*

In addition, the following also have the status of a State Policy under the *State Policies and Projects Act 1993*:

National Environment Protection Council (Ambient Air Quality) Measure

National Environment Protection Council (Assessment of Site Contamination) Measure  
1999

National Environment Protection Council (Movement of Controlled Wastes between States  
and Territories) Measure

National Environment Protection Council (National Pollutant Inventory) Measure

National Environment Protection Council (Used Packaging Materials) Measure

The amendment is not known to conflict with or contravene any of the above National Environment Protection Measures.

The *State Coastal Policy 1996* does not apply due to the distance from the coast. The *State Policy on Protection of Agricultural Land 2009* does not apply given the allocation of the Low Density Residential Zone to the site. The *State Policy on Water Quality Management 1997* (the WQM Policy) does apply. The provisions of the WQM Policy overlap with policies outlined in the RLUS and in the State Stormwater Strategy 2010, and are principally given effect through development control such as the design of stormwater systems and soil and water management plans (SWMP). There are no characteristics of the site that give rise to a concern that the WQM will not be met.

### 5.0 LUPPA Assessment

#### 5.1 Schedule 1, Part 1 Objectives

In accordance with the Savings and Transitional Provisions of Schedule 6, a request for an amendment to the Scheme is made under the former LUPPA provisions. As such, the former section 32 provisions apply and require an amendment to be consistent with the Schedule 1 objectives.

In clause (1)(a), ***sustainable development***, means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to



provide for their social, economic and cultural well-being and for their health and safety while:

- a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
- b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

The Schedule 1 objectives are addressed in turn in the following.

#### *Schedule 1, Part 1 Objectives*

*a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;*

The proposed master plan retains expansive areas of open space and provides for the retention of native vegetation, whilst also provide opportunity for residential and non-residential use. The provisions of the Blackstone Specific Area Plan provide for the protection of native vegetation and the management of stormwater, such that there will be no adverse impact to natural and physical resources.

*b) to provide for the fair, orderly and sustainable use and development of air, land and water;*

The Blackstone Specific Area Plan is considered to represent fair, orderly and sustainable use and development. The SAP builds upon master planning for the site and delivers residential and non-residential use in a manner consistent with all regional and local level land use strategies. The proposal has greater sustainability relative to the outcomes that would arise from typical low density residential development as afforded by the current planning scheme. The SAP is drafted to provide consistent, orderly outcomes for residential and non-residential elements.

*c) to encourage public involvement in resource management and planning;*

This is a procedural objective that is given effect through legislative provisions that require public exhibition and consultation.

*d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);*

The Blackstone SAP will deliver economic development through the construction phase and on an on-going basis through the employment in commercial and community services. Other indirect economic benefits arise from the potential inwards migration created from a new and unique residential opportunity.

*e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

This is a procedural objective that is given effect through legislative provisions that require State Government and Council approval of the planning scheme amendment, through stakeholder engagement and through community consultation.

#### *Schedule 1, Part 2 Objectives*

*a) to require sound strategic planning and co-ordinated action by State and local government;*

The planning scheme amendment must be consistent with regional and local level land use planning. As detailed in this report, the planning scheme amendment is consistent with all relevant parts of the RLUS and the Structure Plan and provides a integrated land use response to the site and key planning priorities.

*b) to establish a system of planning instruments to be the principal way of setting objectives,*



*policies and controls for the use, development and protection of land;*

This is a procedural objective of no direct relevance to the planning scheme amendment.

*c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;*

The environmental values of the site have been examined and are considered through the retention of significant proportion of open space, through a large area of native vegetation retention and re-vegetation and through management of water.

*d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;*

This is a procedural objective of no direct relevance to the planning scheme amendment.

*e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;*

This is a procedural objective of no direct relevance to the planning scheme amendment.

*f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation;*

The Blackstone SAP will create a healthy and pleasant environment. Walkability and access to open space is a key part of the master plan with walking tracks to be created along the sites boundary with the South Esk River. The benefit may extend beyond the locality and into the adjoining municipal area through connectivity with existing tracks and trails.

*g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*

There are no known heritage values on the site.

*h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*

The proposal will have no adverse effect on existing infrastructure or planned infrastructure.

*i) to provide a planning framework which fully considers land capability.*

The capability of the land from an agricultural perspective is limited physically and the land has been set aside for residential development for some time.



## **6.0 Summary**

A cluster residential estate is proposed on a 115.2ha site in Blackstone Heights. The estate will provide high quality residential development with a focus on open space, walkability, sustainability and community services. The site has been comprehensively reviewed and a master plan prepared which identifies multiple areas for residential, open space, retail and community services. Key components include provision of 265 residential lots with supporting recreation and community infrastructure, commercial services for the Blackstone Heights and the retention of more than half of the site as open space.

The residential development will be clustered into nodes of suburban density living and in doing so enables the retention of open space. A planning scheme amendment is necessary for the development to progress. The planning scheme amendment will not increase the total number of dwellings that can be developed in the property; rather it seeks to allow clusters of higher density development within large areas of open space and native vegetation.

This report provides details on the proposal and master plan and demonstrates that the planning scheme amendment is consistent with all local and regional scale land use strategies as well as the *Land Use Planning and Approvals Act 1993*.

### **Attachment 1 - Titles**

### **Attachment 2 - Blackstone Specific Area Plan**

### **Attachment 3 - Regulatory Requirements for onsite services**

### **Attachment 4 – Traffic Impact Assessment, July 2020 by TCS**

### **Attachment 5 – Natural Values Report, 17 July 2020 by Livingston Natural Resource Services**

### **Attachment 6 – Bushfire Hazard Management Report, 17 June 2020 by Livingston Natural Resource Services**

### **Attachment 7 – Site Master Plan**



## SEARCH OF TORRENS TITLE

VOLUME 121359	FOLIO 1
EDITION 4	DATE OF ISSUE 24-Jul-1998

SEARCH DATE : 03-Aug-2020

SEARCH TIME : 12.53 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL

Lot 1 on Plan 121359

Derivation : Part of 500 Acres Located to P. Dalrymple

Prior CT 112632/2

SCHEDULE 1

C64818 TRANSFER to TORQUE HOLDINGS PROPRIETARY LIMITED  
Registered 14-Jan-1998 at noon

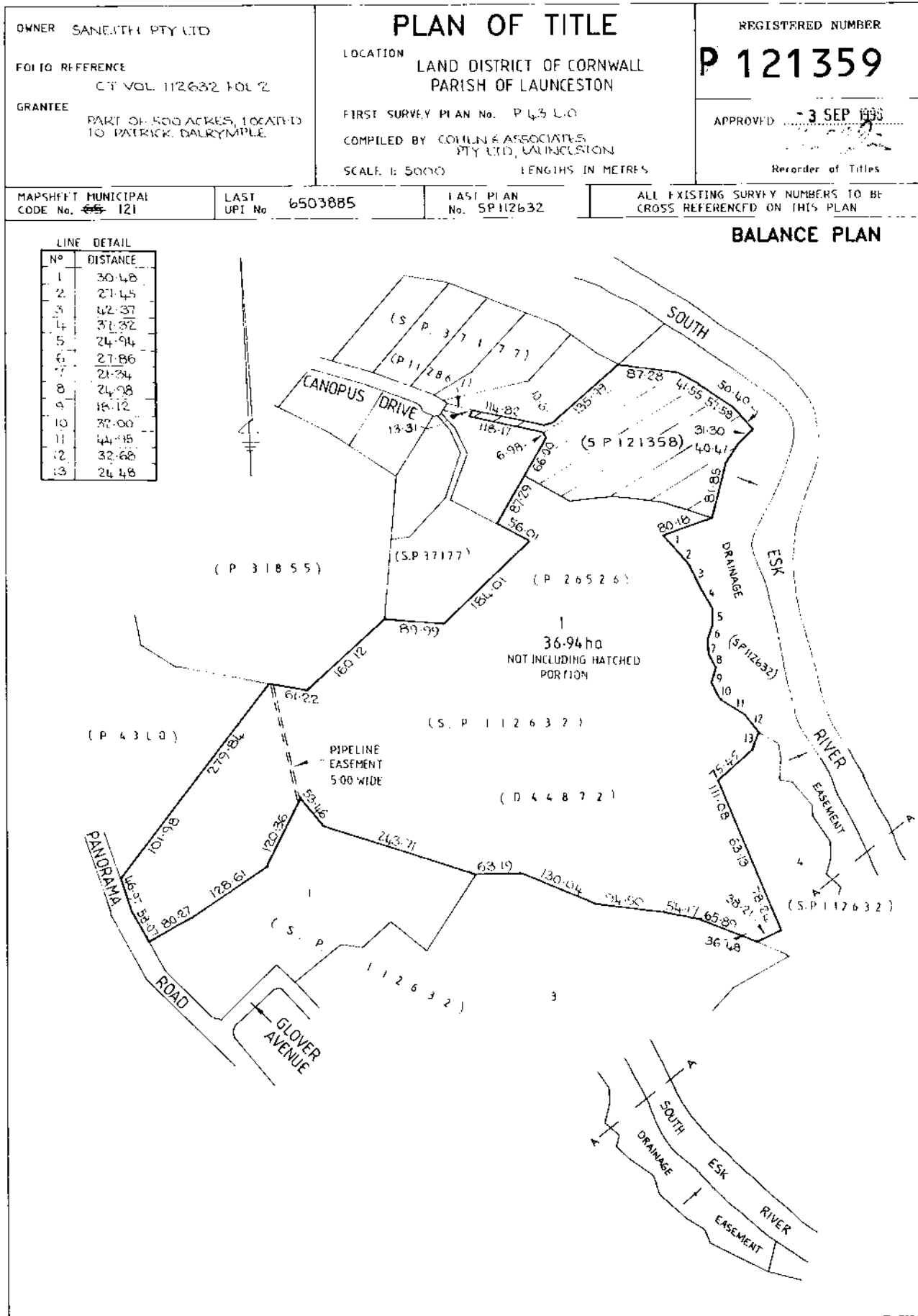
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 112632 Benefiting Easement:Right of drainage over the  
drainage easement shown on Plan No.121359.  
SP 112632 Burdening Easement:Pipeline Easement for the Rivers  
and Water Supply Commission over the Pipeline  
Easement 5.00 wide shown on Plan No.121359.  
SP 112632 FENCING COVENANT in Schedule of Easements  
SP 112632 COUNCIL NOTIFICATION under Section 83(5) of the  
Local Government (Building and Miscellaneous  
Provisions) Act 1993.  
C106434 MORTGAGE to Westpac Banking Corporation Registered  
24-Jul-1998 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations







## SEARCH OF TORRENS TITLE

VOLUME 146423	FOLIO 1
EDITION 2	DATE OF ISSUE 12-Jan-2011

SEARCH DATE : 03-Aug-2020

SEARCH TIME : 12.56 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL

Lot 1 on Sealed Plan 146423

Derivation : Part of 500 Acres Located to P. Dalrymple

Prior CT 44703/3

SCHEDULE 1

C627124 TRANSFER to TORQUE HOLDINGS PTY LTD Registered  
30-Sep-2005 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP146423 EASEMENTS in Schedule of Easements

SP146423 COVENANTS in Schedule of Easements

SP 44703 COVENANTS in Schedule of Easements

SP 44703 FENCING COVENANT in Schedule of Easements

C991901 MORTGAGE to Westpac Banking Corporation Registered  
12-Jan-2011 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations







<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 146423</b>

PAGE 1 OF 2 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**EASEMENTS**

and B746999

Lot 2 is subject to a pipeline easement as defined in Sealed Plan 112632 over the "pipeline easement 5.00 wide" passing through Lot 2. in favour of the Rivers and Water Supply Commission.


Lot 2 is subject to a right of carriageway in favour of Lot 3 on Sealed Plan 112632 over the "right of way (private)" shown passing through Lot 2.

Lot 1 is subject to an underground power line easement in favour of Aurora Energy Pty Ltd or its successors over the "underground powerline easement 2.00 wide" shown passing through Lot 1.

In this Schedule "underground powerline easement" means the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and theirs servants, agents and contractors at all times hereafter:

- (a) To lay, inspect, alter, repair, renew, maintain and use the land shown as "underground powerline easement" on the plan (the servient land) wires, cables, apparatus and appliances (the said lines) not less than 400 mm below the natural surface of the ground comprising the servient land for the transmission and distribution of electric energy and for purposes incidental thereto.
- (b) To cause or permit electrical energy to flow or be transmitted through and along said lines.
- (c) To cut away remove and keep clear the said lines from all obstructions which may in anyway endanger or interfere with the proper operation of the said lines.
- (d) To enter into and upon the servient land and if necessary to cross the remainder of the said land for the purpose of access and regress to and from the servient land for all or any of the above purposes with or without all necessary plant and equipment, machinery and vehicles of every kind and making good all damage occasioned thereby.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TORQUE HOLDINGS PTY LTD FOLIO REF: CERTIFICATES OF TITLE 112632/4 & 44703/3 SOLICITOR & REFERENCE: WILL EDWARDS LAWYERS W. D. EDWARDS:	PLAN SEALED BY: MEANDER VALLEY COUNCIL DATE: 6 <sup>th</sup> April 2006 DA300/2005 REF NO.
 Council Delegate	
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	




<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGES	Registered Number <b>SP 146423</b>
SUBDIVIDER: TORQUE HOLDINGS PTY LTD FOLIO REFERENCE: 112632/4 & 44703/3	

**COVENANTS**

Lot 1 and that part of Lot 2 which was formerly comprised in Folio of the Register Volume 44703 Folio 3 are burdened by the covenants more fully set forth in sealed plan 44703.

**EXECUTED** by **TORQUE HOLDINGS PTY LTD** (A.C.N. 009 510 981) as registered proprietor of the properties comprised in Certificates of Title Volume 112632 Folio 4 and Volume 44703 Folio 3 in accordance with Section 127 of the Corporations Act 2001 in the presence of:

  
 (Sole Director/Secretary)
**EASEMENTS (continued)**

Lot 1 on the plan is together with a right of drainage over the Drainage Easement 2.00 wide shown passing through Lot 2 on the plan.

That part of Lot 2 on the plan which formerly comprised Lot 4 on Sealed Plan 112632 is together with a right of drainage over the Drainage Easement (SP112632) shown on the plan.

Lot 2 on the plan is subject to a right of drainage (appurtenant to Lot 1 on the plan) over the Drainage Easement 2.00 wide shown passing through such lot.

Lot 2 on the plan is subject to a right of drainage (appurtenant to Lot 2 on Sealed Plan 44703) over the Drainage Easement 3.00 wide shown passing through such lot.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



### SEARCH OF TORRENS TITLE

VOLUME 146423	FOLIO 2
EDITION 2	DATE OF ISSUE 07-Aug-2006

SEARCH DATE : 03-Aug-2020

SEARCH TIME : 12.55 PM

### DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL  
 Lot 2 on Sealed Plan 146423  
 Derivation : Part of 500 Acres Located to P. Dalrymple  
 Prior CTs 112632/4 and 44703/3

### SCHEDULE 1

B825995 & C627124 TRANSFER to TORQUE HOLDINGS PTY LTD

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP146423 EASEMENTS in Schedule of Easements  
 SP146423 COVENANTS in Schedule of Easements  
 SP 44703 COVENANTS in Schedule of Easements  
 SP 44703 & SP112632 FENCING COVENANT in Schedule of Easements  
 SP112632 COUNCIL NOTIFICATION under Section 83(5) of the Local  
 Government (Building and Miscellaneous Provisions)  
 Act 1993.  
 C106434 MORTGAGE to Westpac Banking Corporation Registered  
 24-Jul-1998 at 12.02 PM  
 C662852 MORTGAGE to Westpac Banking Corporation Registered  
 07-Aug-2006 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p>OWNER: TORQUE HOLDINGS PROPRIETRY LIMITED</p> <p>FOLIO REFERENCE: CT.112632/4, CT.44703/3</p> <p>GRANTEE: PART OF 500<sup>A</sup> 0<sup>R</sup> 0<sup>P</sup> <sup>LOCATED</sup> <del>GRANTED</del> TO PATRICK DALRYMPLE</p>		<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR PETER NOEL ANDERSON of CAMPBELL SMITH PHELPS PEDLEY 3/23 BRISBANE STREET, LAUNCESTON</p> <p>LOCATION</p> <p><b>LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON</b></p> <p>SCALE: 1:4000</p> <p>LENGTHS IN METRES</p> <p>SURVEYORS REF: 237-05</p>		<p>REGISTERED NUMBER</p> <p><b>SP146423</b></p> <p>APPROVED EFFECTIVE FROM 6 JUN 2006</p> <p><i>Alice Kawa</i> Recorder of Titles</p>			
<p>MAPSHEET MUNICIPAL CODE No. 121 (5040-1213)</p>		<p>LAST UPINo ESV29 EZR43</p>		<p>LAST PLAN No. SP112632 SP44703</p>		<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>	

LOT 2 IS COMPILED FROM SP.112632, SP.44703, AND THIS SURVEY

21 33.50	35 55.08	49 65°28'40" 6.01
22 32.60	36 29.73	50 152°45'40" 20.00
23 25.55	37 24.02	51 113°42'40" 120.07
24 17.75	38 97.72	52 212°00' 11.68
25 46.53	39 62.43	53 235°28'00" 41.96
26 16.30	40 19.36	54 265°35'00" 32.53
27 47.10	41 32.82	55 332°45'20" 112.22
28 21.60	42 24.13	
29 31.22	43 42.77	
30 27.91	44 26.63	
31 19.39	45 45.29	
32 24.72	46 35.94	
33 47.92	47 29.05	
34 31.90	48 39.77	

(SP.112632)

**ENLARGEMENT**  
SCALE 1:400

UNDERGROUND POWERLINE EASEMENT (2.00 WIDE)

**DETAIL**  
SCALE 1:9000

*[Signature]*

COUNCIL DELEGATE

6-4-06

DATE



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 146423</b>

PAGE 1 OF 2 PAGE/S

## EASEMENTS AND PROFITS

Each lot on the plan is together with:

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

## EASEMENTS

and B746999

Lot 2 is subject to a pipeline easement as defined in Sealed Plan 112632 over the "pipeline easement 5.00 wide" passing through Lot 2. in favour of the Rivers and Water Supply Commission.


Lot 2 is subject to a right of carriageway in favour of Lot 3 on Sealed Plan 112632 over the "right of way (private)" shown passing through Lot 2.

Lot 1 is subject to an underground power line easement in favour of Aurora Energy Pty Ltd or its successors over the "underground powerline easement 2.00 wide" shown passing through Lot 1.

In this Schedule "underground powerline easement" means the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and theirs servants, agents and contractors at all times hereafter:

- (a) To lay, inspect, alter, repair, renew, maintain and use the land shown as "underground powerline easement" on the plan (the servient land) wires, cables, apparatus and appliances (the said lines) not less than 400 mm below the natural surface of the ground comprising the servient land for the transmission and distribution of electric energy and for purposes incidental thereto.
- (b) To cause or permit electrical energy to flow or be transmitted through and along said lines.
- (c) To cut away remove and keep clear the said lines from all obstructions which may in anyway endanger or interfere with the proper operation of the said lines.
- (d) To enter into and upon the servient land and if necessary to cross the remainder of the said land for the purpose of access and regress to and from the servient land for all or any of the above purposes with or without all necessary plant and equipment, machinery and vehicles of every kind and making good all damage occasioned thereby.

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: TORQUE HOLDINGS PTY LTD</p> <p>FOLIO REF: CERTIFICATES OF TITLE 112632/4 &amp; 44703/3</p> <p>SOLICITOR &amp; REFERENCE: WILL EDWARDS LAWYERS</p> <p>W. D. EDWARDS:</p>	<p>PLAN SEALED BY: MEANDER VALLEY COUNCIL</p> <p>DATE: 6<sup>th</sup> April 2006</p> <p>DA300/2005</p> <p>REF NO.</p> <p style="text-align: right;">               Council Delegate         </p>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

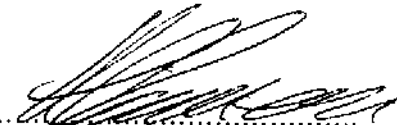


<p align="center"><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p align="center">PAGE 2 OF 2 PAGES</p>	<p align="center">Registered Number</p> <p align="center"><b>SP 146423</b></p>
<p>SUBDIVIDER: TORQUE HOLDINGS PTY LTD FOLIO REFERENCE: 112632/4 &amp; 44703/3</p>	

COVENANTS

Lot 1 and that part of Lot 2 which was formerly comprised in Folio of the Register Volume 44703 Folio 3 are burdened by the covenants more fully set forth in sealed plan 44703.

EXECUTED by TORQUE HOLDINGS PTY LTD (A.C.N. 009 510 981) as registered proprietor of the properties comprised in Certificates of Title Volume 112632 Folio 4 and Volume 44703 Folio 3 in accordance with Section 127 of the Corporations Act 2001 in the presence of:

  
(Sole Director/Secretary)

**EASEMENTS (continued)**

Lot 1 on the plan is together with a right of drainage over the Drainage Easement 2.00 wide shown passing through Lot 2 on the plan.

That part of Lot 2 on the plan which formerly comprised Lot 4 on Sealed Plan 112632 is together with a right of drainage over the Drainage Easement (SP112632) shown on the plan.

Lot 2 on the plan is subject to a right of drainage (appurtenant to Lot 1 on the plan) over the Drainage Easement 2.00 wide shown passing through such lot.

Lot 2 on the plan is subject to a right of drainage (appurtenant to Lot 2 on Sealed Plan 44703) over the Drainage Easement 3.00 wide shown passing through such lot.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



### SEARCH OF TORRENS TITLE

VOLUME 169236	FOLIO 2
EDITION 1	DATE OF ISSUE 31-Aug-2015

SEARCH DATE : 03-Aug-2020

SEARCH TIME : 12.56 PM

### DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL  
 Lot 2 on Sealed Plan 169236  
 Derivation : Part of 500 Acres Located to Patrick Dalrymple &  
 Part of 1536 Acres Gtd to Thomas Scutt Kelsey  
 Prior CT 149075/2

### SCHEDULE 1

C676769 TRANSFER to TORQUE HOLDINGS PTY LTD Registered  
 25-Jun-2008 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP169236 EASEMENTS in Schedule of Easements  
 SP169236 COVENANTS in Schedule of Easements  
 SP169236 FENCING PROVISION in Schedule of Easements  
 SP44703 & SP149075 COVENANTS in Schedule of Easements  
 SP 44703 FENCING COVENANT in Schedule of Easements  
 C991901 MORTGAGE to Westpac Banking Corporation Registered  
 12-Jan-2011 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



OWNER: TORQUE HOLDINGS PTY LTD  FOLIO REFERENCE: CT.149075/2  GRANTEE: PART OF 500 ACRES LOCATED TO PATRICK DALRYMPLE & PART OF 1536 ACRES GRANTED TO THOMAS SCUTT KELSEY.		<b>PLAN OF SURVEY</b>  BY SURVEYOR John William Dent of PDA SURVEYORS 3/23 BRISBANE STREET, LAUNCESTON  LOCATION <b>LAND DISTRICT OF CORNWALL                  PARISH OF LAUNCESTON</b>		REGISTERED NUMBER  <b>SP169236</b>
MAPSHEET MUNICIPAL CODE No. (21)		LAST UPI No	LAST PLAN No. SP149075	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1 AND LOT 2 ARE COMPILED FROM CT.149075/2

ENLARGEMENT 1 - 1:2500

**LOT 2**  
~~6.111ha~~  
6.041ha

**LOT 2**  
~~6.111ha~~  
SEE ENLARGEMENT 1

COUNCIL DELEGATE

10.8.15  
DATE



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 16 92 36</b>

PAGE 1 OF 4 PAGE/S  
4

## EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

~~Lots 1 and 2 (inclusive) on the Plan which together formerly comprised Lot 2 on Sealed Plan No. 149075 are burdened by the easements and restrictive covenants set forth in Sealed Plan No. 149075.~~

Lot 2 is subject to a Wayleave Easement in favour of Tasmanian Networks Pty Ltd over the area "WAYLEAVE EASEMENT 12.00 WIDE" shown on the plan.

For the purpose of this schedule Wayleave Easement and restriction as to user of land means:

FIRSTLY the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants, agents, invitees and contractors ("TasNetworks") at all times:

- (a) TO clear the lands marked "WAYLEAVE EASEMENT" on the plan (described as "the servient land") and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, over, along and under the servient land the following:
  - (i) Towers, poles, wires, cables, apparatus, appliances, and all other ancillary and associated equipment which includes telecommunication equipment (described collectively as "electricity infrastructure")

for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes.

- (b) TO operate and maintain electricity infrastructure on the servient land.

- (c) TO cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time:

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Torque Holdings Pty Ltd FOLIO REF: volume 149075 folio 2 SOLICITOR & REFERENCE: Rae & Partners Lawyers Will Edwards (KLW)	PLAN SEALED BY: Meander Valley Council DATE: 10.8.2015 PA114/0243 REF NO. <span style="float: right;">Council Delegate</span>
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 4 PAGES 4	Registered Number <b>SP 169236</b>
SUBDIVIDER: TORQUE HOLDINGS PTY LTD FOLIO REFERENCE: 149075/2	

- (i) overhang, encroach upon or be in or on the servient land; or
- (ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure.
- (d) TO enter the servient land for all or any of the above purposes and to cross the remainder of the land with any and all necessary plant, equipment, machinery and vehicles for the purpose of access and egress to and from the servient land, and where reasonably practicable, in consultation with the registered proprietor/s (except when urgent or emergency repair work is needed).

SECONDLY the benefit of a covenant for TasNetworks and with the registered proprietor/s for themselves and their successors not to:

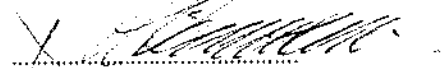
- (i) erect any buildings; or
  - (ii) place any structures, objects or vegetation;
- within the servient land without the prior written consent of TasNetworks.

TasNetworks may rescind their consent if in the opinion of TasNetworks there are safety, access or operational concerns.

**FENCING PROVISION**

In respect to the Lots shown on the Plan the Vendor (Torque Holdings Pty Ltd) shall not be required to fence.

Executed by **TORQUE HOLDINGS PTY LTD** (being the registered proprietor of the land comprised in folio of the register volume 149075 folio 2) in accordance with section 127 of the Corporations Act 2001:



Ross Robert Harrison  
Sole Director/Sole Secretary

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF <del>8</del> PAGES 4	Registered Number <b>SP 16 92 36</b>
SUBDIVIDER: TORQUE HOLDINGS PTY LTD FOLIO REFERENCE: 149075/2	

I, the Attorney for the Westpac, with  
 am personally acquainted or as to whose  
 I am otherwise satisfied, signed this  
 instrument in my presence.

Signature of Witness: 

Name of Witness: Anura Srivastava

Address of Witness: 150 Collins Street, Melbourne

**John Hanslow**

SIGNED by John Hanslow as attorney for  
 Westpac Banking Corporation under power  
 of attorney Registered No. 72/5446.



(Signature) John Hanslow  
 Tier Three Attorney

By executing this instrument the attorney states that the  
 attorney has received no notice of the revocation of the  
 power of attorney.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  <b>PAGE 4 OF 4 PAGES</b>	<b>SP169236</b>
SUBDIVIDER: -                      TORQUE HOLDINGS PTY LTD FOLIO REFERENCE: -              149075/2	
<p><b>EASEMENTS</b></p> <p>That part of Lot 2 on the plan formerly comprised in Lot 2 on SP44703 is together with a Right of Drainage over the strip of land shown as Drainage Easement 3.00 wide (SP44703) on the plan.</p> <p>Those parts of Lots 1 and 2 on the plan formerly comprised in Lot 1 on P126821 are each together with:</p> <p>A Right of Drainage over the strip of land shown as Drainage Easement marked TT, UU, VV, WW, XX and TT, YY on P126821.</p> <p>A Right of Drainage over the Drainage Easement 5.00 wide marked A K L on P126821.</p> <p>A Right of Drainage (appurtenant to Lot 1 on plan number 114217 excepting thereout the land marked A1, B1, C1, D1 thereon) over the strip of land shown as Drainage Easement marked CC, DD, EE, FF on P126821.</p> <p>A Right of Drainage over the strip of land shown as Drainage Easement passing through the land comprised in Lots 116, 117, 119 and 120 on SP113929.</p> <p>A Power Right over the Power Easement on SP113929.</p> <p>A Right of Drainage over the strips of land shown as Drainage Easement 5.00 wide 6.00 wide and 3.00 wide shown passing through the land comprised in Lots 24-37 and 70, Lots 65 and Lots 13-15 respectively on SP 27768.</p> <p>A Right of Drainage over the strip of land shown as Drainage Easement marked AA-BB shown passing through the land comprised in Lot 1 on SP126820.</p> <p><b>COVENANTS</b></p> <p>Lot 2 on the plan is burdened by the restrictive covenants set forth in Sealed Plan 149075 &amp; 44703.</p>	
<p><b>NOTE:</b> - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.</p>	



### SEARCH OF TORRENS TITLE

VOLUME 112632	FOLIO 1
EDITION 5	DATE OF ISSUE 24-Jul-1998

SEARCH DATE : 03-Aug-2020

SEARCH TIME : 12.53 PM

### DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL  
 Lot 1 on Sealed Plan 112632  
 Derivation : Part of 500 Acres Located to P. Dalrymple  
 Prior CT 44872/1

### SCHEDULE 1

C64818 TRANSFER to TORQUE HOLDINGS PROPRIETARY LIMITED  
 Registered 14-Jan-1998 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP 112632 EASEMENTS in Schedule of Easements  
 SP 112632 FENCING COVENANT in Schedule of Easements  
 SP 112632 COUNCIL NOTIFICATION under Section 83(5) of the  
 Local Government (Building and Miscellaneous  
 Provisions) Act 1993.  
 C106434 MORTGAGE to Westpac Banking Corporation Registered  
 24-Jul-1998 at 12.02 PM

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p>OWNER <i>Sarnath Pty. Ltd.</i></p> <p>FOLIO REFERENCE <i>CT 44872-1</i></p> <p>GRANTEE <i>Part of 500 Acres located to Patrick Dalrymple.</i></p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR <i>M.R. ROSE - G.J. WALKER &amp; CO. PTY LTD</i> LAUNCESTON</p> <p>LOCATION</p> <p><b>LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON</b></p> <p>SCALE 1:5000      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p><b>SP112632</b></p> <p>APPROVED EFFECTIVE FROM .....</p> <p>Recorder of Titles</p>	
MAPSHEET MUNICIPAL CODE No. 65	LAST UPI No. 3885	LAST PLAN No. D.44872	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOTS COMPILED FROM CT44872-1  
AND THIS SURVEY.

LINE	BEARING	LENGTH
1	100° 44' 30"	81.28
2	105° 16' 20"	41.55
3	109° 35' 30"	57.58
4	140° 35' 30"	50.40
5	253° 58' 20"	41.57
6	214° 55' 40"	40.47
7	196° 52' 40"	61.65
8	253° 05' 10"	50.18
9	159° 58' 40"	50.48
10	147° 12' 30"	77.15
11	128° 27' 20"	42.57
12	150° 24' 10"	57.52
13	15° 11' 20"	24.84
14	222° 54' 20"	27.06
15	197° 05' 40"	21.54
16	154° 55' 50"	22.98
17	102° 51' 40"	18.12
18	161° 14' 30"	51.99
19	121° 55' 50"	44.95
20	157° 52' 50"	52.68
21	125° 21' 50"	55.50
22	111° 45' 50"	52.60
23	180° 02' 50"	25.55
24	105° 21' 00"	17.15
25	140° 02' 30"	46.55
26	164° 01' 40"	16.50
27	147° 55' 40"	57.09

LINE	BEARING	LENGTH
28	117° 10' 20"	21.60
29	197° 11' 40"	51.27
30	155° 21' 10"	27.91
31	199° 14' 50"	19.39
32	140° 03' 50"	14.72
33	127° 52' 30"	47.92
34	145° 11' 00"	51.80
35	154° 58' 40"	55.03
36	146° 51' 30"	19.25
37	150° 08' 50"	14.02
38	121° 48' 40"	91.12



**SURVEY NOTES**

~~SHEET 2 OF~~ ~~SHEETS~~  
LENGTHS IN METRES

OBJECTS AS  
APPLICABLE

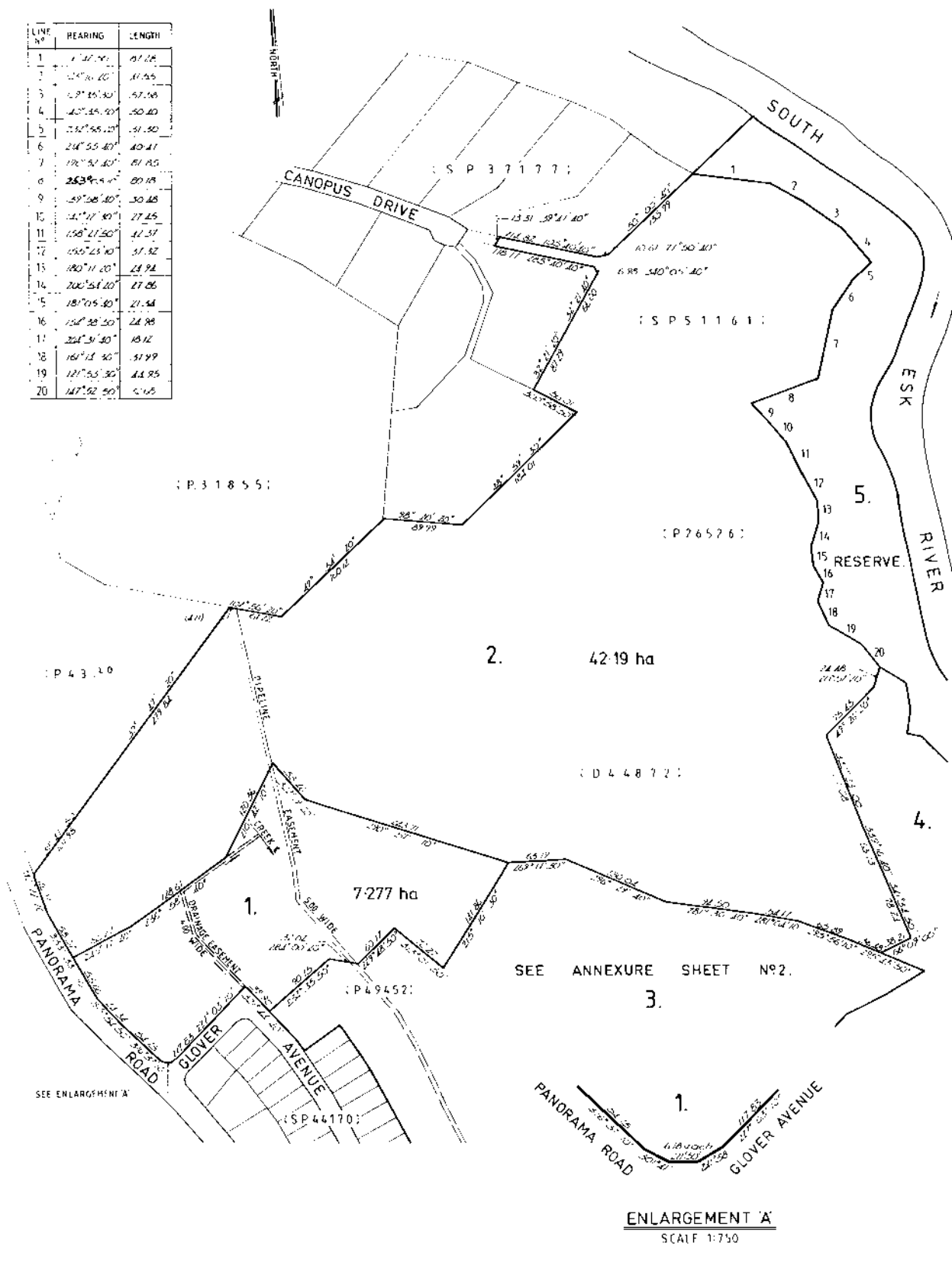
**PLAN OF SURVEY  
ANNEXURE SHEET**

SHEET 1 OF 2 SHEETS  
SCALE 1:4000

Registered Title

**SP 112**

LINE NO.	BEARING	LENGTH
1	1° 31' 00"	61.28
2	124° 00' 00"	61.55
3	128° 05' 30"	61.58
4	127° 35' 00"	50.40
5	73° 15' 00"	51.80
6	24° 55' 30"	40.41
7	176° 51' 30"	61.65
8	253° 05' 00"	60.15
9	59° 08' 30"	50.48
10	14° 11' 30"	27.25
11	158° 21' 30"	41.51
12	155° 25' 30"	51.32
13	180° 11' 00"	23.94
14	200° 54' 00"	27.86
15	187° 05' 30"	21.54
16	150° 28' 30"	24.98
17	224° 31' 30"	18.12
18	164° 18' 30"	51.99
19	121° 55' 30"	44.85
20	147° 52' 30"	51.65





**SURVEY NOTES**

~~SHEET 2 OF 2 SHEETS~~

LENGTHS IN METRES

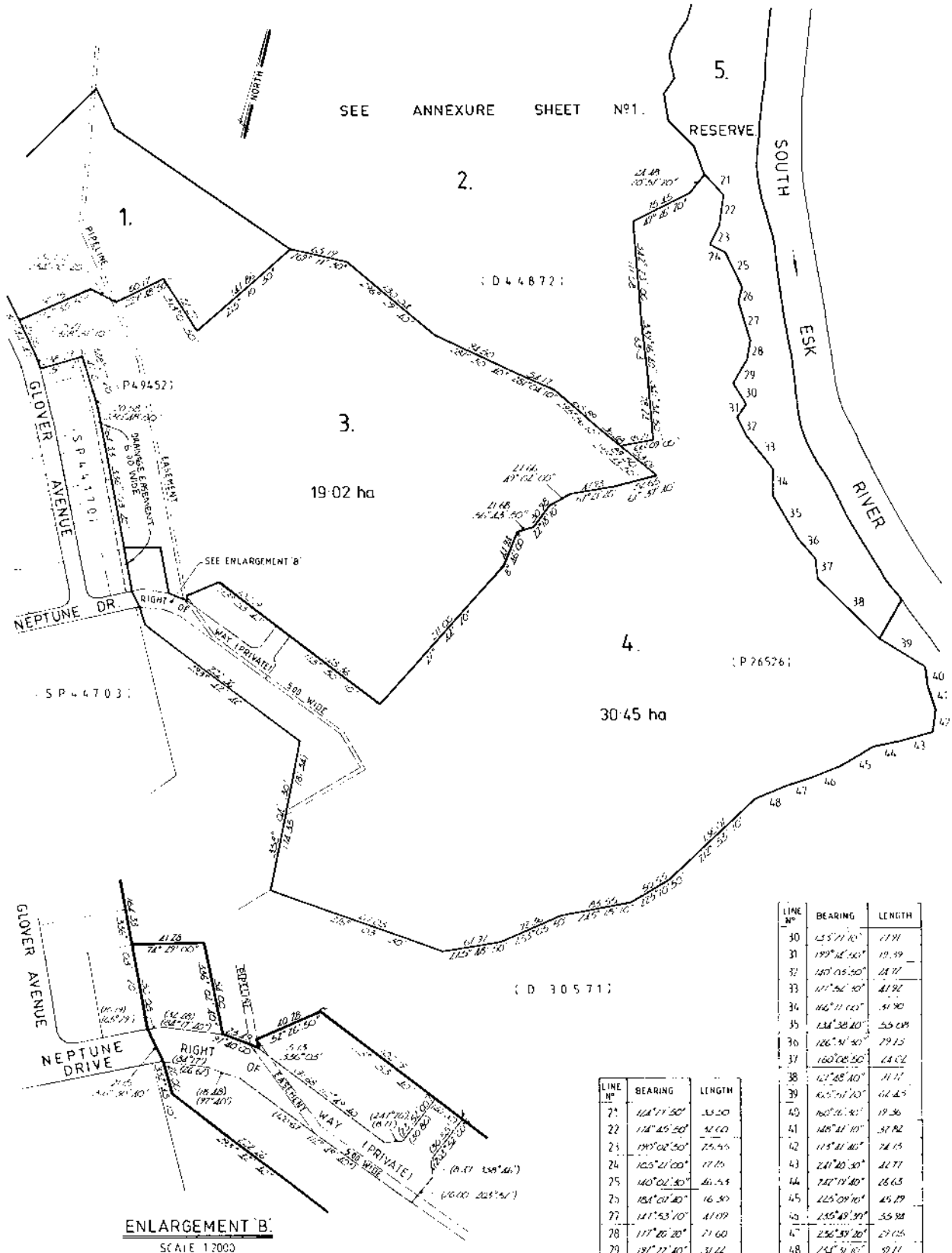
DELETE AS  
APPLICABLE

**PLAN OF SURVEY  
ANNEXURE SHEET**

SHEET 2 OF 2 SHEETS  
SCALE 1:4000

Registered Number

**SP 112632**





**SCHEDULE OF EASEMENTS**

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

REGISTERED NUMBER

**SP112632**

**EASEMENTS AND PROFITS**

PAGE 1 OF 4 PAGES

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and  
(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and  
(2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

LOT 1 is subject to a right of drainage (appurtenant to Lot 36 on Sealed Plan 44170) over the DRAINAGE EASEMENT 4.00 WIDE shown passing through Lot 1.

LOT 1 is subject to a pipeline easement over the strip of land marked PIPELINE EASEMENT 5.00 WIDE shown passing through Lot 1.

LOT 2 is together with a right of drainage over the DRAINAGE EASEMENT of variable width which comprises the whole of Lot 5.

LOT 2 is subject to a pipeline easement over the strip of land marked PIPELINE EASEMENT 5.00 WIDE shown passing through Lot 2.

LOT 3 is together with a right of drainage over the DRAINAGE EASEMENT 6.00 WIDE marked P.Q. on diagram No. 44872 and shown passing through Lots 19 to 30 inclusive on Sealed Plan 44170, on the plan

LOT 3 is together with a right of carriageway over the RIGHT OF WAY (PRIVATE) shown passing through Lot 4.

LOT 3 is subject to a pipeline easement over the strip of land marked PIPELINE EASEMENT 5.00 WIDE shown passing through Lot 3.

LOT 4 is together with a right of drainage over the DRAINAGE EASEMENT 6.00 WIDE marked P.Q. on diagram No. 44872 and shown passing through Lots 19 to 30 inclusive on Sealed Plan 44170, on the plan.

LOT 4 is together with a right of drainage over the DRAINAGE EASEMENT of variable width which comprises the whole of Lot 5.

LOT 4 is subject to a pipeline easement over the strip of land marked PIPELINE EASEMENT 5.00 WIDE shown passing through Lot 4.

SUBDIVIDER : FARRON MORTGAGE SERVICES PTY. LTD. (IN LIQUIDATION) as Mortgagee of SANKETH PTY. LTD.

FOLIO REF : VOLUME 44872 FOLIO 1

SOLICITOR & REFERENCE : MURDOCH CLARKE COSGROVE & DRAKE (PK F9413506)

PLAN SEALED BY : MEANDER VALLEY COUNCIL

DATE : 27th July 1994

68/93

REF No.

General Manager

NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.



**SCHEDULE OF EASEMENTS**

PAGE 2 OF 4 PAGES

Registered Number

**SP 112632**

LOT 4 is subject to a right of carriageway (appurtenant to Lot 3 on the Plan) over the RIGHT OF WAY (PRIVATE) shown passing through Lot 4.

LOT 5 is subject to a right of drainage (appurtenant to Lots 2 and 4 on the Plan) over the DRAINAGE EASEMENT of variable width which comprises the whole of Lot 5.

**FENCING COVENANT**

The Owner of each Lot on the plan covenants with the Vendor (Saneith Pty. Ltd.) that the Vendor shall not be required to fence.

**INTERPRETATION**

"Pipeline Easement" means the full right and liberty for The Rivers and Water Supply Commission (hereinafter called "the Commission") pursuant to the provisions of The Water Act 1957 at all times with workmen and others and machinery to enter upon the strip of land marked "PIPELINE EASEMENT 5.00 WIDE" and to open break up and excavate the said strip of land and to lay and maintain either thereon or therein water pipes, valves and fittings for the purposes of the said Act and to run and pass water through and along the same and from time to time to inspect, cleanse, repair and maintain the same and when and where necessary to lay new pipes in substitution for and in addition thereto and to do all necessary works and things in connection therewith or as may be authorised by the said Act without doing unnecessary damage to the said strip of land and leaving the same in a clean and tidy condition PROVIDED ALWAYS THAT:

1. The owner of the said strip of land and its successors in title (hereinafter called "the Owner") shall not without the written consent of the Commission first had and obtained erect any building or structure on the said strip of land nor shall they do or permit to be done thereon any manner of thing which shall damage or be likely to cause damage to the water pipes, valves or fittings now or hereafter laid or constructed therein or thereon and shall not in anywise prevent or interfere with the proper exercise and benefit of the easement hereunder by the Commission or its workmen, servants, contractors and agents and all other persons duly authorised by the Commission.
2. The Owner shall be entitled to construct roads and carry out normal agricultural pursuits on and over the said strip of land PROVIDED THAT the Owner does not interfere with the use or enjoyment of the easement by the Commission.
3. The Commission shall not be required to fence any part of the said strip of land.
4. The Commission shall repair all damage caused by it or its servants or workmen to the fences of the Owner who shall be at liberty to erect any fence across the said strip of land wherever it may reasonably require the same PROVIDED THAT the Commission at its own expense shall be at liberty to provide in such fence a gate suitable to its purposes.
5. The Commission shall be liable to the Owner for all actual damage or loss to or of the Owner occasioned by the construction or repairing of the water, pipes, valves and fittings or otherwise in the exercise of any of the rights granted to the Commission hereunder provided that the Owner presents a written claim therefor to the Commission within thirty days after the actual causing of such damage.



**SCHEDULE OF EASEMENTS**

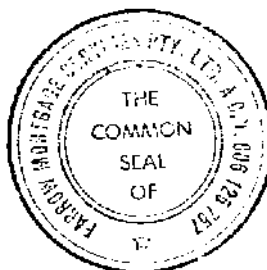
PAGE 3 OF 4 PAGES

Registered Number

**SP 112632**

6. In the event that the Owner shall cause damage to the Commission's water pipes, valves and fittings the Owner shall be liable to the Commission for the actual cost to the Commission of the repair of the water pipes, valves and fittings so damaged.
7. The Commission shall make good all damage caused to the surface of the said strip of land and to gates, buildings or other structures on the said strip of land or the adjoining land of the Owner resulting from the construction or repairing of the water pipes, valves and fittings or otherwise from the exercise of any of the rights granted to the Commission hereunder.

**THE COMMON SEAL of FARROW MORTGAGE SERVICES PTY. LTD. (IN LIQUIDATION)**  
**ACN 006 125 757** for and on behalf of  
**SANEITH PTY. LTD. ACN 009 524 565**  
 (being the registered proprietor of  
 Certificate of Title Volume 44872 Folio  
 1) pursuant to Section 78 of the Land  
 Titles Act 1980 was hereunto affixed in  
 the presence of **JAMES PATRICK DOWNEY** for  
 and on behalf of **ANTHONY GEORGE HODGSON**  
 (Liquidator of Farrow Mortgage Services  
 Pty. Ltd. (In Liquidation)) pursuant to  
 an order of the Supreme Court of Victoria  
 made 11th March 1992 in the further  
 presence of:



Signature of Witness

*[Signature]*

Name of Witness

*DEBBIE L. JAMES*

Address of Witness

*MELBOURNE*

Occupation of Witness

*ACCOUNTANT*

**THE COMMON SEAL of FARROW MORTGAGE SERVICES PTY. LTD. (IN LIQUIDATION)**  
**ACN 006 125 757** as Mortgagee pursuant to  
 Mortgage B348729 was hereunto affixed in  
 the presence of **JAMES PATRICK DOWNEY** for  
 and on behalf of **ANTHONY GEORGE HODGSON**  
 (Liquidator of Farrow Mortgage Services  
 Pty. Ltd. (In Liquidation)) pursuant to  
 an order of the Supreme Court of Victoria  
 made 11th March 1992 in the further  
 presence of:

Signature of Witness

*[Signature]*

Name of Witness

*DEBBIE L. JAMES*

Address of Witness

*MELBOURNE*

Occupation of Witness

*ACCOUNTANT*



**SCHEDULE OF EASEMENTS**

PAGE 4 OF 4 PAGES

Registered Number

**SP 112632**

SIGNED by **TRUST BANK A.R.B.N. 052**

**531 567** as Mortgagee under

Mortgage **B416388** by its Attorneys

~~PHILIP DESJARDIS FRASER~~ and

~~KERRY DONOHUE~~ under Power

of Attorney Registered No. **67/4762** (and

the said ~~PHILIP DESJARDIS FRASER~~ and

~~KERRY DONOHUE~~ declare

that they have received no notice of

revocation of the said Power in the

presence of:

Signature of Witness

Name of Witness

Address of Witness

Occupation of Witness

*[Handwritten signatures and text for witnesses]*

**PRINCIPAL DEBENTURE**

**PRINCIPAL DEBENTURE**



## SEARCH OF TORRENS TITLE

VOLUME 112632	FOLIO 3
EDITION 5	DATE OF ISSUE 24-Jul-1998

SEARCH DATE : 03-Aug-2020

SEARCH TIME : 12.54 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL

Lot 3 on Sealed Plan 112632

Derivation : Part of 500 Acres Located to P. Dalrymple

Prior CT 44872/1

SCHEDULE 1

B825995 TRANSFER to TORQUE HOLDINGS PROPRIETARY LIMITED

Registered 28-Apr-1997 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 112632 EASEMENTS in Schedule of Easements

SP 112632 FENCING COVENANT in Schedule of Easements

SP 112632 COUNCIL NOTIFICATION under Section 83(5) of the

Local Government (Building and Miscellaneous  
Provisions) Act 1993.

C106434 MORTGAGE to Westpac Banking Corporation Registered

24-Jul-1998 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p>OWNER <i>Sarnath Pty. Ltd.</i></p> <p>FOLIO REFERENCE <i>CT 44872-1</i></p> <p>GRANTEE <i>Part of 500 Acres located to Patrick Dalrymple.</i></p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR <i>M.R. ROSE - G.J. WALKER &amp; CO. PTY LTD</i> LAUNCESTON</p> <p>LOCATION</p> <p><b>LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON</b></p> <p>SCALE 1:5000      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p><b>SP112632</b></p> <p>APPROVED EFFECTIVE FROM .....</p> <p>Recorder of Titles</p>	
MAPSHEET MUNICIPAL CODE No. 65	LAST UPI No. 3885	LAST PLAN No. D.44872	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOTS COMPILED FROM CT44872-1  
AND THIS SURVEY.

LINE	BEARING	LENGTH
1	100° 44' 30"	81.28
2	105° 16' 20"	41.55
3	109° 35' 30"	57.58
4	140° 35' 30"	50.40
5	253° 58' 20"	41.57
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7	196° 52' 40"	61.65
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32	140° 03' 30"	14.72
33	127° 52' 30"	47.92
34	146° 11' 00"	51.80
35	154° 58' 40"	55.03
36	146° 51' 30"	19.25
37	160° 04' 30"	14.02
38	121° 48' 40"	91.12

(P112864) BAL



**SURVEY NOTES**

~~SHEET 2 OF~~ ~~SHEETS~~  
LENGTHS IN METRES

OBJECTS AS  
APPLICABLE

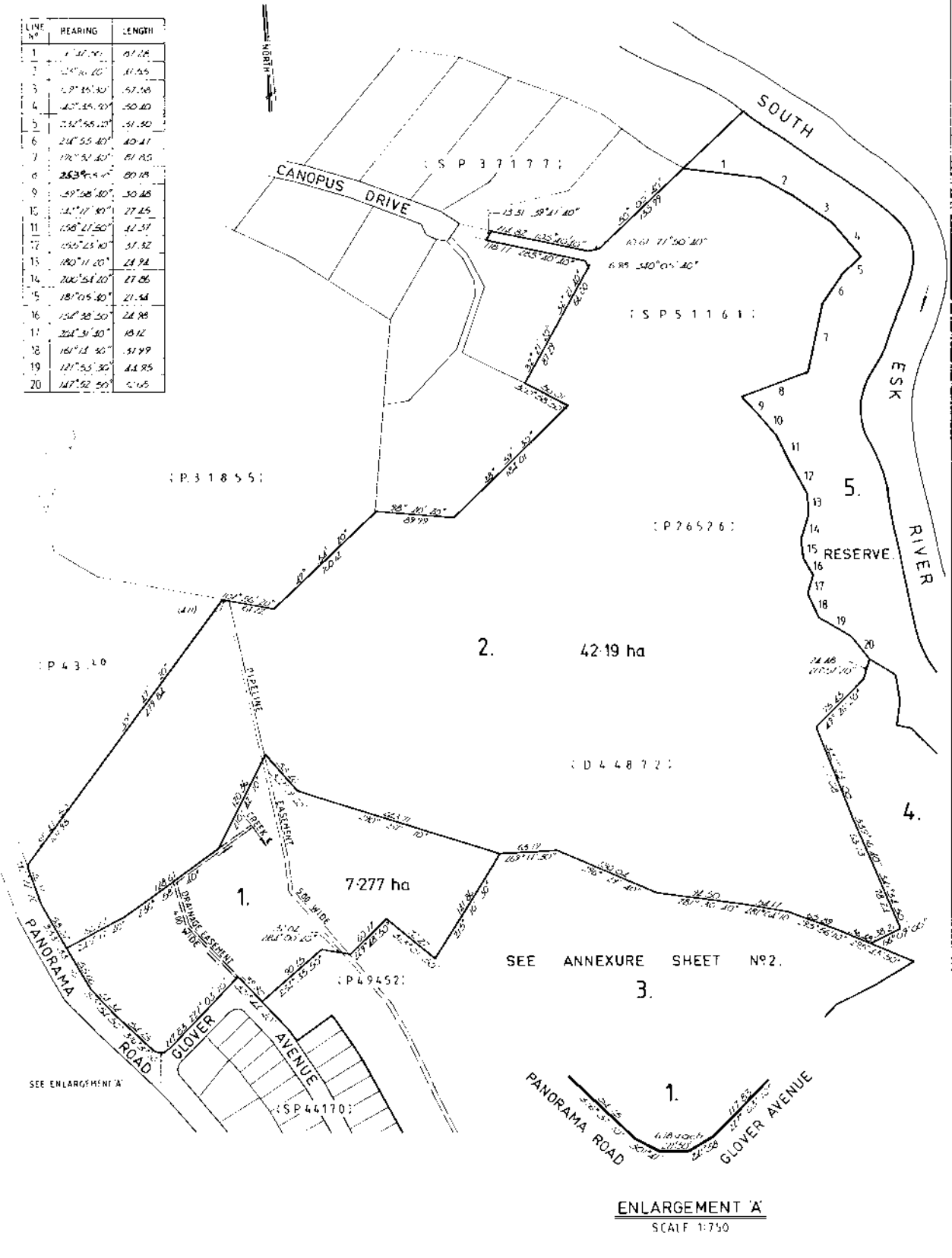
**PLAN OF SURVEY  
ANNEXURE SHEET**

SHEET 1 OF 2 SHEETS  
SCALE 1:4000

Registered Title

**SP 112**

LINE Nº	BEARING	LENGTH
1	83° 37' 30"	61.28
2	124° 30' 00"	61.55
3	128° 45' 30"	61.58
4	127° 45' 30"	50.40
5	73.51° 58' 10"	51.80
6	244° 55' 40"	40.41
7	176° 51' 40"	61.65
8	253° 45' 40"	60.19
9	59° 08' 40"	50.48
10	141° 11' 30"	27.25
11	158° 21' 50"	41.51
12	155° 25' 10"	51.32
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14	200° 54' 10"	27.86
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16	150° 28' 50"	24.98
17	224° 31' 30"	18.12
18	164° 18' 30"	51.99
19	121° 55' 30"	44.85
20	147° 52' 50"	51.65





**SURVEY NOTES**

SHEET 2 OF 2 SHEETS

LENGTHS IN METRES

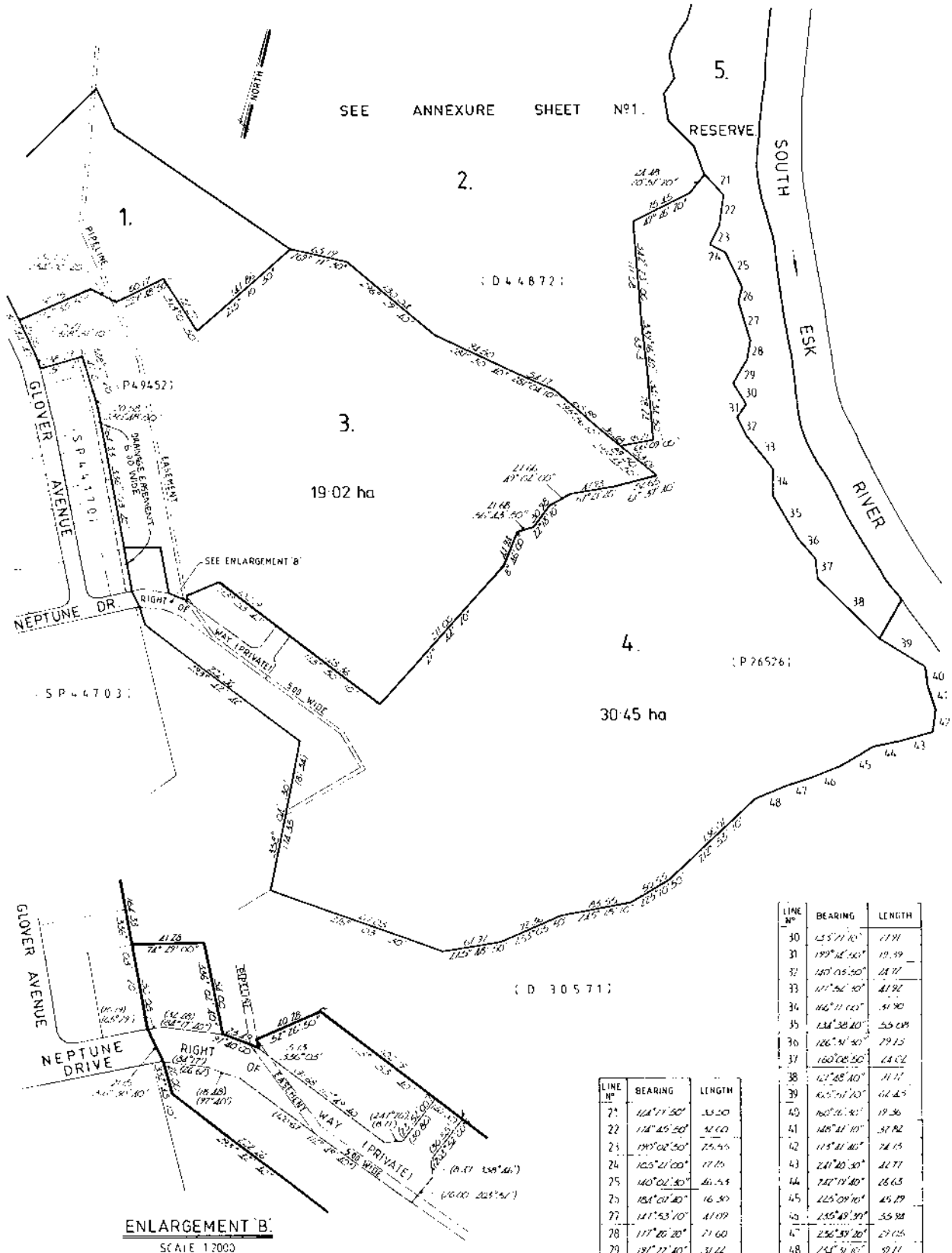
DELETE AS  
APPLICABLE

**PLAN OF SURVEY  
ANNEXURE SHEET**

SHEET 2 OF 2 SHEETS  
SCALE 1:4000

Registered Number

**SP 112632**





## SCHEDULE OF EASEMENTS

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

REGISTERED NUMBER

SP112632

### EASEMENTS AND PROFITS

PAGE 1 OF 4 PAGES

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and  
(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and  
(2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

LOT 1 is subject to a right of drainage (appurtenant to Lot 36 on Sealed Plan 44170) over the DRAINAGE EASEMENT 4.00 WIDE shown passing through Lot 1.

LOT 1 is subject to a pipeline easement over the strip of land marked PIPELINE EASEMENT 5.00 WIDE shown passing through Lot 1.

LOT 2 is together with a right of drainage over the DRAINAGE EASEMENT of variable width which comprises the whole of Lot 5.

LOT 2 is subject to a pipeline easement over the strip of land marked PIPELINE EASEMENT 5.00 WIDE shown passing through Lot 2.

LOT 3 is together with a right of drainage over the DRAINAGE EASEMENT 6.00 WIDE marked P.Q. on diagram No. 44872 and shown passing through Lots 19 to 30 inclusive on Sealed Plan 44170, on the plan

LOT 3 is together with a right of carriageway over the RIGHT OF WAY (PRIVATE) shown passing through Lot 4.

LOT 3 is subject to a pipeline easement over the strip of land marked PIPELINE EASEMENT 5.00 WIDE shown passing through Lot 3.

LOT 4 is together with a right of drainage over the DRAINAGE EASEMENT 6.00 WIDE marked P.Q. on diagram No. 44872 and shown passing through Lots 19 to 30 inclusive on Sealed Plan 44170, on the plan.

LOT 4 is together with a right of drainage over the DRAINAGE EASEMENT of variable width which comprises the whole of Lot 5.

LOT 4 is subject to a pipeline easement over the strip of land marked PIPELINE EASEMENT 5.00 WIDE shown passing through Lot 4.

SUBDIVIDER : FARROW MORTGAGE SERVICES PTY. LTD. (IN LIQUIDATION) as Mortgagee of SANKETH PTY. LTD.

FOLIO REF : VOLUME 44872 FOLIO 1

SOLICITOR & REFERENCE : MURDOCH CLARKE COSGROVE & DRAKE (PK F9413506)

PLAN SEALED BY : MEANDER VALLEY COUNCIL

DATE : 27th July 1994

68/93

REF No.

General Manager

NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.



**SCHEDULE OF EASEMENTS**

PAGE 2 OF 4 PAGES

Registered Number

**SP 112632**

LOT 4 is subject to a right of carriageway (appurtenant to Lot 3 on the Plan) over the RIGHT OF WAY (PRIVATE) shown passing through Lot 4.

LOT 5 is subject to a right of drainage (appurtenant to Lots 2 and 4 on the Plan) over the DRAINAGE EASEMENT of variable width which comprises the whole of Lot 5.

**FENCING COVENANT**

The Owner of each Lot on the plan covenants with the Vendor (Saneith Pty. Ltd.) that the Vendor shall not be required to fence.

**INTERPRETATION**

"Pipeline Easement" means the full right and liberty for The Rivers and Water Supply Commission (hereinafter called "the Commission") pursuant to the provisions of The Water Act 1957 at all times with workmen and others and machinery to enter upon the strip of land marked "PIPELINE EASEMENT 5.00 WIDE" and to open break up and excavate the said strip of land and to lay and maintain either thereon or therein water pipes, valves and fittings for the purposes of the said Act and to run and pass water through and along the same and from time to time to inspect, cleanse, repair and maintain the same and when and where necessary to lay new pipes in substitution for and in addition thereto and to do all necessary works and things in connection therewith or as may be authorised by the said Act without doing unnecessary damage to the said strip of land and leaving the same in a clean and tidy condition PROVIDED ALWAYS THAT:

1. The owner of the said strip of land and its successors in title (hereinafter called "the Owner") shall not without the written consent of the Commission first had and obtained erect any building or structure on the said strip of land nor shall they do or permit to be done thereon any manner of thing which shall damage or be likely to cause damage to the water pipes, valves or fittings now or hereafter laid or constructed therein or thereon and shall not in anywise prevent or interfere with the proper exercise and benefit of the easement hereunder by the Commission or its workmen, servants, contractors and agents and all other persons duly authorised by the Commission.
2. The Owner shall be entitled to construct roads and carry out normal agricultural pursuits on and over the said strip of land PROVIDED THAT the Owner does not interfere with the use or enjoyment of the easement by the Commission.
3. The Commission shall not be required to fence any part of the said strip of land.
4. The Commission shall repair all damage caused by it or its servants or workmen to the fences of the Owner who shall be at liberty to erect any fence across the said strip of land wherever it may reasonably require the same PROVIDED THAT the Commission at its own expense shall be at liberty to provide in such fence a gate suitable to its purposes.
5. The Commission shall be liable to the Owner for all actual damage or loss to or of the Owner occasioned by the construction or repairing of the water, pipes, valves and fittings or otherwise in the exercise of any of the rights granted to the Commission hereunder provided that the Owner presents a written claim therefor to the Commission within thirty days after the actual causing of such damage.



**SCHEDULE OF EASEMENTS**

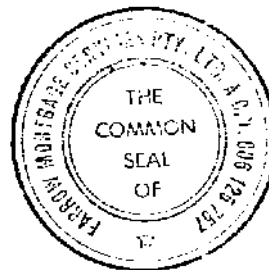
PAGE 3 OF 4 PAGES

Registered Number

**SP 112632**

6. In the event that the Owner shall cause damage to the Commission's water pipes, valves and fittings the Owner shall be liable to the Commission for the actual cost to the Commission of the repair of the water pipes, valves and fittings so damaged.
7. The Commission shall make good all damage caused to the surface of the said strip of land and to gates, buildings or other structures on the said strip of land or the adjoining land of the Owner resulting from the construction or repairing of the water pipes, valves and fittings or otherwise from the exercise of any of the rights granted to the Commission hereunder.

**THE COMMON SEAL of FARROW MORTGAGE SERVICES PTY. LTD. (IN LIQUIDATION)**  
**ACN 006 125 757** for and on behalf of  
**SANEITH PTY. LTD. ACN 009 524 565**  
 (being the registered proprietor of  
 Certificate of Title Volume 44872 Folio  
 1) pursuant to Section 78 of the Land  
 Titles Act 1980 was hereunto affixed in  
 the presence of **JAMES PATRICK DOWNEY** for  
 and on behalf of **ANTHONY GEORGE HODGSON**  
 (Liquidator of Farrow Mortgage Services  
 Pty. Ltd. (In Liquidation)) pursuant to  
 an order of the Supreme Court of Victoria  
 made 11th March 1992 in the further  
 presence of:



Signature of Witness Debbie L. Juss  
 Name of Witness DEBBIE L. JUSS  
 Address of Witness MELBOURNE  
 Occupation of Witness ACCOUNTANT

**THE COMMON SEAL of FARROW MORTGAGE SERVICES PTY. LTD. (IN LIQUIDATION)**  
**ACN 006 125 757** as Mortgagee pursuant to  
 Mortgage B348729 was hereunto affixed in  
 the presence of **JAMES PATRICK DOWNEY** for  
 and on behalf of **ANTHONY GEORGE HODGSON**  
 (Liquidator of Farrow Mortgage Services  
 Pty. Ltd. (In Liquidation)) pursuant to  
 an order of the Supreme Court of Victoria  
 made 11th March 1992 in the further  
 presence of:

Signature of Witness Debbie L. Juss  
 Name of Witness DEBBIE L. JUSS  
 Address of Witness MELBOURNE  
 Occupation of Witness ACCOUNTANT



SCHEDULE OF EASEMENTS

PAGE 4 OF 4 PAGES

Registered Number

SP 112632

SIGNED by TRUST BANK A.R.B.N. 052

531 567 as Mortgagee under

Mortgage B416388 by its Attorneys

PHILIP DESJARDIS FRASER

and

under Power

of Attorney Registered No. 67/4762 (and

the said PHILIP DESJARDIS FRASER and

do hereby declare

that they have received no notice of

revocation of the said Power in the

presence of:

Signature of Witness

Name of Witness

Address of Witness

Occupation of Witness

PRINCIPAL DEBENTURE

PRINCIPAL DEBENTURE



### SEARCH OF TORRENS TITLE

VOLUME 121358	FOLIO 1
EDITION 3	DATE OF ISSUE 24-Jul-1998

SEARCH DATE : 03-Aug-2020

SEARCH TIME : 12.57 PM

### DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL  
 Lot 1 on Sealed Plan 121358  
 Derivation : Part of 500 Acres Located to P. Dalrymple  
 Prior CTs 112861/1 and 112632/2

### SCHEDULE 1

C64819 TRANSFER to TORQUE HOLDINGS PROPRIETARY LIMITED  
 Registered 14-Jan-1998 at 12.01 PM

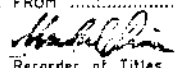
### SCHEDULE 2

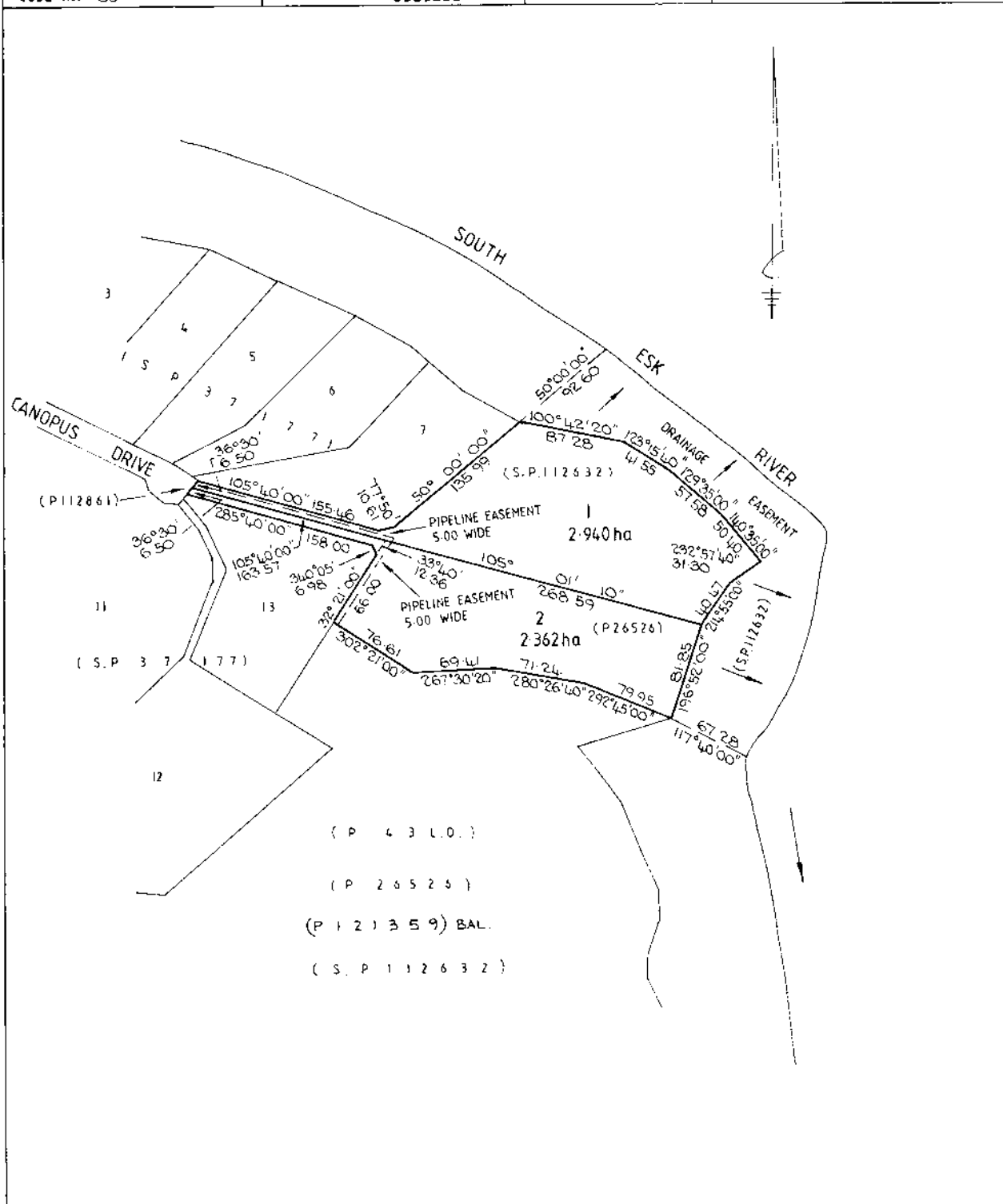
Reservations and conditions in the Crown Grant if any  
 SP 121358 EASEMENTS in Schedule of Easements  
 SP 121358 COVENANTS in Schedule of Easements  
 SP 112632 & SP 121358 FENCING COVENANT in Schedule of Easements  
 SP 121358 SEWERAGE AND/OR DRAINAGE RESTRICTION  
 SP 112632 COUNCIL NOTIFICATION under Section 83(5) of the  
 Local Government (Building and Miscellaneous  
 Provisions) Act 1993.  
 C106434 MORTGAGE to Westpac Banking Corporation Registered  
 24-Jul-1998 at 12.02 PM

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



OWNER SANEITH PTY LTD  FOLIO REFERENCE CT VOL 112861 FOL 1 <del>CT VOL 4578 FOL 26</del> CT VOL 112632 FOL 2  GRANTEE PART OF 500 ACRES & 500 ACRES BOTH LOCATED TO PATRICK DALRYMPLE		<b>PLAN OF SURVEY</b>  BY SURVEYOR M.S. GUDICI OF COHEN & ASSOCIATES PTY LTD LAUNCESTON.  LOCATION LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON  SCALE 1: 3000 LENGTHS IN METRES		REGISTERED NUMBER  <b>\$P 121358</b>  APPROVED EFFECTIVE FROM - 3 SEP 1996  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. <del>58</del> 121	LAST UPI No. 6501750 6503885	LAST PLAN P112861 No. S.P. 112632	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

(P 4310.)  
 (P 26525)  
 (P 121359) BAL.  
 (S.P. 112632)

4.145



## SCHEDULE OF EASEMENTS

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

REGISTERED NUMBER

# SP121358

### EASEMENTS AND PROFITS

PAGE 1 OF 6 PAGES

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

### INTERPRETATION

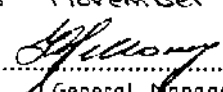
In this Schedule:

- (a) "Balance" means the balance of the land remaining in Folio of the Register Volume 112632 Folio 2 after excluding thereout the lots on the Plan.
- (b) "Corporation" means the Meander Valley Council.

### EASEMENTS

1. Lots 1 and 2 are together with a right of drainage over the DRAINAGE EASEMENT of variable width shown on the Plan.
2. Lots 1 and 2 on the Plan are subject to a pipeline easement for the Corporation over the "PIPELINE EASEMENT 5.00 WIDE" shown as passing through those lots with the full right and liberty for the Corporation at all times with workmen and others and machinery to enter upon the same and to open, break up and excavate the same and to lay and maintain either thereon or therein pipes valves and fittings and to run and pass water and sewerage through and along the same and from time to time inspect cleanse repair and maintain the same and as and when and where necessary to lay new pipes in substitution for and in addition thereto and to do all necessary works and things in connection therewith in each case without the Corporation doing unnecessary damage thereto and leaving and maintaining the same in a neat and tidy condition.

SUBDIVIDER : FARROW MORTGAGE SERVICES PTY. LTD. (IN LIQUIDATION) AND BENEFICIAL FINANCE CORP. LTD.  
both as Mortgagees of SANEITH PTY. LTD.  
FOLIO REF : C.T. 112632 FOLIO 2 and 112861 FOLIO 1  
SOLICITOR : MURDOCH CLARKE COSGROVE & DRAKE  
& REFERENCE : (PK F9517653)

PLAN  
SEALED BY : Meander Valley Council  
DATE : 15<sup>th</sup> November 1995  
26/89  
REF No.   
General Manager

NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.



**SCHEDULE OF EASEMENTS**

PAGE 2 OF 6 PAGES

Registered Number

**121358**

**FENCING COVENANT**

The owner of each Lot on the Plan covenants with the Vendor (Saneith Pty. Ltd.) that the Vendor shall not be required to fence.

**COVENANTS**

The owner of each Lot on the Plan covenants with the Vendor (Saneith Pty. Ltd.) and the owner or owners for the time being of every other Lot shown on the Plan and the owner or owners for the time being of the Balance to the intent that the burden of these covenants may run with and bind the Covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every Lot shown on the Plan (other than the Covenantor's lot) and each and every part of the Balance to observe the following stipulations:-

1. Not to erect on such lot any Multiple Class 1 dwelling (including home units and attached pairs).
2. Not to erect on such lot any dwelling house the outer walls of which are constructed of material other than brick, stone or concrete brick or some other material approved of in writing by the Vendor (Saneith Pty. Ltd.) or the roof of which is constructed of any material other than tiles or colourbond iron or some other material approved of in writing by the Vendor (Saneith Pty. Ltd.).
3. Not to erect on such lot any building appurtenant to the dwelling house or any garage or storage building the outer walls of which are constructed of less than three tenths brick, stone or concrete brick or some other material approved of in writing by the Vendor (Saneith Pty. Ltd.) or the roof of which is constructed of any material other than tiles or colourbond or some other material approved of in writing by the Vendor (Saneith Pty. Ltd.).
4. Not to erect on such lot any private dwelling house which, excluding any buildings appurtenant thereto, shall have a floor area of less than 140 square metres.
5. Not to erect, place or use upon such lot any shop, building or erection whatsoever for the purpose of selling or offering or exposing for sale therein any articles, wares or merchandise whatsoever.
6. Not to erect or place upon such lot or any part thereof any hoarding or structure for use as a bill posting or advertising station.
7. Not to affix or display on any wall or fence upon such lot or any part thereof any posters, bills, hoardings or advertisements (except any notice or advertisement in the usual form for the sale or letting of such lot or any building erected thereon).
8. Not to cut down or remove from such lot any existing green trees without the consent in writing of the Corporation first had and obtained.
9. Not to erect, install or amend any drainage pipes or drainage dissipators on such lot or any part thereof which cause or may cause any stormwater to enter or cause



SCHEDULE OF EASEMENTS

PAGE 3 OF 6 PAGES

Registered Number

12 1358

damage to any adjoining lot or to any road on the Plan or any area adjacent to such road.

10. Not to store, heap or permit to be excavated, carried away or removed from such lot or any part thereof any trees, logs, earth, clay, stone, gravel or sand except such as may be necessary for the purpose of road or driveway construction and levelling or filling such lot or for the formation of any building, swimming pool or barbeque to be constructed thereon.
11. Not to permit or allow any engine or machinery worked or driven by steam, gas, electric or other mechanical power and used for any trade operations to be erected, affixed or placed on any part of such lot PROVIDED THAT this covenant does not apply to any engine or machinery used for hobby purposes only.
12. Not to carry on or permit or allow to be carried on on such lot or any part thereof any trade or business.
13. Not to use or permit or suffer to be used such lot for any commercial or industrial enterprise.
14. Not to keep or allow to be kept on such lot or any part thereof any pigs, greyhounds or racing pigeons.
15. Not to keep or allow to be kept on such lot or any part thereof any animals or poultry for commercial purposes.
16. Not to keep or allow to be kept on such lot more than two female or gelded cattle.
17. Not to keep or allow to be kept on such lot more than a total number of six sheep or goats of which there shall not be more than four of either kind.
18. Not to keep or allow to be kept on such lot any more than two horses.
19. Not to keep or allow to be kept on any such lot any ass, stallion or bull.
20. Not to keep or allow to be kept at any time on such lot any more than two dogs.
21. Not to subdivide such lot.
22. Not to construct or cause to be constructed any building or structure whatsoever without the approval of the Corporation first had and obtain on that portion of such lot which is shown on the plan deposited in the office of the Corporation as being in an area defined by the Director of Mines as having potential stability problems.

IF FURTHER PAGES ARE REQUIRED USE ANNEXURE SHEETS COMMENCING AT PAGE 4



**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 4 OF 6 PAGES

Registered Number

**121358**

SUBDIVIDER:- FARROW MORTGAGE SERVICES PTY. LTD. (IN LIQUIDATION) AND BENEFICIAL FINANCE CORP. LTD both as Mortgagees of SANEITH PTY. LTD.

FOLIO REFERENCE:- T.T. 112632 FOLIO 2 and 112861 FOLIO 1

THE COMMON SEAL of FARROW MORTGAGE SERVICES PTY. LTD. (IN LIQUIDATION) ACN 006 125 757 for and on behalf of SANEITH PTY. LTD. ACN 009 524 565 (being the registered proprietor of Certificate of Title Volume 112632 Folio 2) pursuant to Section 78 of the Land Titles Act 1980 was hereunto affixed in the presence of ~~JAMES PATRICK DOWNEY for and on behalf of ANTHONY GEORGE HODGSON (Liquidator of Farrow Mortgage Services Pty. Ltd. (In Liquidation)) pursuant to an order of the Supreme Court of Victoria made 11th March 1992~~ in the further presence of:

Signature of Witness *[Signature]*  
Name of Witness DAVID L. BEUSSEL  
Address of Witness Level 25, 140, William St, Melbourne  
Occupation of Witness Accountant



*[Signature]*

THE COMMON SEAL of FARROW MORTGAGE SERVICES PTY. LTD. (IN LIQUIDATION) ACN 006 125 757 as Mortgagee pursuant to Mortgage B348729 was hereunto affixed in the presence of ~~JAMES PATRICK DOWNEY for and on behalf of ANTHONY GEORGE HODGSON (Liquidator of Farrow Mortgage Services Pty. Ltd. (In Liquidation)) pursuant to an order of the Supreme Court of Victoria made 11th March 1992~~ in the further presence of:

Signature of Witness *[Signature]*  
Name of Witness DAVID L. BEUSSEL  
Address of Witness Level 25, 140, William St, Melbourne  
Occupation of Witness Accountant



*[Signature]*

NOTE:- Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



## SEARCH OF TORRENS TITLE

VOLUME 121358	FOLIO 2
EDITION 3	DATE OF ISSUE 24-Jul-1998

SEARCH DATE : 03-Aug-2020

SEARCH TIME : 12.58 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL  
Lot 2 on Sealed Plan 121358  
Derivation : Part of 500 Acres Located to P. Dalrymple  
Prior CTs 112861/1 and 112632/2

SCHEDULE 1

C64819 TRANSFER to TORQUE HOLDINGS PROPRIETARY LIMITED  
Registered 14-Jan-1998 at 12.01 PM

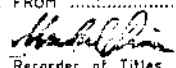
SCHEDULE 2

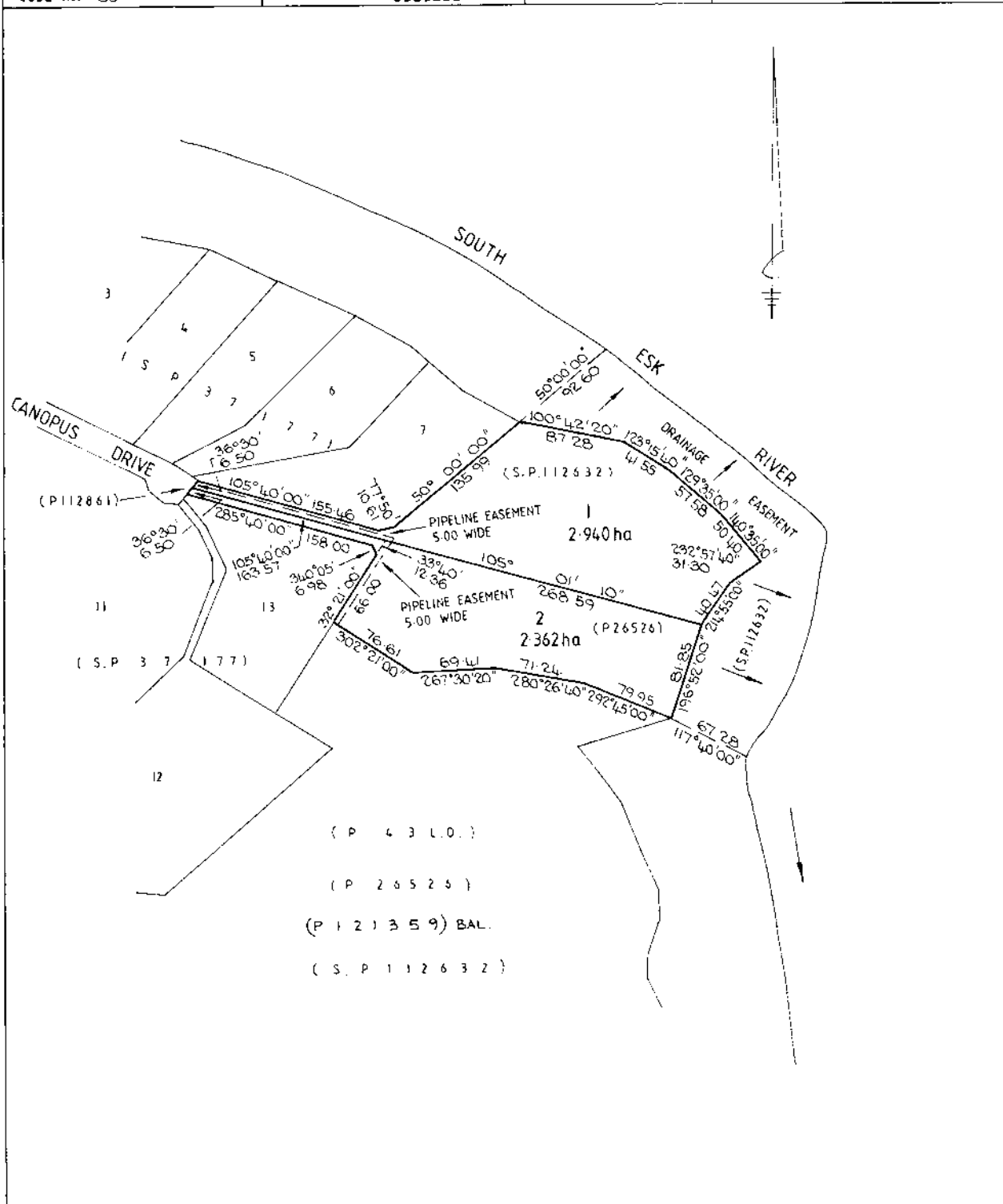
Reservations and conditions in the Crown Grant if any  
SP 121358 EASEMENTS in Schedule of Easements  
SP 121358 COVENANTS in Schedule of Easements  
SP 112632 & SP 121358 FENCING COVENANT in Schedule of Easements  
SP 121358 SEWERAGE AND/OR DRAINAGE RESTRICTION  
SP 112632 COUNCIL NOTIFICATION under Section 83(5) of the  
Local Government (Building and Miscellaneous  
Provisions) Act 1993.  
C106434 MORTGAGE to Westpac Banking Corporation Registered  
24-Jul-1998 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



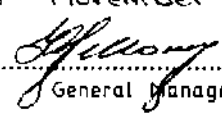
OWNER SANEITH PTY LTD  FOLIO REFERENCE CT VOL 112861 FOL 1 <del>CT VOL 4578 FOL 26</del> CT VOL 112632 FOL 2  GRANTEE PART OF 500 ACRES & 500 ACRES BOTH LOCATED TO PATRICK DALRYMPLE		<b>PLAN OF SURVEY</b>  BY SURVEYOR M.S. GUDICI OF COHEN & ASSOCIATES PTY LTD LAUNCESTON.  LOCATION LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON  SCALE 1: 3000 LENGTHS IN METRES		REGISTERED NUMBER  <b>\$P 121358</b>  APPROVED EFFECTIVE FROM - 3 SEP 1996  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. <del>58</del> 121	LAST UPI No. 6501750 6503885	LAST PLAN P112861 No. S.P. 112632	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

(P 4310.)  
 (P 26525)  
 (P 121359) BAL.  
 (S.P. 112632)

4.145



<p style="text-align: center;"><b>SCHEDULE OF EASEMENTS</b></p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p style="text-align: center;">REGISTERED NUMBER</p> <p style="font-size: 2em; text-align: center;"><b>SP121358</b></p>		
<table style="width: 100%;"> <tr> <td style="width: 60%;"><b><u>EASEMENTS AND PROFITS</u></b></td> <td style="width: 40%; text-align: right;">PAGE 1 OF 6 PAGES</td> </tr> </table> <p>Each lot on the plan is together with:-</p> <p>(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and</p> <p>(2) any easements or profits a prendre described hereunder.</p> <p>Each lot on the plan is subject to:-</p> <p>(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</p> <p>(2) any easements or profits a prendre described hereunder.</p> <p>The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.</p> <p><b><u>INTERPRETATION</u></b></p> <p>In this Schedule:</p> <p>(a) "Balance" means the balance of the land remaining in Folio of the Register Volume 112632 Folio 2 after excluding thereout the lots on the Plan.</p> <p>(b) "Corporation" means the Meander Valley Council.</p> <p><b><u>EASEMENTS</u></b></p> <ol style="list-style-type: none"> <li>1. Lots 1 and 2 are together with a right of drainage over the DRAINAGE EASEMENT of variable width shown on the Plan.</li> <li>2. Lots 1 and 2 on the Plan are subject to a pipeline easement for the Corporation over the "PIPELINE EASEMENT 5.00 WIDE" shown as passing through those lots with the full right and liberty for the Corporation at all times with workmen and others and machinery to enter upon the same and to open, break up and excavate the same and to lay and maintain either thereon or therein pipes valves and fittings and to run and pass water and sewerage through and along the same and from time to time inspect cleanse repair and maintain the same and as and when and where necessary to lay new pipes in substitution for and in addition thereto and to do all necessary works and things in connection therewith in each case without the Corporation doing unnecessary damage thereto and leaving and maintaining the same in a neat and tidy condition.</li> </ol>		<b><u>EASEMENTS AND PROFITS</u></b>	PAGE 1 OF 6 PAGES
<b><u>EASEMENTS AND PROFITS</u></b>	PAGE 1 OF 6 PAGES		
<p>SUBDIVIDER : FARROW MORTGAGE SERVICES PTY. LTD. (IN LIQUIDATION) AND BENEFICIAL FINANCE CORP. LTD. both as Mortgagees of SANEITH PTY. LTD. FOLIO REF : C.T. 112632 FOLIO 2 and 112861 FOLIO 1</p> <p>SOLICITOR &amp; REFERENCE : MURDOCH CLARKE COSGROVE &amp; DRAKE (PK F9517653)</p>	<p>PLAN SEALED BY : Meander Valley Council</p> <p>DATE : 15<sup>th</sup> November 1995</p> <p>26/89 REF No. </p>		
<p>NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.</p>			



**SCHEDULE OF EASEMENTS**

PAGE 2 OF 6 PAGES

Registered Number

**121358**

**FENCING COVENANT**

The owner of each Lot on the Plan covenants with the Vendor (Saneith Pty. Ltd.) that the Vendor shall not be required to fence.

**COVENANTS**

The owner of each Lot on the Plan covenants with the Vendor (Saneith Pty. Ltd.) and the owner or owners for the time being of every other Lot shown on the Plan and the owner or owners for the time being of the Balance to the intent that the burden of these covenants may run with and bind the Covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every Lot shown on the Plan (other than the Covenantor's lot) and each and every part of the Balance to observe the following stipulations:-

1. Not to erect on such lot any Multiple Class 1 dwelling (including home units and attached pairs).
2. Not to erect on such lot any dwelling house the outer walls of which are constructed of material other than brick, stone or concrete brick or some other material approved of in writing by the Vendor (Saneith Pty. Ltd.) or the roof of which is constructed of any material other than tiles or colourbond iron or some other material approved of in writing by the Vendor (Saneith Pty. Ltd.).
3. Not to erect on such lot any building appurtenant to the dwelling house or any garage or storage building the outer walls of which are constructed of less than three tenths brick, stone or concrete brick or some other material approved of in writing by the Vendor (Saneith Pty. Ltd.) or the roof of which is constructed of any material other than tiles or colourbond or some other material approved of in writing by the Vendor (Saneith Pty. Ltd.).
4. Not to erect on such lot any private dwelling house which, excluding any buildings appurtenant thereto, shall have a floor area of less than 140 square metres.
5. Not to erect, place or use upon such lot any shop, building or erection whatsoever for the purpose of selling or offering or exposing for sale therein any articles, wares or merchandise whatsoever.
6. Not to erect or place upon such lot or any part thereof any hoarding or structure for use as a bill posting or advertising station.
7. Not to affix or display on any wall or fence upon such lot or any part thereof any posters, bills, hoardings or advertisements (except any notice or advertisement in the usual form for the sale or letting of such lot or any building erected thereon).
8. Not to cut down or remove from such lot any existing green trees without the consent in writing of the Corporation first had and obtained.
9. Not to erect, install or amend any drainage pipes or drainage dissipators on such lot or any part thereof which cause or may cause any stormwater to enter or cause



## SCHEDULE OF EASEMENTS

PAGE 3 OF 6 PAGES

Registered Number

12 1358

damage to any adjoining lot or to any road on the Plan or any area adjacent to such road.

10. Not to store, heap or permit to be excavated, carried away or removed from such lot or any part thereof any trees, logs, earth, clay, stone, gravel or sand except such as may be necessary for the purpose of road or driveway construction and levelling or filling such lot or for the formation of any building, swimming pool or barbeque to be constructed thereon.
11. Not to permit or allow any engine or machinery worked or driven by steam, gas, electric or other mechanical power and used for any trade operations to be erected, affixed or placed on any part of such lot PROVIDED THAT this covenant does not apply to any engine or machinery used for hobby purposes only.
12. Not to carry on or permit or allow to be carried on on such lot or any part thereof any trade or business.
13. Not to use or permit or suffer to be used such lot for any commercial or industrial enterprise.
14. Not to keep or allow to be kept on such lot or any part thereof any pigs, greyhounds or racing pigeons.
15. Not to keep or allow to be kept on such lot or any part thereof any animals or poultry for commercial purposes.
16. Not to keep or allow to be kept on such lot more than two female or gelded cattle.
17. Not to keep or allow to be kept on such lot more than a total number of six sheep or goats of which there shall not be more than four of either kind.
18. Not to keep or allow to be kept on such lot any more than two horses.
19. Not to keep or allow to be kept on any such lot any ass, stallion or bull.
20. Not to keep or allow to be kept at any time on such lot any more than two dogs.
21. Not to subdivide such lot.
22. Not to construct or cause to be constructed any building or structure whatsoever without the approval of the Corporation first had and obtain on that portion of such lot which is shown on the plan deposited in the office of the Corporation as being in an area defined by the Director of Mines as having potential stability problems.

IF FURTHER PAGES ARE REQUIRED USE ANNEXURE SHEETS COMMENCING AT PAGE 4



**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 4 OF 6 PAGES

Registered Number

**121358**

SUBDIVIDER:- FARROW MORTGAGE SERVICES PTY. LTD. (IN LIQUIDATION) AND BENEFICIAL FINANCE CORP. LTD both as  
Mortgagees of SANEITH PTY. LTD.

FOLIO REFERENCE:- T.T. 112632 FOLIO 2 and 112861 FOLIO 1

**THE COMMON SEAL of FARROW MORTGAGE SERVICES PTY. LTD. (IN LIQUIDATION)**  
ACN 006 125 757 for and on behalf of  
SANEITH PTY. LTD. ACN 009 524 565  
(being the registered proprietor of  
Certificate of Title Volume 112632 Folio  
2) pursuant to Section 78 of the Land  
Titles Act 1980 was hereunto affixed in  
the presence of ~~JAMES PATRICK DOWNEY for~~  
~~and on behalf of ANTHONY GEORGE HODGSON~~  
~~(Liquidator of Farrow Mortgage Services~~  
~~Pty. Ltd. (In Liquidation)) pursuant to~~  
~~an order of the Supreme Court of Victoria~~  
~~made 11th March 1992 in the further~~  
presence of:

Signature of Witness *[Signature]*  
Name of Witness *DAVID L. BEUSSEL*  
Address of Witness *Level 25, 140, William St, Melbourne*  
Occupation of Witness *Accountant*



*[Signature]*

**THE COMMON SEAL of FARROW MORTGAGE SERVICES PTY. LTD. (IN LIQUIDATION)**  
ACN 006 125 757 as Mortgagee pursuant to  
Mortgage B348729 was hereunto affixed in  
the presence of ~~JAMES PATRICK DOWNEY for~~  
~~and on behalf of ANTHONY GEORGE HODGSON~~  
~~(Liquidator of Farrow Mortgage Services~~  
~~Pty. Ltd. (In Liquidation)) pursuant to~~  
~~an order of the Supreme Court of Victoria~~  
~~made 11th March 1992 in the further~~  
presence of:

Signature of Witness *[Signature]*  
Name of Witness *DAVID L. BEUSSEL*  
Address of Witness *Level 25, 140, William St, Melbourne*  
Occupation of Witness *Accountant*



*[Signature]*

NOTE:- Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



## Attachment 2. Draft Blackstone Specific Area Plan

<b>X.X</b>	<b>Blackstone Specific Area Plan</b>
<b>X.1</b>	<b>Plan Purpose</b>
	The purpose of the Blackstone Specific Area Plan is:
X.1.1	To maintain the low density character of Blackstone Heights through the provision of extensive areas of open space between nodes of focused residential development.
X.1.2	To provide non-residential uses that support and enhance residential amenity.
X.1.3	To provide a high standard of residential amenity through commercial services and facilities and consistent urban design outcomes through a Community Development Scheme.
X.1.4	To establish precincts for residential, visitor accommodation, open space, bushland and community and commercial purposes.
<b>X.2</b>	<b>Application of this Plan</b>
X.2.1	The specific area plan applies to the land designated as Blackstone Specific Area Plan on the overlay maps
X.2.2	In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of the Low Density Residential Zone, as specified in the relevant provisions.
<b>X.3</b>	<b>Local Area Objectives</b> <b>Residential precinct</b> <ul style="list-style-type: none"> <li>a) A high standard of urban design is to be achieved through consistency of scale, setbacks and materials within each area of residential development.</li> <li>b) The precinct is to be developed with a density of one dwelling for 600 to 700m<sup>2</sup>. Larger lots are to be independent living unit development that achieves a density of 1 dwelling per 300m<sup>2</sup>.</li> <li>a) Roof forms are to provide for solar panels integrated into the plane of the roof.</li> <li>c) Visitor accommodation use may occur if the use if the use is small in scale and the cumulative effect of the use does not distort the primary residential function of the precinct.</li> <li>d) Residential streets are well connected to public transport routes.</li> <li>b) A high degree of permeability is provided through footpaths and walking tracks between each precinct.</li> </ul> <b>Eco-cabin precinct</b> <ul style="list-style-type: none"> <li>a) Visitor accommodation shall be designed and sited to enjoy the visual amenity afforded by the location but not be of a scale or design that detracts from the rural setting.</li> <li>e) Visitor accommodation will have regard to the amenity of adjoining residential use through separation and scale.</li> </ul>



- f) Uses other than visitor accommodation, including residential, will not be the dominant use within the precinct.

#### **Bushland precinct**

- a) The bushland precinct will be managed in perpetuity to provide high quality habitat for native flora and fauna.

#### **Community precinct**

- a) The commercial and community precinct will provide a mix of community services that benefit persons residing within the site and the broader area of Blackstone Heights and Prospect Vale.
- b) The scale, density, height and form of buildings will not unreasonably detract from the surrounding low density residential character through scale, density or form, particularly at the boundary of the plan area.
- c) Residential use shall be discouraged unless for unique or specific purpose such as aged care.

#### **Open space precinct**

- a) The open space precinct will provide tracks and trails through the site connecting other precincts.
- b) Development shall be for purposes that support and enhance open space use, or reflect established uses.
- c) Utilities associated with onsite infrastructure services are to be provided within the open space precinct.

### **X.4**

#### **Use Table**

<b>Use Class</b>	<b>Qualification</b>
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling or multiple dwellings
Utilities	If for minor utilities
<b>Permitted</b>	
Visitor Accommodation	If for holiday units
<b>Discretionary</b>	
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Food Services	If not for a take away food premise with a drive through facility
General Retail and Hire	If not a shop, local shop, bottle shop, supermarket or betting agency
Pleasure Boat Facility	
Residential	If not listed as No Permit Required



Research and Development	
Resource Processing	If for food or beverage production
Sports and Recreation	
Storage	
Tourist Operation	
Transport Depot and Distribution	If for existing use
Utilities	
<b>X.5</b>	<b>Use Standard</b>
<b>X.5.1</b>	<b>Discretionary uses</b>
Objectives	That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses or compromise the activity centre hierarchy.
Acceptable Solution	Performance Criteria
A1 Hours of operation for a use listed as Discretionary, excluding Emergency Services or Residential use, must be within 8.00am to 6.00pm.	P1 Hours of operation for a use listed as Discretionary, excluding Emergency Services or Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise or other emissions.
A2 External lighting for a use listed as Discretionary, excluding Residential use: a. must be within the hours of 7.00pm to 7.00am, excluding any security lighting; and b. security lighting must be baffled so that direct light does not extend into the adjoining property.	P2 External lighting for a use listed as Discretionary, excluding Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: a. the number of proposed light sources and their intensity; b. the location of the proposed light sources; c. the topography of the site; and d. any existing light sources.
A3 No acceptable solution.	P3 Use listed as Discretionary must be consistent with the local area objective for each precinct and must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: a. the intensity and scale of the use; b. the emissions generated by the use; c. the type and intensity of traffic generated by the use;
<b>X.5.2</b>	<b>Visitor Accommodation use</b>



Objectives	To provide for visitor accommodation in identified precincts.	
Acceptable Solution		Performance Criteria
A1		P1
	Visitor accommodation is for holiday units within the eco-cabin precinct.	Visitor accommodation is for holiday units, holiday cabins or bed and breakfast use and must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to: (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale or the use and its compatibility with the surrounding character and uses within the area; (d) retaining the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; and (f) any impact on the owners and users of rights of ways.
<b>X.5.3</b>	<b>Scale of residential use</b>	
Objectives	To maintain the low density character of Blackstone Heights	
Acceptable Solution		Performance Criteria
A1		P1
	The total number of dwelling units, including any dwelling unit equivalents temporarily or permanently used for visitor accommodation, within the plan area must not exceed 650.	No performance criteria.
<b>X.6</b>	<b>Development Standards for Buildings and Works</b>	
X.6.1	Building height	
Objective:	That the height of buildings is: (a) compatible with the streetscape (b) consistent across each precinct (c) respectful of residential amenity	



Acceptable Solution		Performance Criteria	
Building height is not more than: (a) 7.5m if residential, or (b) 8.5m if non-residential.		Building height must be compatible with the streetscape or landscape, whichever is applicable, and not cause an unreasonable loss of amenity to adjoining properties having regard to: a. the topography of the site; b. the height of adjoining buildings; c. the bulk and form of the proposed building relative to adjoining buildings; and d. sunlight to habitable rooms and private open space.	
X.6	Development Standards for Subdivision		
X.6.2	Setback		
Objective	That the siting of buildings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties		
Acceptable Solution		Performance Criteria	
A1 Buildings within the residential precinct must have a setback from a strata boundary, or future strata boundary, of not less than: a. 3m from the frontage of any road within the plan area; b. 6m from the frontage of any road outside the plan area; c. 1.5m from side boundary; and d. 4m from rear boundary,		P1 Buildings not within a residential precinct must have a setback that does not cause an unreasonable loss of amenity to adjoining properties and must be compatible with the streetscape, having regard to: a. the topography of the site; b. the appearance when viewed from public roads and adjoining land; and c. sunlight to private open space and windows of habitable rooms on adjoining properties.	
A2 Buildings not within a residential precinct must have a setback of not less than 10m.		P2 Buildings not within a residential precinct must have a setback that does not cause an unreasonable loss of amenity to adjoining properties and must be compatible with the streetscape, having regard to: a. the topography of the site; b. the appearance when viewed from public roads and adjoining land; c. sunlight to private open space and windows of habitable rooms on adjoining properties.	
X.6.3	Site Coverage and gross floor area		



Objective	That site coverage of residential use and the gross floor area of non-residential use is consistent with the existing or planned character	
Acceptable Solution		Performance Criteria
A1	Site coverage within a residential precinct is not more than 40% of a strata, or future strata, lot.	P1 Site coverage is consistent with the existing character, or the planned character if adjoining undeveloped land, having regard to (a) the topography of the site; (b) the size and shape of the site; (c) the site coverage of adjoining land;
A2	Gross floor area of a building not within a residential precinct must not exceed 800m <sup>2</sup> .	P2 Gross floor area of a building not within a residential precinct must not unreasonably dominate the precinct or the surrounding land having regard to: (a) the location of the building; (b) the topography of the site; (c) the extent of any native vegetation removal; (d) the height, bulk and form of the building.
<b>X.6.4</b>	<b>Frontage fences</b>	
Objective	To provide a consistent height, transparency and design of frontage fences	
Acceptable Solution		Performance Criteria
A1	No frontage fences.	P2 Frontage fences are of a height, design and transparency of other fences in the street.
<b>X.6.5</b>	<b>Private open space</b>	
Objective	To provide private open space that is conveniently located, has access to sunlight and provides for the needs of residents.	
Acceptable Solution		Performance Criteria
A1	A dwelling must have private open space that is in one location with: (a) an area not less than 24m <sup>2</sup> ; (b) a horizontal distance not less than 4m; (c) a gradient of no more than 1 in 10; and (d) sunlight for at least 3 hours between 9.00am and 3.00pm on 21 <sup>st</sup> June.	P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is: (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.
<b>X.6.6</b>	<b>Lot design</b>	
Objective	That each lot has an area and dimension consistent with the master plan.	
Acceptable Solution		Performance Criteria
A1	Each lot must:	P1



<ul style="list-style-type: none"> <li>a. have an minimum size of 500m<sup>2</sup> if within a residential precinct; or</li> <li>b. be required for public use by the Crown, Council or a State authority; or</li> <li>c. be required for the provision of Utilities, or</li> <li>d. be for the creation of a lot for a precinct, or for a distinct use or development within a precinct.</li> </ul>	<p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>a. the relevant requirements for development of buildings on the lots;</li> <li>b. the intended location of buildings on the lots;</li> <li>c. the topography of the site;</li> <li>d. adequate provision of private open space;</li> <li>e. the pattern of development existing on established properties in the area; and</li> <li>f. any constraints to development,</li> </ul>
<p><b>A2</b> Each lot, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage of not less than 12m.</p>	<p><b>P2</b> Each lot must have a practical access that is permanent and appropriate for the future use and development of the lot</p>

#### **X.6.7 Road design**

<b>Objective</b>	That that arrangement of new roads within the plan area provides: (a) safe, convenient and efficient connection through the plan area; (b) the efficient ultimate development of the plan area consistent with the local area objectives for each precinct.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b> No acceptable solution.</p>	<p><b>P1</b> The arrangement and construction of roads provides appropriate access, connectivity, convenience and safety for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>a. connectivity to existing or planned roads, walkways, cycleways or public open space;</li> <li>b. access to public transport and opportunities for new public transport stops;</li> <li>c. the safe movement of pedestrians, cyclists and public transport; and</li> <li>d. the topography of the site.</li> </ul>

#### **X.6.8 Services**



Objective	To ensure that use and development is supported by, and connected to, appropriate infrastructure services.	
Acceptable Solution	Performance Criteria	
A1 Within the residential precinct, each lot, strata lot and building, unless for the purposes of open space or Utilities, is connected to reticulated water, sewer and stormwater.	P1 No acceptable solution.	

#### **X.6.9      Open space and walkways**

Objective	The open space precinct is developed with an extensive network of trails connecting the plan area to the surrounding locality and connecting precincts within the site.	
Acceptable Solution	Performance Criteria	
A1 No acceptable solution	P1 Trails within the open space area provide a high degree of connectivity to precincts and adjoining land having regard to: <ul style="list-style-type: none"> <li>a. the topography of the site;</li> <li>b. natural values, including native vegetation and watercourses; and</li> <li>c. natural hazards.</li> </ul>	





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CONTRACTOR TO ENSURE ALL NEW BUILDING WORKS, NEW FITTINGS AND FIXTURES ARE INSTALLED TO THE CURRENT BCA, AUSTRALIAN STANDARDS AND WORK COVER REGULATIONS.

THE CONTRACTOR SHALL USED FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS. ALL DIMENSIONS SHALL BE VERIFIED ON SITE.

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BLACKSTONE HEIGHTS  
MASTER PLAN  
CLIENT NAME  
ROSS HARRISON

# DRAWING NAME

# PRECINCT PLAN

DRAWN BT	APPROVED SC	SHEET SIZE A3 (LANDSCAPE)
DRAWING ISSUE <b>FEASIBILITY</b> PROJECT NUMBER: 191065	DRAWING NUMBER <b>A7001-F04</b> Page 771	



### **Annexure 3 - Legal and design requirements for onsite services**

For each service type, the approval requirements are outlined, initial with licences to operator and followed by environmental approvals.

#### **Water and Sewer Regulation**

##### *Licence to operate*

The *Water and Sewerage Industry Act 2008* (WSI Act) establishes the regulatory requirements with respect to the operation and ownership of water and sewerage services. Broadly, a provider of water and sewerage services must either be licenced under the WSI Act or meet one of the various exemptions from licencing.

Exemptions are established by an Ministerial Order issued either under section 31(1) of the WSI Act, for certain types of activities such as stormwater or wastewater reuse<sup>1</sup>, or under section 10, for certain persons or types of activities<sup>2</sup>. Ministerial Orders are time limited and must be renewed to remain in force. The section 10 exemption would apply only during the initial stages of the development. Thus, there is a need for the developer to be licensed. If licensed, the developer would be a regulated entity under the WSI Act.

Before discussing further, the developer for the purposes of this section may also be the subdivider, or may be a separate commercial entity owned by the subdivider in full or in part, potentially in co-ownership of lot owners. There are a range of potential commercial structures with responsibility for the infrastructure.

An application for a licence is determined by the Tasmanian Economic Regulator. Applications must outline the entities history, its technical, financial and organisational capabilities and its risk and insurance practices. A regulated entity is responsible for compliance with any conditions imposed, annual fees, price determinations made by the Tasmanian Economic Regulator and preparation of price and servicing plans.

##### *Environmental approvals*

Any wastewater treatment system with a design capacity to treat average dry-weather flow of 100 kilolitres or more per day of sewage or wastewater is a level 2 activity under the *Environmental Management and Pollution Control Act 1993*. Any such system requires a discretionary planning approval from Council, and the approval of the Environment Protection Agency. It would be expected that any such approval would include conditions regarding quality and quantity of effluent and regular monitoring and reporting. Monetary penalties would apply to breaches of any condition or any activity that caused environmental nuisance or environmental harm. Thus, there is a strong regulatory system in place to ensure any system performs to an environmentally acceptable standard.

#### **Electricity services**

Any grid-connected microgrid will be subject to licence requirements with respect to the generation of power and any retailing if that forms part of the microgrid model. A more simple model of requirements on future owners to build and maintain rooftop solar with/without individual battery

---

<sup>1</sup>See Water and Sewerage Industry Declaration Order 2011 for stormwater, water recycling and wastewater re-use.

<sup>2</sup>See Water and Sewerage Industry Exemption Order 2011 for services that are free of charge, serve less than 250 customers, for caravan parks and for sub-leases and for certain persons, including body corporates formed for purposes other than the provision of water and sewer services.



storage is not a microgrid

#### *Licence to operate*

The *Electricity Supply Industry Act 1995* (ESI Act) requires any person generating, transmitting, distributing, or retailing electricity to be licenced. There are exemptions if the generation, and subsequent transmission and distribution, is less than 5 megawatts. Any retail on the Tasmanian mainland must have a retailer authorisation from the AER.

An application for a licence is determined by the Tasmanian Economic Regulator. Applications must demonstrate their capacity and integrity to operate a system, along with the necessary financial, technical and human resources.

Federal obligations are also imposed through the National Electricity Law and National Electricity Rules. These provisions require any distribution to be either:

- (a) registered as a service provider by the Australian Energy Market Operator (AEMO); or
- (b) exempt from AEMO registration by the Australian Energy Regulator (AER).

The supply of energy in a microgrid with shared excess generation would likely meet on of the following exemptions are provided in the Electricity Network Service Provider – Registration Exemption Guideline Version 6 March 2018 published by the AER.

- NR1 Persons supplying metered or unmetered energy to ten or more small non-residential customers within the limits of a site that they own, occupy or operate. Additionally, persons that have first appointed an Embedded Network Manager who would otherwise meet the ND1 class activity description.
- NR2 Persons supplying metered or unmetered energy to ten or more small residential customers within the limits of a site that they own, occupy or operate. Additionally, persons that have first appointed an Embedded Network Manager who would otherwise meet the ND1 class activity description.
- NR6 Persons supplying metered or unmetered energy in to small customers at a site or premises adjacent to a site they own, occupy or operate.

The specific exemption will depend on the final model of microgrid, including its ownership and management structure. The Australian Energy Regulator maintains a public register of all exemptions issued.

Exempt networks are subject to conditions relating to metering, safety management, dispute resolution, pricing at no higher than the local retailer, compliance with all technical standards and codes and other matters.

Retailing of energy could form part of a microgrid in an arrangement where all power generated was stored and distributed from a common battery. Retailing is exempt from licencing if any of the following apply as determined by the AER (Retail) Exempt Selling Guideline Version 5 March 2018 published by the AER.





**NEPTUNE DRIVE, BLACKSTONE HEIGHTS**

**500 LOT STRATUM SUBDIVISION**

**TRAFFIC IMPACT ASSESSMENT**

**JULY 2020**







## Neptune Drive, Blackstone Heights 500 Lot Stratum Subdivision

### TRAFFIC IMPACT ASSESSMENT

- Draft
- Jul 2020

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# 1. Introduction

## 1.1 Background

This TIA reviews the proposal to develop a 500-lot stratum subdivision off Neptune Drive, Blackstone Heights. The review considers the road network, road safety and impact of traffic generated by the development.

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 the surrounding road network, including:

- Junction of Panorama Road with Canopus Drive
- Junction of Panorama Road with Glover Avenue
- Junction of Panorama Road with Neptune Drive
- Junction of Panorama Road with Blackstone Road
- Junction of Casino Rise and Country Club Avenue
- Roundabout at Country Club Avenue and Westbury Road

## 1.4 References

- RTA Guide to Traffic Generating Developments – 2002
- Austroads Guidelines
  - Road Design Part 4A: Unsignalised & Signalised Intersections 2017
  - Traffic Management Part 6: Intersections, Interchanges & Crossings 2019.
- Meander Valley Interim Planning Scheme 2013
- Westbury Road Intersection Study by TCS – January 2019





## 2. Site Description

The proposed development consists of a 500-lot stratum title subdivision at Blackstone Heights, 13km by road from the Launceston CBD. Figure 1 shows the location of the proposed development, figure 2 the road network adjacent to the site and figure 3 the proposed development.

**Figure 1 - Location of proposed development**

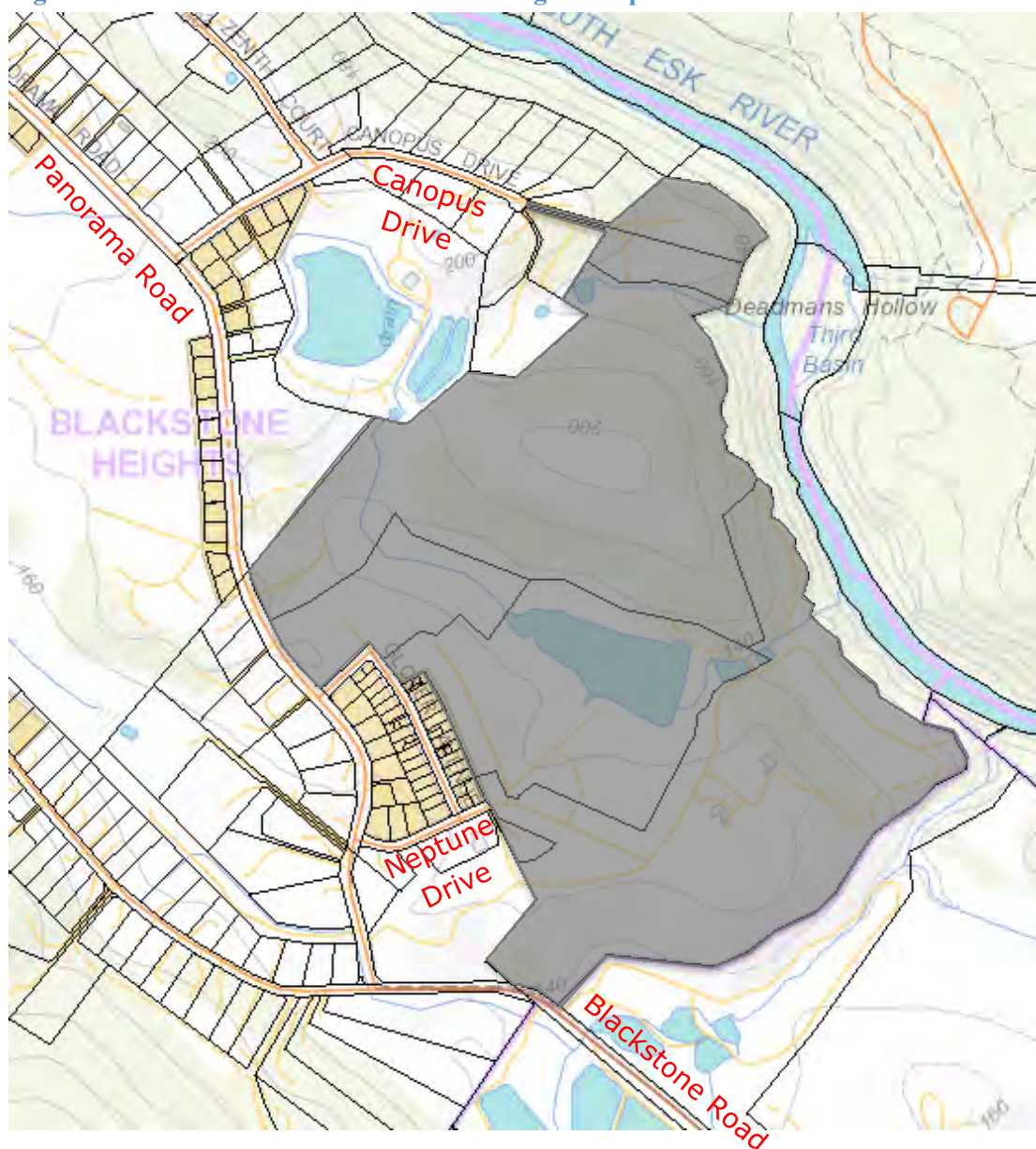


*Source: The List, DPIPW*





**Figure 2 – Council road network surrounding development site**



*Source: The List, DPIWE*





**Figure 3 – Proposed Precinct Plan**







### 3. Development, Planning Scheme and Road Owner objectives

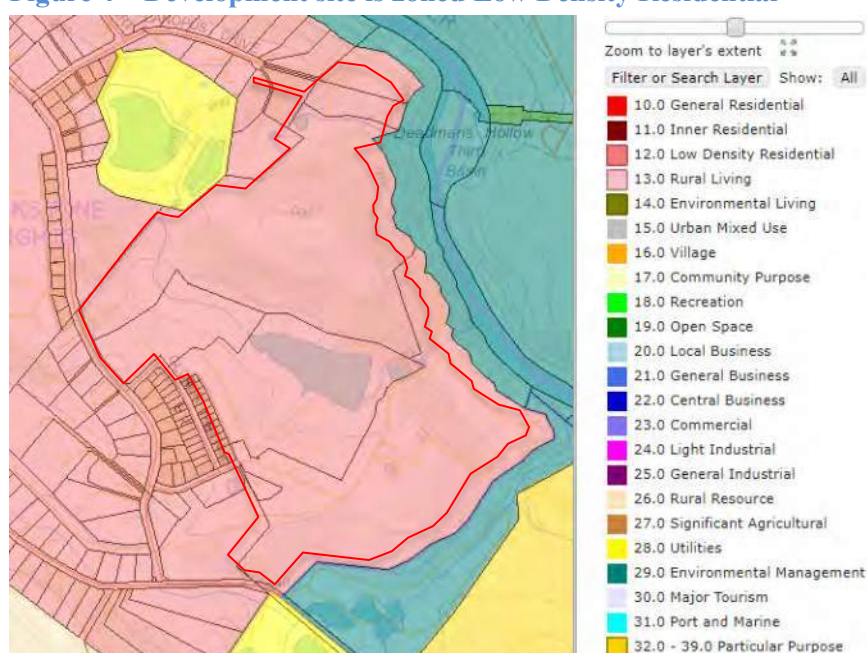
#### 3.1 Description of Proposed Development

The proposal is to develop the site with a 500-lot stratum title precinct as shown in figure 3.

#### 3.2 Council Planning Scheme

The proposed development involves land currently zoned **Low Density Residential** in accordance with the Meander Valley Interim Planning Scheme 2013 zoning , see figure 4.

**Figure 4 – Development site is zoned Low Density Residential**



Source: *The List*, DPIPW

#### 3.3 Local Road Network Objectives

The Meander Valley Council Strategic Plan 2014-2024 outlines the future strategic directions for the Meander Valley municipality. The plan assists Council's future planning and aligns with the following Strategic Objectives in the plan:

- Contemporary planning supports and guides growth and development across Meander Valley
- The Meander Valley transport network meets the present and future needs of the community and business
- The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies
- Meander Valley is environmentally sustainable





## 4. Existing Conditions

### 4.1 Transport Network

The development site at Blackstone Heights is accessible via Neptune Drive, Glover Avenue and Canopus Drive. All these roads junction with Panorama Road. Panorama Road junctions with Blackstone Road and becomes Casino Rise at the eastern end where it junctions with Country Club Avenue.

Country Club Avenue connects to a roundabout on Westbury Road. Westbury Road connects with the Bass Highway at the Prospect Vale interchange.

The transport network is shown in figure 1.

#### 4.1.1 Panorama Road / Canopus Drive

Figures 5 -7 show the features of the Panorama Road / Canopus Drive junction. Features include:

- Simple Left and Right turn layout
- Canopus Drive trafficable width of 6.5m
- Panorama Road trafficable width of 7.4m with 0.5m unsealed shoulders
- Rural standard roadside drains both sides of both roads
- No footpaths or pedestrian facilities.

**Figure 5 – Aerial view of Panorama / Canopus Drive junction**



Source: *The List*, DPIPWE





**Figure 6 – Looking right along Panorama Road from Canopus Drive**



**Sight distance to the right is > 300m.**

**Figure 7 – Looking left along Panorama Road from Canopus Drive**



**Sight distance to the left is 170m**

#### **4.1.2 Panorama Road / Glover Avenue**

Figures 8-10 show the features of the Panorama Road / Glover Avenue junction. Features include:

- Simple Left and Right turn layout
- Glover Avenue has a trafficable width of 7.4m
- Panorama Road trafficable width of 7.8m with 0.5m unsealed shoulders
- Kerb and Channel both sides of Glover Avenue
- Rural standard roadside drains both sides of both roads
- No footpaths or pedestrian facilities.





**Figure 8 – Aerial view of Panorama / Glover Avenue junction**



**A Rural BAR is justified, see figure 39 layout.**

*Source: The List, DPIPWE*

**Figure 9 – Looking right along Panorama Road from Glover Avenue**



**Sight distance to the right is 160m.**

**Figure 10 – Looking left along Panorama Road from Glover Avenue**



**Sight distance to the left is 170m.**





#### 4.1.3 Panorama Road / Neptune Drive

Figures 11-13 show the features of the Panorama Road / Neptune Drive junction. Features include:

- Simple Left and Right turn layout
- Neptune Drive has a trafficable width of 10m
- Panorama Road has a trafficable width of 7.8m with 0.5m unsealed shoulders
- Kerb and Channel is provided both sides of Neptune Drive
- Kerb and Channel is provided on the south east side of Panorama Road
- A Rural standard roadside drain is provided on the west side of Panorama Road
- Concrete footpath is provided on the south east side of Panorama Road
- Concrete footpath is provided on the south side of Neptune Drive

**Figure 11 – Aerial view of Panorama / Neptune Drive junction**



**A Rural CHR(s) is justified, see figure 40 layout.**

Source: *The List*, DPIPWE

**Figure 12 – Looking right along Panorama Road from Neptune Drive**



**Sight distance to the right is 170m.**





**Figure 13 – Looking left along Panorama Road from Neptune Drive**



Sight distance to the left is 90m.

Trees behind property line limit sight distance

#### 4.1.4 Panorama Road / Blackstone Road junction

Figures 14 -18 show the features of the Panorama Road / Blackstone Road junction. Features include:

- Simple Left and Right turn layout
- Blackstone Road has a trafficable width of 7.5m with 0.5m unsealed shoulders
- Panorama Road has a trafficable width of 7.8m with 0.5m unsealed shoulders
- Kerb and Channel is provided on the east side of Panorama Road
- Rural standard roadside drains both sides of Blackstone Road
- Concrete footpath is provided on the northern side of Blackstone Road, east of the junction

**Figure 14 – Aerial view of Panorama / Blackstone Road junction**



A Rural CHR(s) junction layout is recommended to support the proposed development, see figure 40 layout.

Source: The List, DPIPWE





**Figure 15 – Looking left onto Blackstone Road from Panorama Road**



**Sight distance to the left is 300m.**

**Figure 16 – Looking right onto Blackstone Road from Panorama Road**



**Sight distance to the right is 200m.**

**Figure 17 – Looking west along Blackstone Road towards Panorama Road Junction**







**Figure 18 – Hazard on Blackstone Road opposite Panorama Road Junction**



The culvert will need to be extended to provide width for a CHR(s) , see figure 14.

The existing situation is a roadside hazard

#### **4.1.5 Country Club Avenue/ Casino Rise junction**

Figures 19 - 22 show the features of the Country Club Avenue / Casino Rise junction. Features include:

- Basic Left and a form of Basic Right turn layout
- Country Club Avenue is 12.2m wide with 3.5m traffic lanes and 2.6m parking lanes in each direction .
- Panorama Road has a trafficable width of 7.8m with 0.5m unsealed shoulders
- Country Club Avenue has kerb and channel provided both sides of the road and there is a concrete footpath on the northern side of Country Club Avenue east of the junction.
- Casino Rise has kerb and channel both sides and is some 10.4m wide with a footpath on the eastern side

**Figure 19 – Aerial view of Country Club Avenue / Casino Rise junction**



Source: *The List*, DPIPWE





**Figure 20 – Looking left onto Country Club Avenue from Casino Rise**



**Sight distance to the left is 200m.**

**Figure 21 – Looking right onto Country Club Avenue from Casino Rise**



**Sight distance to the right is 200m.**

**Figure 22 – Looking west along Country Club Avenue towards Casino Rise junction**



**This junction has a Simple Left and a form of Basic Right (BAR) layout.**

**The BAR is 6.2m wide from the centreline to the face of kerb, wide enough for a vehicle to pass a vehicle propped to turn right. This arrangement should be supported with No Stopping signs.**

**The proposal justifies an Urban CHR junction layout, see figure 41 layout.**





#### **4.1.6 Country Club Avenue / Westbury Road roundabout**

Figures 23 - 24 show the Country Club Avenue / Westbury Road roundabout.

There do not appear to be any operational issues with the existing arrangement and the expected increase in traffic due to the development is expected to have some impact but not justify any changes.

**Figure 23 – Aerial view of Country Club Avenue / Westbury Road Roundabout**



*Source: The List, DPIPWE*

**Figure 24 – Country Club Avenue / Westbury Road roundabout**



## **4.2 Traffic Activity**

### **4.2.1 Panorama Road**

A traffic survey was conducted by TCS 5:10-5:30pm on Thursday 3<sup>rd</sup> January 2019 and the data collected reveals a pm peak of 123 vehicles per hour, suggesting an AADT on Panorama Road of some 1,200 vpd.





#### **4.2.2 Blackstone Road**

A traffic survey was conducted by TCS 5:35-5:55pm on Thursday 3<sup>rd</sup> January 2019 and the data collected reveals a pm peak of 189 vehicles per hour, suggesting an AADT on Blackstone Road of some 1,900 vpd. See Appendix A.

#### **4.2.3 Casino Rise**

Traffic data collected by Meander Valley Council in April 2017 suggests an AADT on Casino Rise of some 3,000 vpd. See Appendix B.

#### **4.2.4 Country Club Avenue**

Traffic data collected by Meander Valley Council in July 2017 suggests an AADT on Country Club Avenue of some 7,000 vpd.

#### **4.2.5 Westbury Road**

Traffic data collected by TCS in 2019 indicates traffic activity at 10,000 vpd.

### **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 reported 5-year crash history for Panorama Road south of Canopus Drive provides no evidence of a crash propensity.





## 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 (2030).

### 5.1 Traffic Growth

The rate of background traffic growth in the Blackstone Heights area for projection purposes is assumed to be 1% to allow for future infill development due to other development.

- Estimated daily traffic (2020)
  - Panorama Road – 1,200 vpd, 120vph
  - Blackstone Road – 1,900 vpd, 190vph
  - Casino Rise – 3,000 vpd, 300vph
  - Country Club Avenue – 7,000 vpd, 700vph
  - Westbury Road – 10,000 vpd, 1,000vph
- Estimated daily traffic (2030)
  - Panorama Road – 1,325 vpd, 132vph
  - Blackstone Road – 2,100 vpd, 210vph
  - Casino Rise – 3,300 vpd, 330vph
  - Country Club Avenue – 7,750 vpd, 775vph
  - Westbury Road – 11,000 vpd, 1,100vph

### 5.2 Trip Generation

The 500-lot subdivision is assumed to be a mixture of dwelling houses and medium density flat buildings. The traffic generation of the proposal is outlined in figure 25.

**Figure 25 – Traffic Generation for subdivision**

Land Use	Lots	Rates		Traffic Generated Total		Traffic Generated External*	
		vpd	vph	vpd	vph	vpd	vph
Dwelling House	300	9	0.85	2700	255	2430	230
Flat unit ≥3 bedrooms	100	6.5	0.65	650	65	585	59
Flat unit 1-2 bedrooms	100	5	0.5	500	50	450	45
Total	500			3850	370	3465	333

\*External Traffic is traffic leaving the subdivision. It is estimated at 90% of total traffic. The remaining 10% is assumed to be internal movements.





### 5.3 Trip Assignment

Based on the layout of the lots it is estimated that:

- 7% of traffic will travel to and from Panorama Road via Canopus Drive
  - 7% of 333vph is 24vph
- 23% of traffic will travel to and from Panorama Road via Glover Avenue
  - 23% of 333vph is 78vph
- 70% of traffic will travel to and from Panorama Road via Neptune Drive
  - 70% of 333vph is 232vph

Figures 26-31 show the projected 2030 peak hour traffic assignments for the assessed junctions





Figure 26 – Panorama Road junction with Canopus Drive 2030

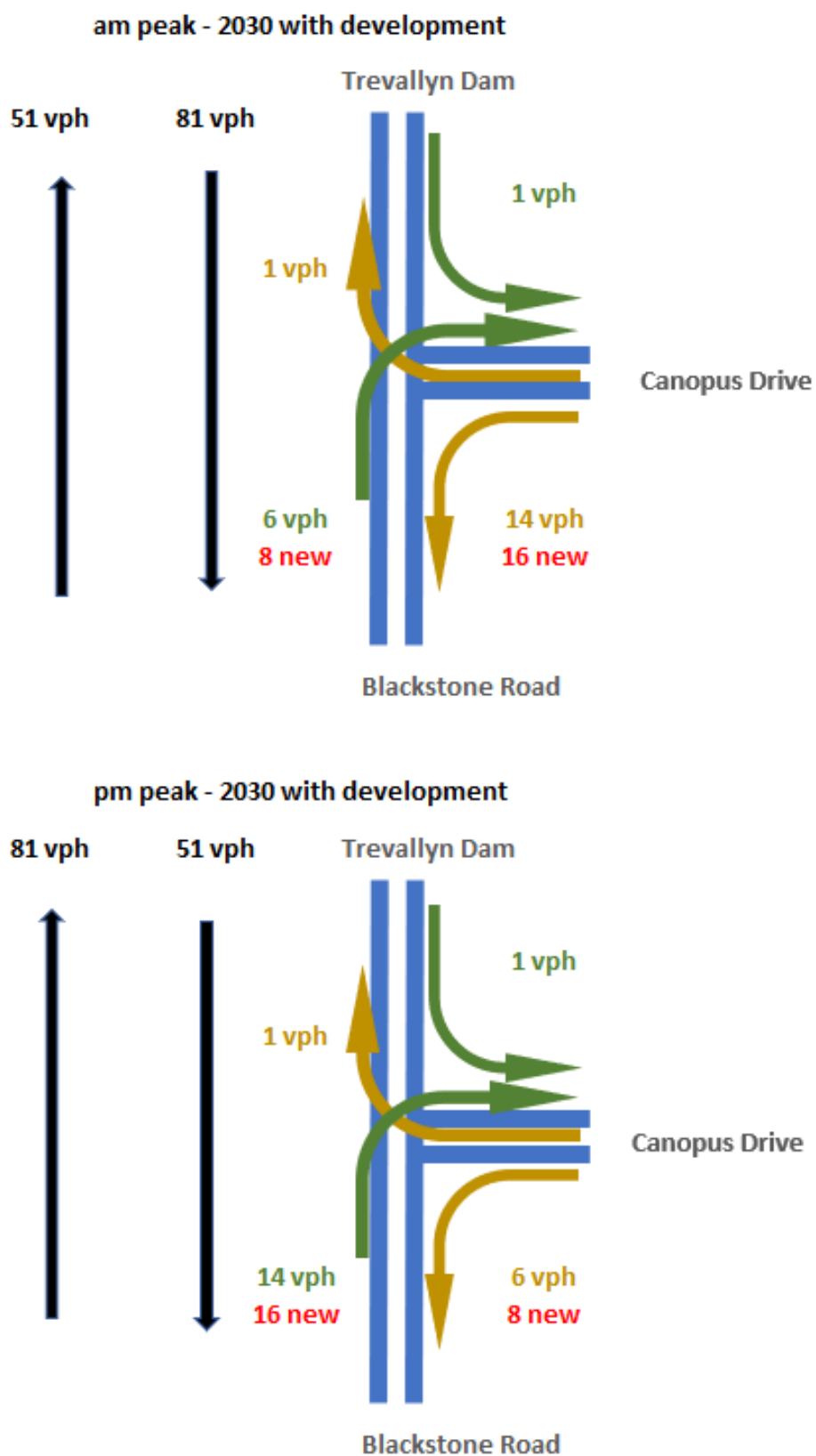






Figure 27 – Panorama Road junction with Glover Avenue 2030

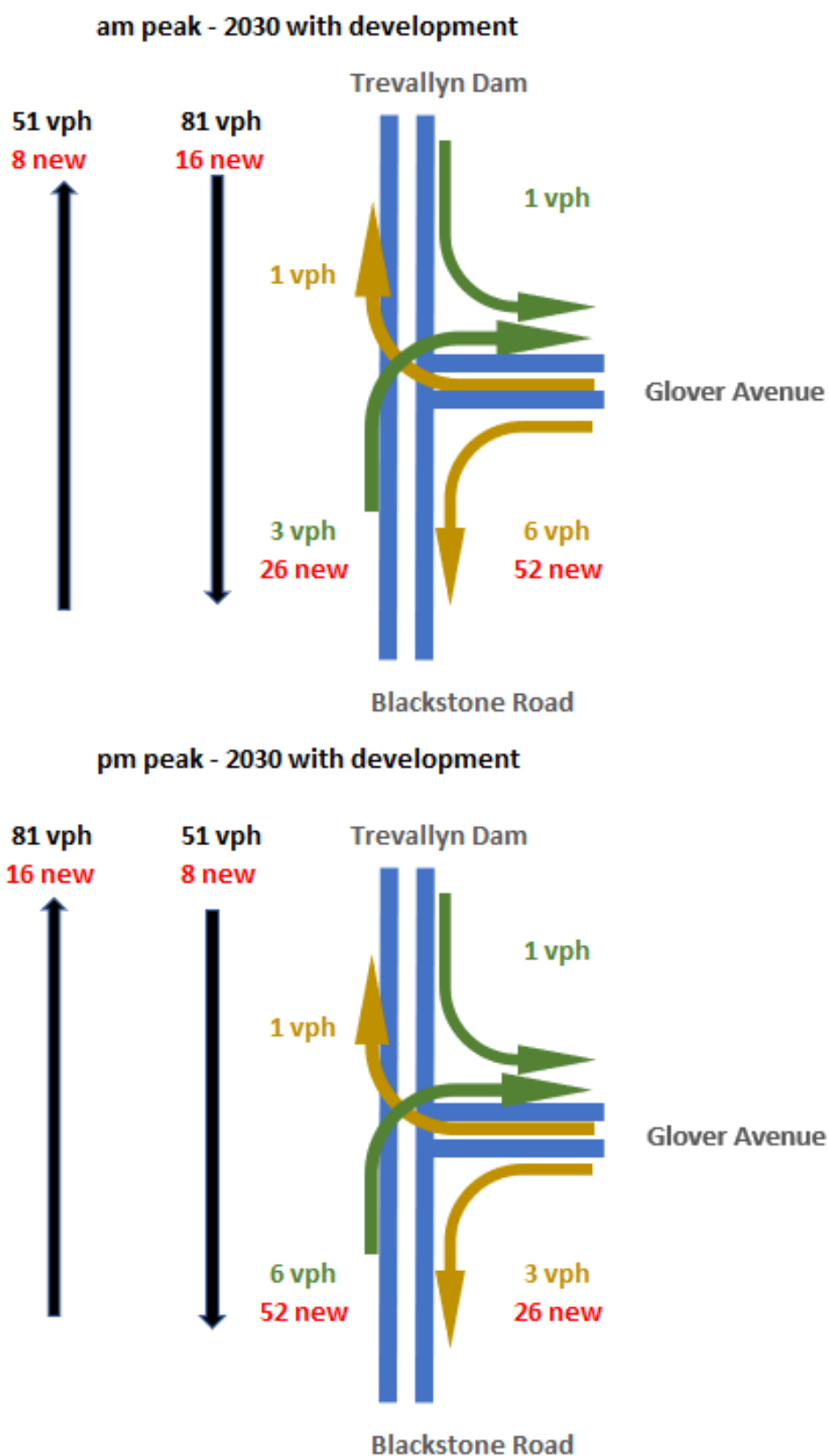


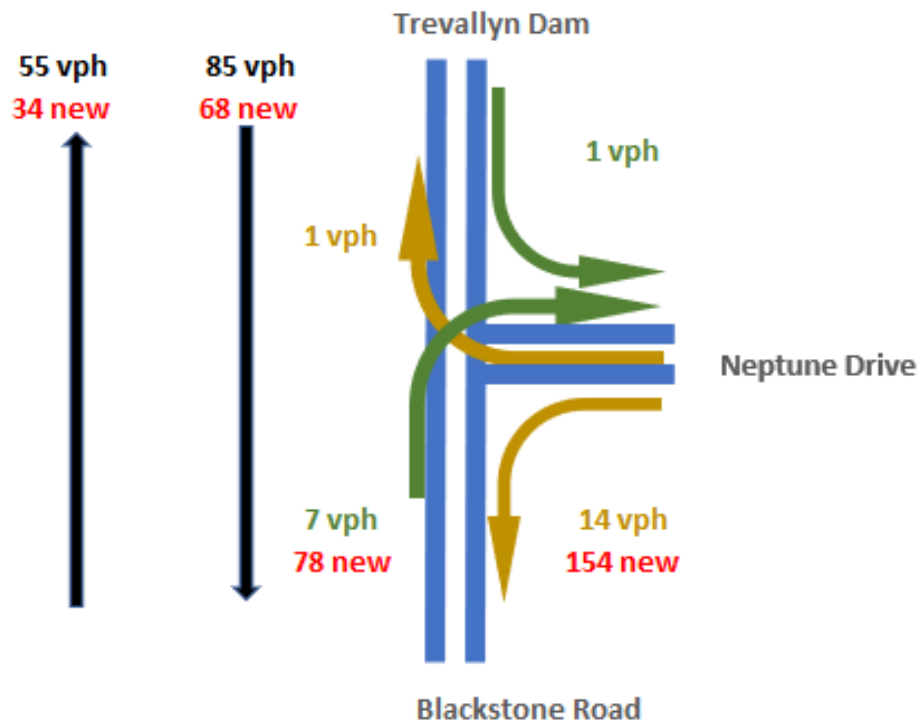




Figure 28 – Panorama Road junction with Neptune Drive 2030

## Panorama Road junction with Neptune Drive

am peak - 2030 with development



pm peak - 2030 with development

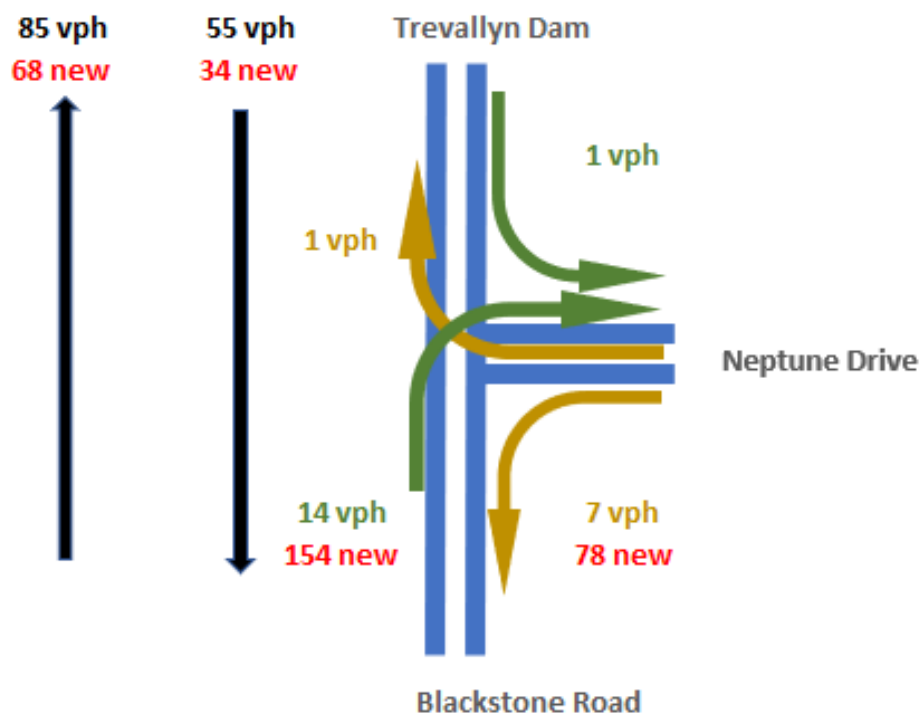






Figure 29 – Panorama Road junction with Blackstone Road 2030

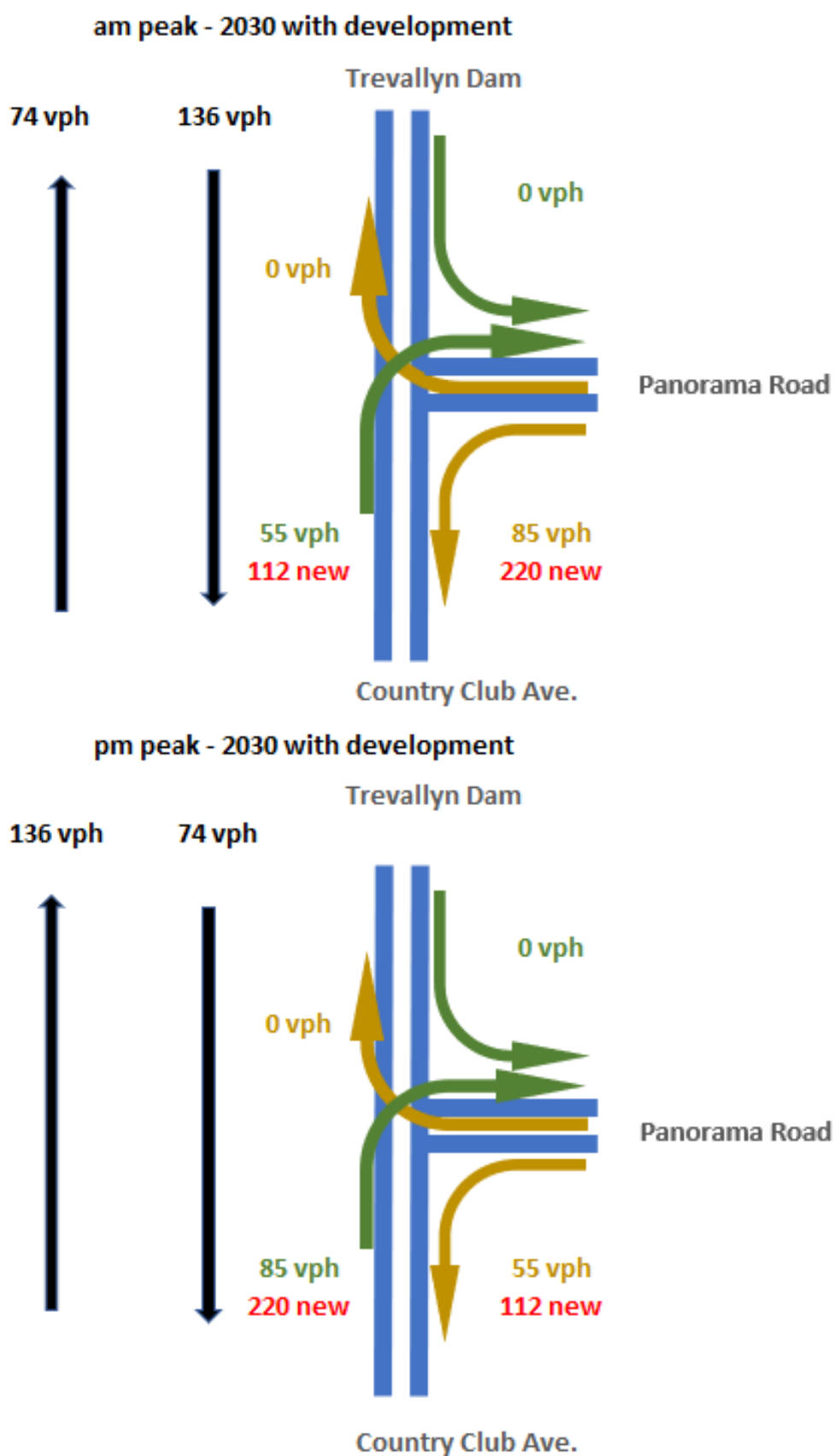






Figure 30 – Casino Rise junction with Country Club Avenue 2030

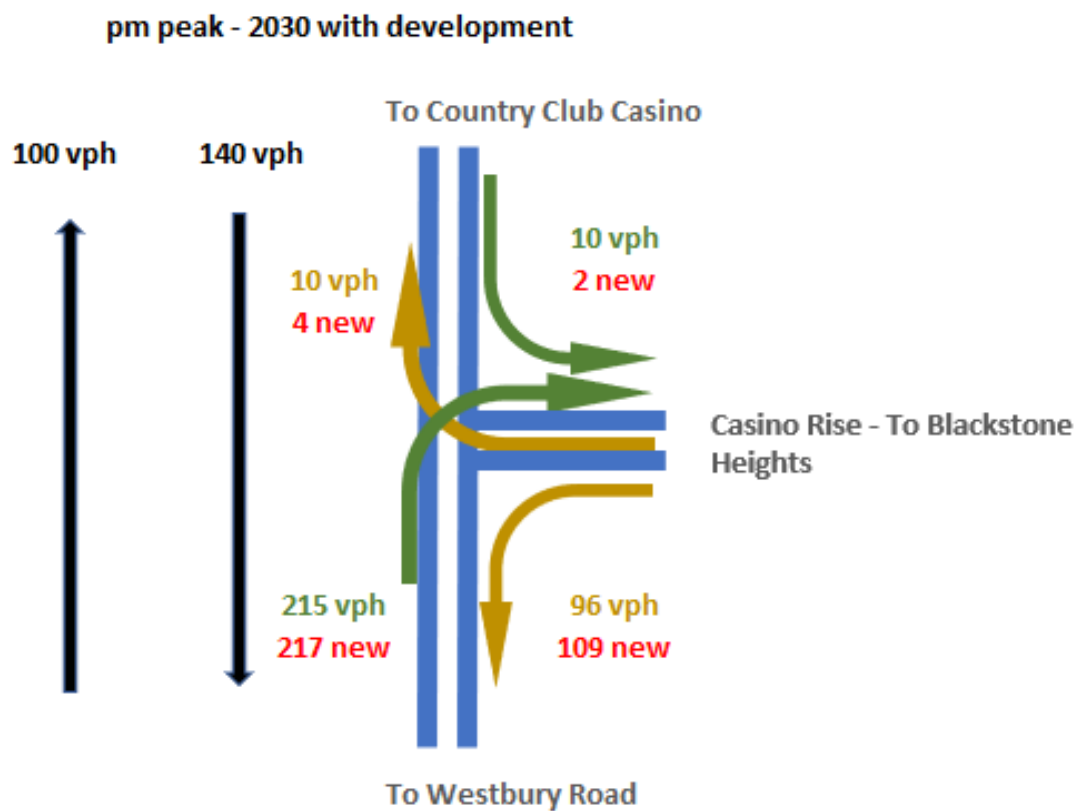
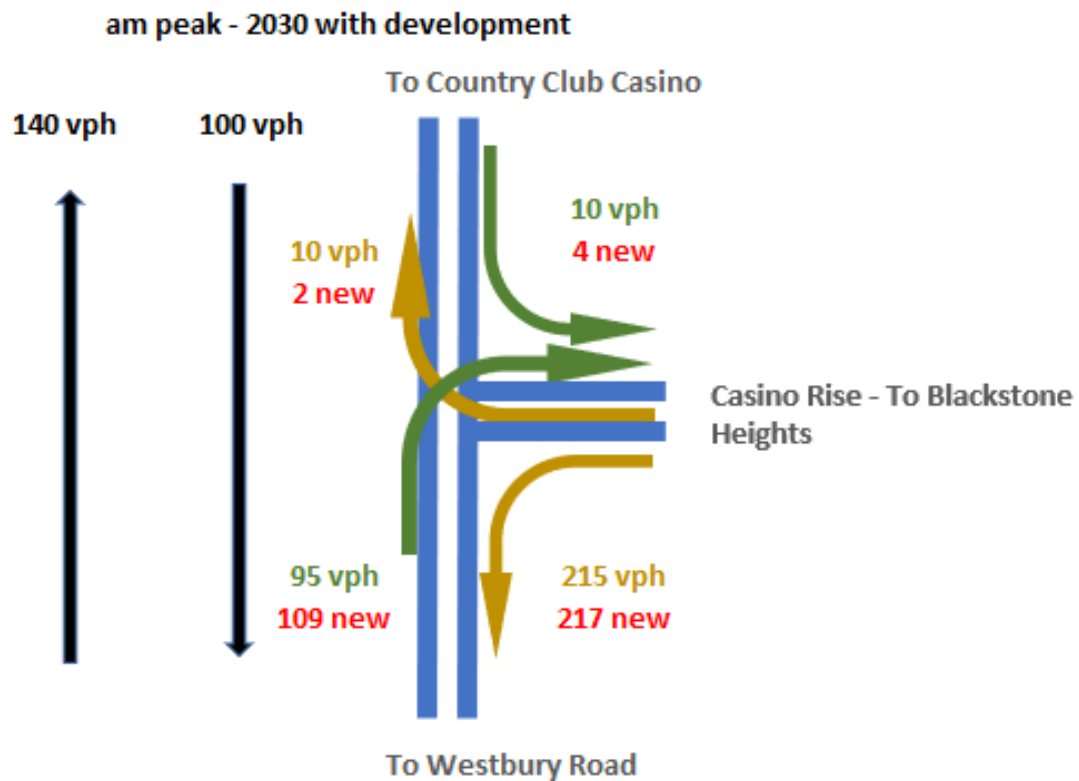
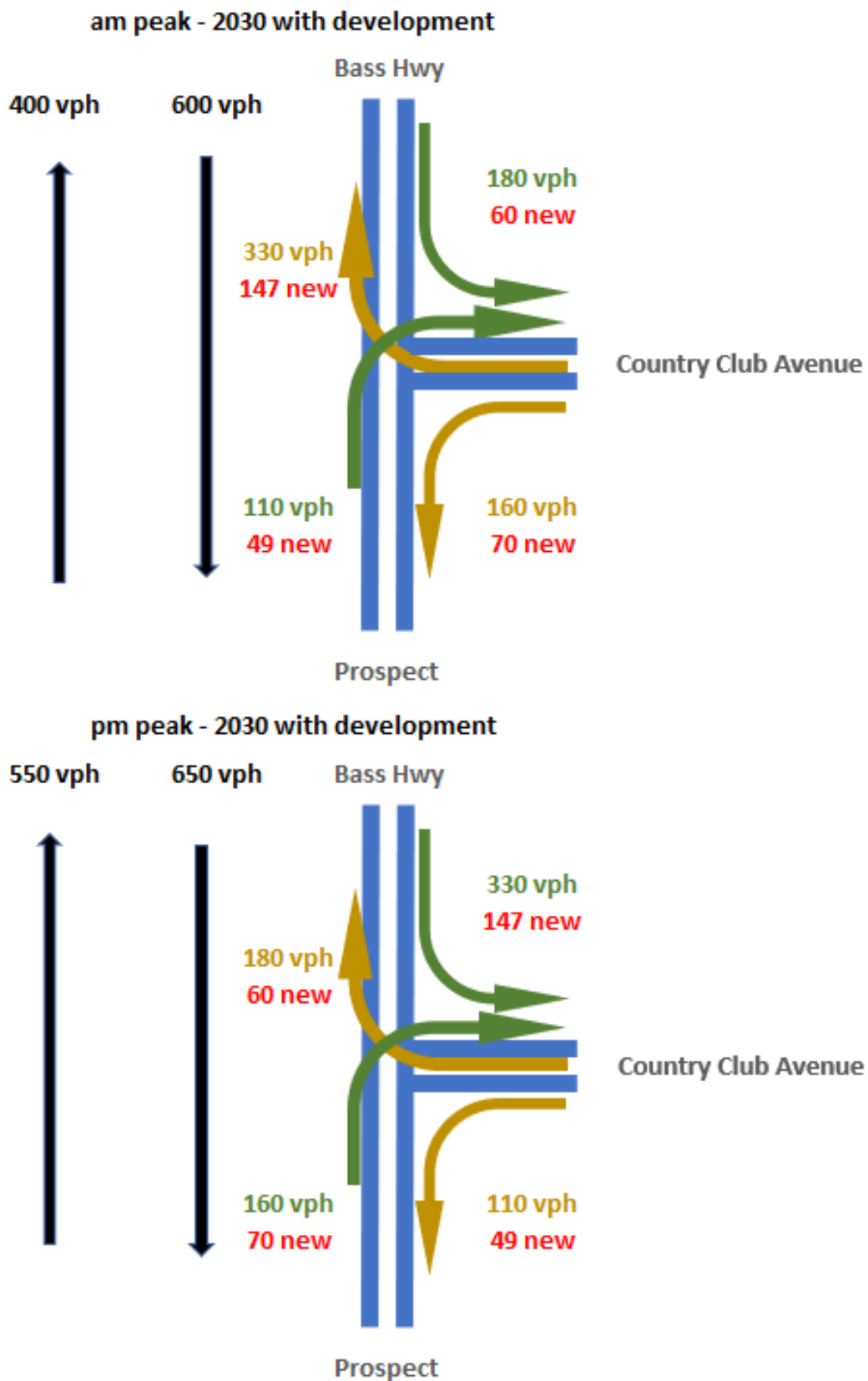






Figure 31 – Westbury Road junction with Country Club Avenue 2030







## 6. Impact on Road Network

### 6.1 Sight Distance

Sight distance requirements are summarised in Figure 32. The sight distance to the left on Neptune Drive is not compliant and precautions need to be taken to mitigate the risks. The object preventing compliant sight distance is a cluster of trees on #4 Panorama Road behind the property line. Trimming the trees back will help, but possibly not make SISD compliant.

**Figure 32 – Sight Distance Requirements Summary**

Junction (Major Rd - Minor Rd)	Speed Limit (km/h)	Speed Environment (km/h)	Road frontage sight distance		
			Table E4.7.4 SISD (m)	Available	
				Left(m)	Right(m)
Panorama Road - Canopus Drive	60	60	105	170	>300
Panorama Road - Glover Avenue	60	60	105	170	160
Panorama Road - Neptune Drive	60	60	105	90*	170
Blackstone Road - Panorama Road	60	60	105	300	200
Country Club Avenue - Casino Rise	60	60	105	200	200

\* Trees behind boundary line on 4 Panorama Road require trimming and T junction warning sign required to mitigate risk.

Compliant

Marginal

Non Compliant

### 6.2 Junction warrants

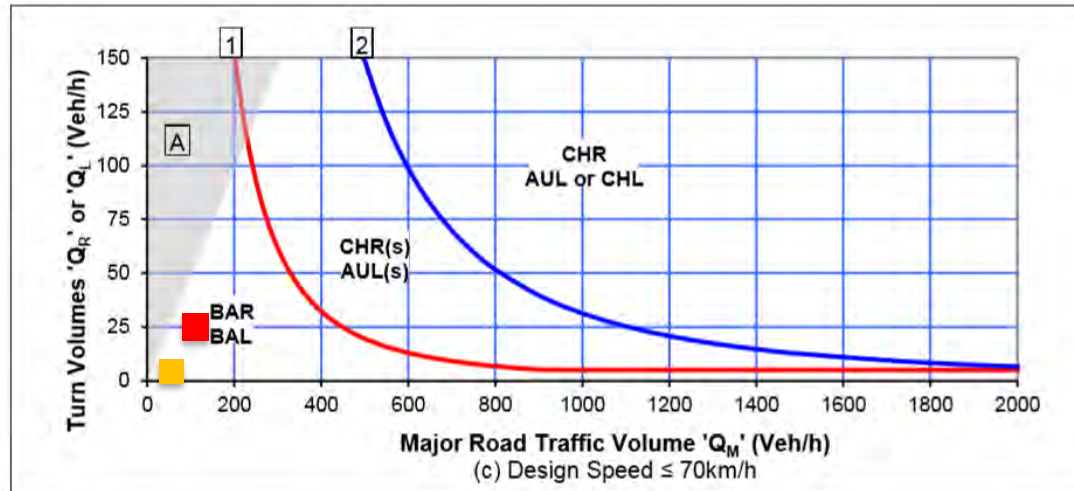
Junction treatments are based on Austroads Guidelines which take into account the speed and volume of through and side road traffic. Figures 33-37 are the applicable warrant charts and the marked zones show the junction layouts required and projected traffic activity for 2030.





## 6.2.1 Panorama Road – Canopus Drive junction

Figure 33 – Junction Layout Warrants for projected traffic activity by 2030



### Junction Legend

■ Left Turn
 ■ Right Turn

### The Panorama Road – Canopus Drive junction peak hour flow case

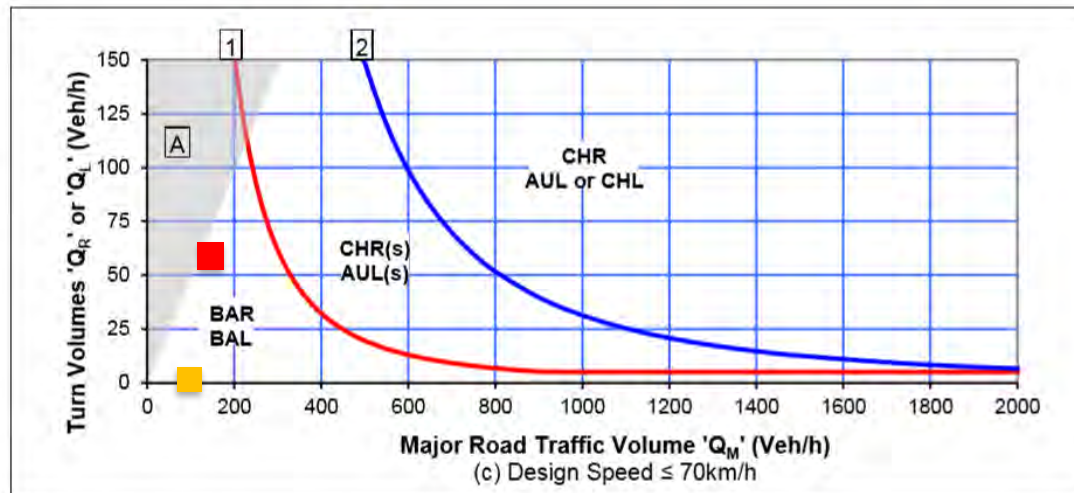
- For right turn into Canopus Drive
  - Major road flow is 132vph
  - Right turn flow is 30vph.
- For left turn into the new access road
  - Major road flow is 81vph
  - Left turn flow is 1vph.
- From figure 33 a Simple Right and Left turn layout is adequate.





## 6.2.2 Panorama Road – Glover Avenue junction

Figure 34 – Junction Layout Warrants for projected traffic activity by 2030



### Junction Legend

■ Left Turn
 ■ Right Turn

### The Panorama Road – Glover Avenue junction peak hour flow case

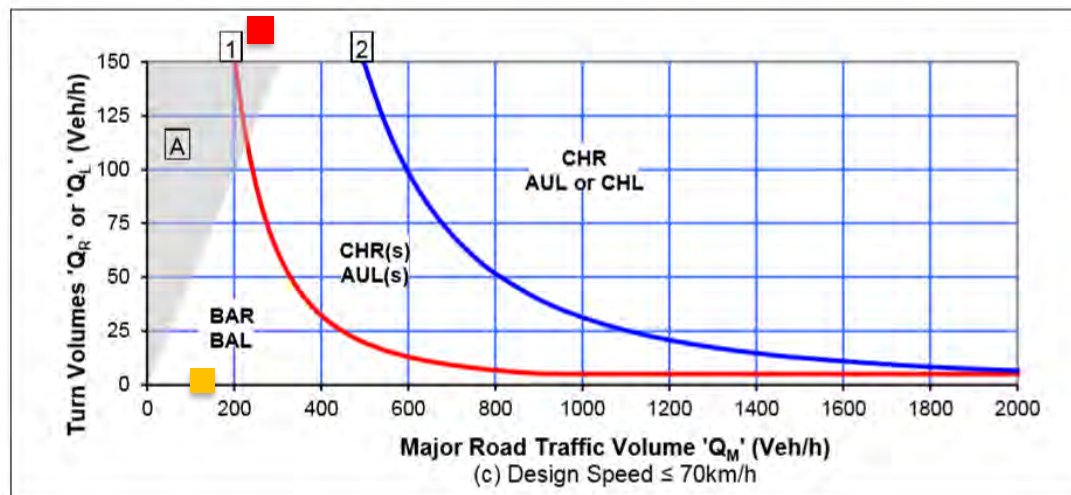
- For right turn into Glover Avenue
  - Major road flow is 156vph
  - Right turn flow is 58vph.
- For left turn into Glover Avenue
  - Major road flow is 97vph
  - Left turn flow is 1vph.
- From figure 34 a Basic Right (BAR) and Simple Left turn layout is required.





### 6.2.3 Panorama Road – Neptune Drive junction

Figure 35 – Junction Layout Warrants for projected traffic activity by 2030



#### Junction Legend

■ Left Turn
 ■ Right Turn

#### The Panorama Road – Neptune Drive peak hour flow case

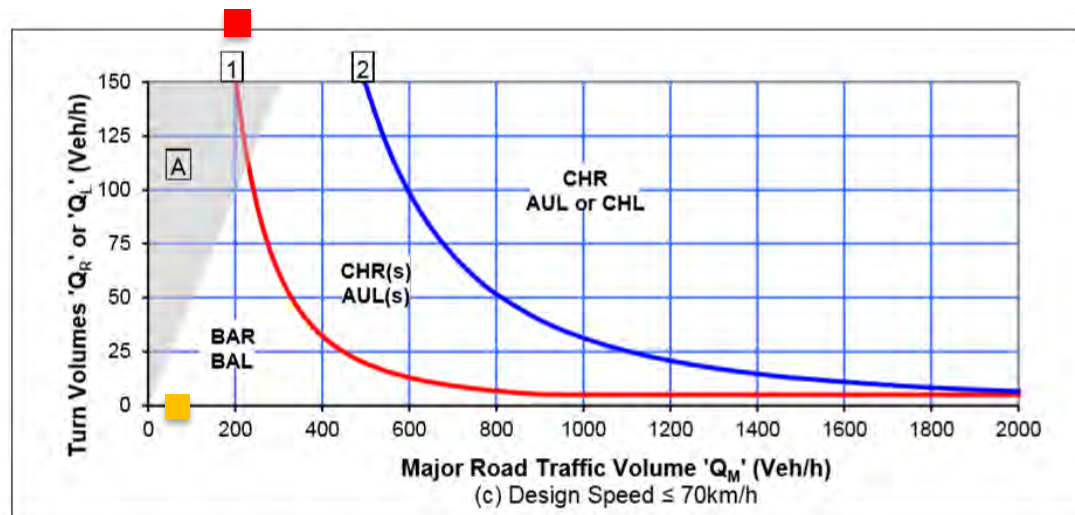
- For right turn into Neptune Drive
  - Major road flow is 242vph
  - Right turn flow is 168vph.
- For left turn into Neptune Drive
  - Major road flow is 153vph
  - Left turn flow is 1vph.
- From figure 35 a CHR(s) and Simple Left turn layout are required.





## 6.2.4 Blackstone Road - Panorama Road junction

Figure 36 – Junction Layout Warrants for projected traffic activity by 2030



### Junction Legend

■ Left Turn
 ■ Right Turn

### The Blackstone Road – Panorama Road junction peak hour flow case

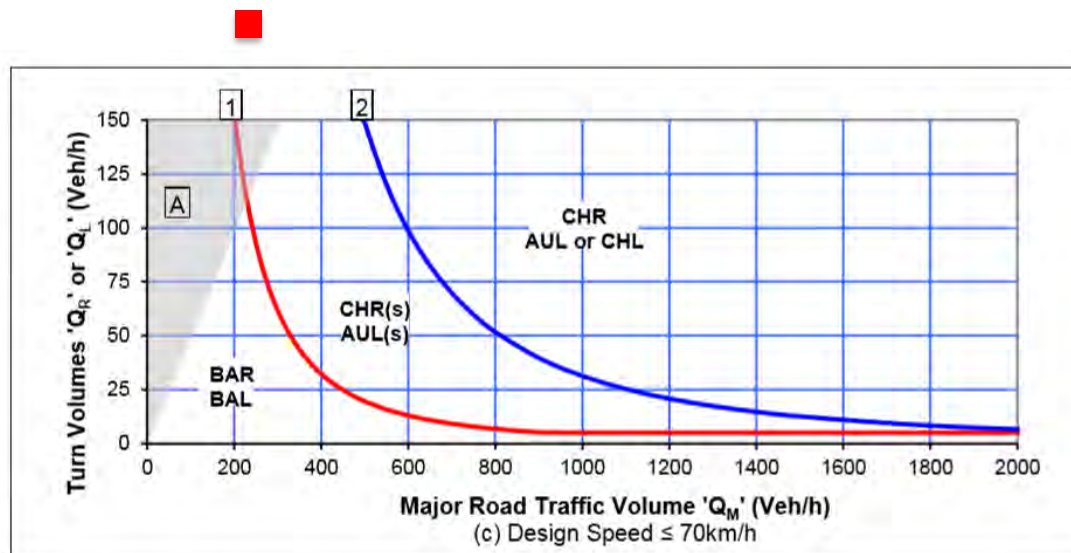
- For right turn into Panorama Road
  - Major road flow is 210vph
  - Right turn flow is 305vph.
- For left turn into Panorama Road
  - Major road flow is 136vph
  - Left turn flow is 0vph.
- From figure 36 a CHR(s) and Simple Left turn layout are required.





## 6.2.5 Junction of Country Club Avenue and Casino Rise

Figure 37 – Junction Layout Warrants for projected traffic activity by 2030



### Junction Legend

■ Left Turn ■ Right Turn

### The Country Club Avenue – Casino Rise junction peak hour flow case

- For right turn into Panorama Road
  - Major road flow is 240vph
  - Right turn flow is 432vph.
  -
- For left turn into Panorama Road
  - Major road flow is 100vph
  - Left turn flow is 14vph.
- From figure 37 a CHR and Simple Left turn layout are required.



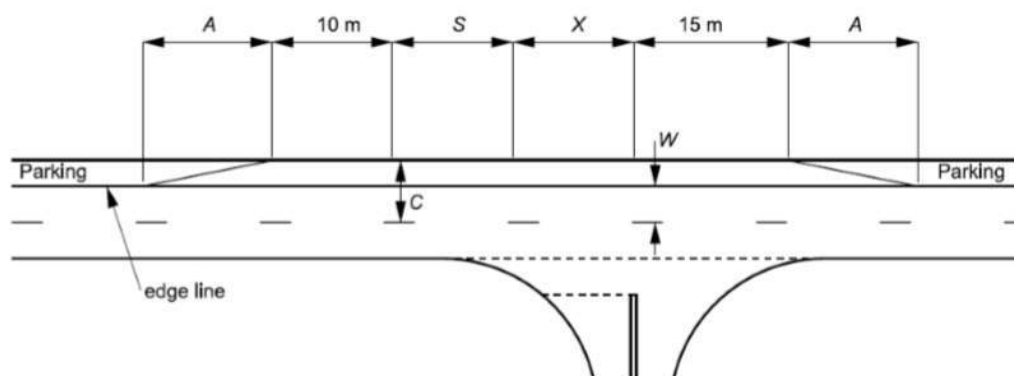


### 6.2.6 Westbury Road / Country Club Avenue roundabout

Based on a traffic survey conducted by TCS in November 2018 at the roundabout, the proposed development will be expected to increase activity at the roundabout by 15%, which will have negligible impact on the operation and safety of the roundabout.

## 6.3 Applicable junction layout standards

Figure 38 – BAR junction layout



Notes: This diagram does not show any specific bicycle facilities. Where required bicycle facilities should be provided in accordance with this Part.

The dimensions of the treatment are defined thus:

$W$  = Nominal through lane width (m) (including widening for curves). Width to be continuous through the intersection.

$C$  = On straights – 6.0 m minimum  
 – 6.5 m minimum for 19 m semi-trailers and B-doubles  
 – 7.0 m minimum for Type 1 and Type 2 road trains

On curves – widths as above + curve widening (based on widening for the design turning vehicle plus  
 – widening for the design through vehicle).

$$A = \frac{0.5V(C - W)}{3.6}$$

Increase length  $A$  on tighter curves (e.g. where side friction demand is greater than the maximum desirable). Where the design through vehicle is larger than or equal to a 19 m semi-trailer, the minimum speed used to calculate  $A$  is 80 km/h.

$V$  = Design speed of major road approach (km/h).

$S$  = Storage length to cater for one design turning vehicle (m) (minimum length 12.5 m).

$X$  = Distance based on design vehicle turning path, refer to Design Vehicles and Turning Path Templates (Austroads 2013f).

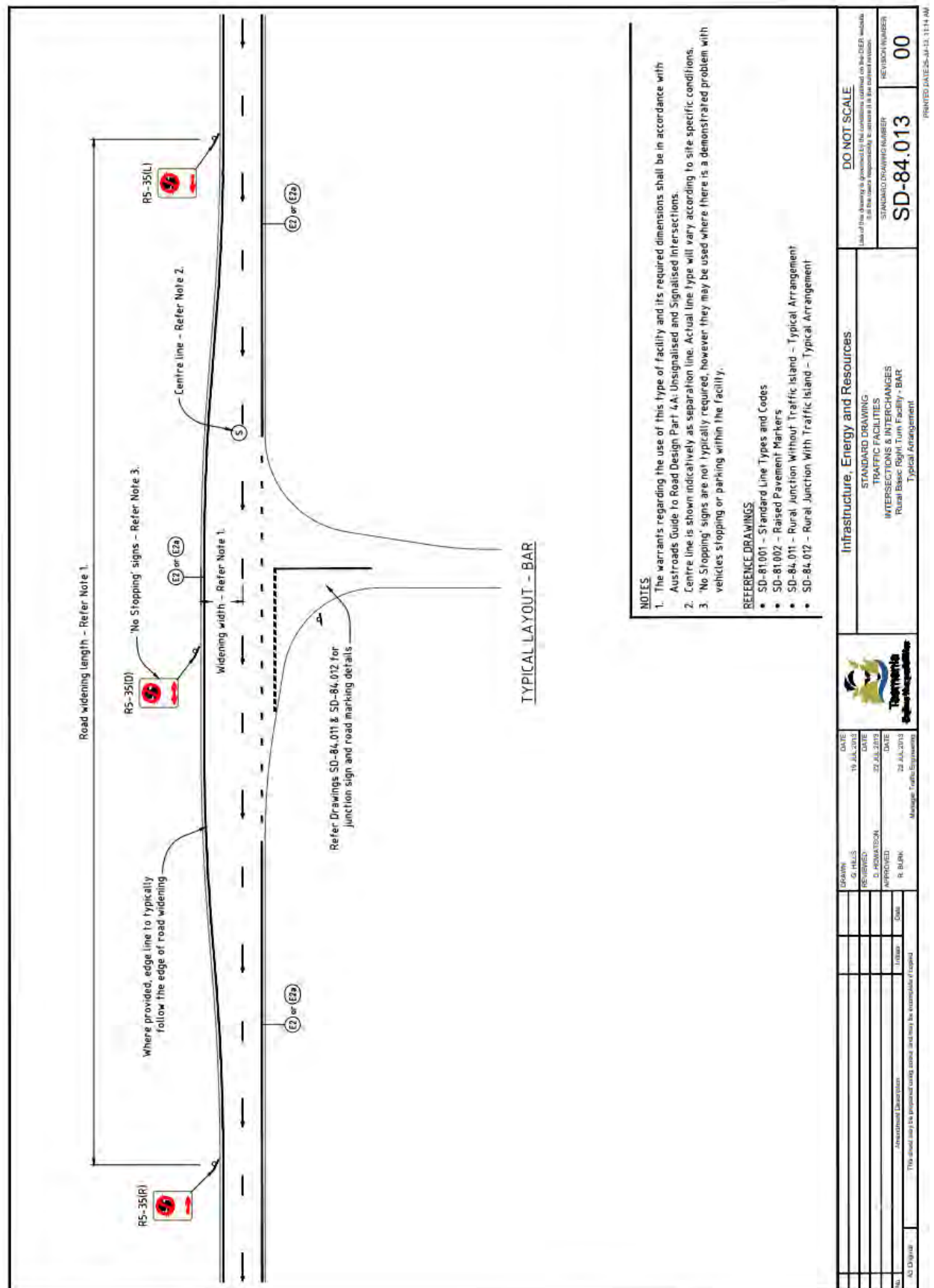
Figures 39 – 41 are extracts from DSG junction layout standards for Urban areas that are appropriate for the junctions considered in this TIA.

Full versions are available at the following address.

[https://www.transport.tas.gov.au/road/contractor/specifications/standard\\_drawings\\_roadworks2](https://www.transport.tas.gov.au/road/contractor/specifications/standard_drawings_roadworks2)



Figure 39 – Rural BAR (Refer to DSG Standard Drawing SD-84.013)





**TYPICAL LAYOUT - CHR(S)**

Right turn lane length - Refer Note 1

Adjust spacing of last RPPM to suit end of CC line

Turn lane width  
Refer Note 1

Refer Drawings SD-84.011 & SD-84.012 for junction sign and road marking details

Provide 3m gaps in B2 markings at property accesses. Gaps are not required in CC markings

B2 markings to extend Min. 30m beyond approach taper

N - Refer SD-81.002

OPERATING SPEED	NUMBER OF ARROWS	DIMENSION A (Arrow Spacing)	DIMENSION B (CC Line)	DIMENSION C (CC Line)
50 km/h	2	Nom. 12 m	Nom. 21 m	Nom. 26 m
60 km/h	2	Nom. 15 m	Nom. 24 m	Nom. 25 m
70 km/h	2	Nom. 18 m	Nom. 27 m	Nom. 30 m
80 km/h	3	Nom. 21 m	Nom. 30 m	Nom. 40 m
90 km/h	3	Nom. 24 m	Nom. 33 m	Nom. 45 m
100 km/h	3	Nom. 27 m	Nom. 36 m	Nom. 60 m
110 km/h	3	Nom. 30 m	Nom. 39 m	Nom. 70 m

Refer Notes 2 & 3 for additional details regarding the above dimensions

**TYPICAL LAYOUT - CHR(S) - Cont.**

Right turn lane length - Refer Note 1

End of markings determined by design vehicle swept path

Provide 3m gaps in B2 markings at property accesses. Gaps are not required in CC markings

Nominal radius to suit design vehicle swept path

15m

Turn lane width  
Refer Note 1

(E2 or E2a)

(E2 or E2a)

(E2 or E2a)

N - Refer SD-81.002

Continued above

**NOTES**

- The warrants regarding the use of this type of facility and its required dimensions shall be in accordance with Ausroads Guide to Road Design Part 4A, Unsignalised and Signalised Intersections.
- The values in Table 84.14.1 are provided as a guide for new facilities. Where possible, following resurfacing work, existing facilities should be reinstated as per the table. However it is recognised that in many locations, existing dimensions may not necessarily relate to current guidelines and that adjustment of continuity lines and arrow spacing will be required to suit on-site conditions.
- Dimension B is based on a storage length for one general access vehicle (21m) and may be increased to suit additional storage as required. Where B is increased greater than the corresponding value for A, additional turn arrows should be provided at spacing A.

**REFERENCE DRAWINGS**

- SD-81.001 - Standard Lane Types and Codes
- SD-81.002 - Raised Pavement Markers
- SD-81.003 - Chevron Markings - Operating Speeds 70km/h and below
- SD-81.004 - Chevron Markings - Operating Speeds above 70km/h

**DO NOT SCALE**

Use of this drawing is governed by the conditions of sale set out in the user's contract.

STANDARD DRAWING NUMBER: SD-84.014

REVISION NUMBER: 00

PRINTED DATE: 25-AUG-11 11:15 AM



Parking areas may or may not be defined by road markings depending on road owner requirements.

Right lane length - Refer Note 1.

Island geometry to suit design vehicle swept path

3m

15m

Median Island

Parking

Adjust spacing of last RPPH to suit end of CC line

End of markings determined by design vehicle swept paths

Refer SD-84.001 & SD-84.002 for junction sign and road marking details

Turn lane width Refer Note 1.

On roads with wider medians the barrier line marking will typically be substituted by solid traffic island

Typical Layout - CHR

**TABLE 84.5.1**

OPERATING SPEED	NUMBER OF ARROWS	DIMENSION A (Arrow Spacing)	DIMENSION B (CC Line)	DIMENSION C (CC Line)
50 km/h	3	Non 12 m	Non 33 m	Non 35 m
60 km/h	3	Non 15 m	Non 39 m	Non 45 m
70 km/h	3	Non 18 m	Non 45 m	Non 60 m
80 km/h				
90 km/h				
100 km/h				
110 km/h				

Not generally applicable in urban areas  
Use values shown in Table on Standard Drawing SD-84.015

Refer Notes 2 & 3 for additional details regarding the above dimensions

**NOTES**

- The warrants regarding the use of this type of facility and its required dimensions shall be in accordance with Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections
- The values in Table 84.5.1 are provided as a guide for new facilities. Where possible, following resurfacing work, existing facilities should be reinstated as per the Table. However it is recognised that in many locations, existing dimensions may not necessarily relate to current guidelines and that adjustment of continuity lines and arrow spacing will be required to suit on-site conditions.
- Dimension B is based on a storage length for one general access vehicle (21m) and may be increased to suit additional storage as required. Where B is increased greater than the corresponding value for A, additional turn arrow(s) should be provided at spacing A.

**REFERENCE DRAWINGS**

- SD-81.001 - Standard Line Types and Codes
- SD-81.002 - Raised Pavement Markers
- SD-81.003 - Chevron Markings - Operating Speeds 70km/h and below
- SD-81.004 - Chevron Markings - Operating Speeds above 70km/h
- SD-84.001 - Urban Junction Without Traffic Island - Typical Arrangement
- SD-84.002 - Urban Junction With Traffic Island - Typical Arrangement

**DO NOT SCALE**  
None of the drawings is drawn to the same scale as the other drawings. It is the user's responsibility to ensure that the correct scale is used for the intended purpose.

STANDARD DRAWING NUMBER: SD-84.005  
REVISION NUMBER: 00

**Infrastructure, Energy and Resources**  
STANDARD DRAWING  
INTERSECTIONS & INTERCHANGES  
Urban Full Length Channel Right Turn Facility - CHR  
Typical Arrangement

**DATE**  
19 Jul 2015  
22 Jul 2015  
22 Jul 2015

**DRAWN**  
G. KELLS  
**REVIEWED**  
D. HODGSON  
**APPROVED**  
G. KELLS

**Author/Designer/Checker**  
G. KELLS  
**Illustrator**  
G. KELLS  
**Scale**  
As Shown

This drawing is to be used in conjunction with the relevant standards and specifications of the relevant authority.

MANAGER, Traffic Engineering





## 6.4 Road Safety Review

From road safety review the following issues were identified:

### Panorama Road

- The sight distance for Neptune Drive left along Panorama Road is marginally less than required. Mitigation with tree trimming and a Junction warning sign is considered sufficient.
- The culvert headwall and steep drop off opposite the Blackstone Road / Panorama Road junction is a roadside hazard. Treatment of this issue is a Meander Valley Council responsibility as the road authority.
- The 45km/h advisory sign on Casino Rise, 370m north of the Country Club Avenue junction is concealed by branches from an adjacent tree. This is a maintenance issue for Meander Valley Council.

### The Country Club Avenue / Casino Rise junction

- The Country Club Avenue / Casino Rise junction layout for the right turn into Casino Rise is deficient for the current level of traffic activity.

### Safe System Assessment

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

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

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

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

From safe system assessment, assuming the required junction layout improvements are made, Panorama Road has been determined to be very well aligned with the safe system objective with a crash risk score of 16/448, which is a very low score, see figures 42 and 43.





**Figure 42 – Austroads Safe System Assessment alignment between crash score and risk**

<40/448	Very low risk score
(40-80)/ 448	Low risk score
(80-180)/448	Moderate to high risk score
>180/448	High risk score





Figure 43 – Safe System Assessment of Panorama Road

Safe System Assessment		Panorama Road assuming required junction improvements						
Exposure	Justification (AADT 4,500vpd)	Run-off-road Moderate traffic volume	Head-on Moderate traffic volume	Intersection Moderate traffic volume	Other Low heavy vehicle activity	Pedestrian Low pedestrian activity	Cyclist Low cyclist activity	Motorcyclist Low motorcyclist activity
	Score / 4	2	2	2	2	1	1	1
Likelihood	Justification (7.8m seal and 0.5m unsealed shoulders)	Adequate delineation, road width, road alignment and sight distance	Adequate delineation, road width, road alignment and sight distance	Appropriate junction layouts	Adequate delineation, road width, road alignment and sight distance	Some footpath	No specific facilities provided	Good consistent road surface condition
	Score / 4	1	1	1	1	1	1	1
Severity	Justification (60km/h speed limit)	Low speed	Low speed	Low speed	Low speed	High speed for pedestrians	High speed for cyclists	Medium speed for motorcyclists
	Score / 4	1	1	1	1	3	3	2
Product	Total Score / 64	2	2	2	2	3	3	2
Total / 448								16





## 6.5 Meander Valley Interim Planning Scheme 2013

### Road and Railway Assets Code E4

#### E4.6.1 Use and road or rail infrastructure

**Acceptable solution A2:** *For roads with a speed limit of 60 km/hr or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.*

A2 is not satisfied, the proposal is estimated to generate and direct 3,465vpd to Panorama Rd.

**Performance criteria P2:** *For roads with a speed limit of 60 km/hr or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.*

Austroads compliant junction layouts can be retrofitted for safe and efficient operation of Panorama Road.

**P2 can be satisfied.**

#### E4.7.2 Management of Road Accesses and Junctions

**Acceptable solution A1:** *For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.*

It is intended that each lot within the proposed subdivision will comply with acceptable solution A1.

**A1 can be satisfied**

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

**Acceptable solution A1:** *An access or junction must comply with the Safe Intersection Sight Distance (SISD) shown in Table E4.7.4 of the Meander Valley Interim Planning Scheme 2013.*

**A1 is not satisfied** as sight distance left along Panorama Road from Neptune Drive is non-compliant, see figure 34.

**Performance Criteria P1:** *The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe operation of vehicles.*

The sight distance left along Panorama Road from Neptune Drive is marginally non-compliant but can be mitigated with tree trimming to the property line and installation of a *Junction* warning sign. See figure 13. As per figure 34 the other junctions comply with Table E4.7.4 requirements.

**P1 can be satisfied.**





## **6.6 Other impacts**

### **6.6.1 Environmental**

No environmental impacts were identified in relation to:

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

### **6.6.2 Street Lighting and Furniture**

Street lighting, roadside furniture and landscaping should be in accordance with Council requirements.





## 7. Recommendations and Conclusions

This traffic impact assessment has been prepared to assess the impact of the proposed development of a 500-lot stratum title subdivision at Neptune Drive, Blackstone Heights.

The assessment has reviewed the crash history on the local road network, the junctions directly affected and road safety. Compliance with Meander Valley Interim Planning Scheme 2013 - Road and Railway Assets Code E4 requirements is also considered.

### 7.1 Crash History

The five-year crash history does not indicate any crash propensity.

### 7.2 Junctions

The increase in traffic generated by the proposal impacts the junctions in the area and from traffic projections the following improvements are required to support the development:

#### **Panorama Road / Glover Avenue junction**

- A Rural Basic Right (BAR) junction layout is warranted for right turns to Glover Avenue.

#### **Panorama Road / Neptune Drive junction**

- A Rural Channelised Right Short (CHR(s)) junction layout is warranted.

#### **Blackstone Road / Panorama Road junction**

- A Rural Channelised Right Short (CHR(s)) junction layout is warranted.
- The existing junction warrants a Basic Right (BAR) layout which is not currently provided by MVC the responsible road authority.

#### **Country Club Avenue / Casino Rise junction**

- An Urban Channelized Right (CHR) junction layout is warranted for right turns from Country Club Avenue to Casino Rise. The CHR is warranted regardless of the proposal and is not currently provided by MVC the responsible road authority.

#### **Westbury Road / Country Club Avenue roundabout**

- The proposal impacts operation of the roundabout which requires intersection analysis to determine impact on Level of Service.

### 7.3 Road Safety

From a road safety audit of Country Club Avenue /Casino Rise junction, Blackstone Road, Panorama Road and Kelsey Road and the associated junctions the following road safety issues were identified:





- The culvert headwall and steep drop off opposite the Panorama Road junction is a roadside hazard.
- The 45km/h advisory sign on Casino Rise, 370m north of the Country Club Avenue junction is concealed by branches from an adjacent tree.
- The Country Club Avenue / Casino Rise junction standard for the right turn into Casino Rise is deficient for the level of traffic activity

#### **7.4 Austroads Safe System Assessment**

From Safe System Assessment of Panorama Road, a crash risk score of 16/488 has been calculated indicating a very low crash risk.

#### **7.5 Meander Valley Interim Planning Scheme 2013**

##### **Road & Railway Assets CodeE4**

Evidence is provided that demonstrates the proposal can comply with Code E4 requirements.

#### **7.6 Recommendations**

From review of the overall situation the following recommendations are made:

- *Retrofit a Rural BAR at the Panorama Road / Glover Avenue junction*
- *Retrofit a Rural CHR(s) at the Panorama Road / Neptune Drive junction*
- *Trim trees and install a Junction (W2-4(R)) warning sign 100m in advance of the Panorama Road / Neptune Drive junction to mitigate marginally deficient sight distance*
- *Retrofit a Rural CHR(s) at the Blackstone Road / Panorama Road junction*
- *Extend the culvert and install a new headwall to allow the Rural CHR(s) at the Blackstone Road / Panorama Road junction to be retrofitted.*
- *Retrofit an Urban CHR(s) at the Country Club Avenue / Casino Rise junction*

Overall, it has been concluded that the proposed development will not create any traffic capacity or safety issues and traffic will continue to operate safely and efficiently along the surrounding road network.

Based on the findings of this report and subject to the recommendations above, the proposed development is supported on traffic grounds.





## Appendices





## Appendix A – Blackstone/Panorama Rd

### Turning Count Survey PM peak Thurs 3rd Jan 2019

Traffic and Civil  
1 Cooper Crescent  
Launceston, TAS, 7250  
0456535746

#### Turn Count Summary

**Location:** Panorama Rd at Blackstone Rd, Blackstone Heights  
**GPS Coordinates:** Lat=41.470119, Lon=147.088590  
**Date:** 2019-01-03  
**Day of week:** Thursday  
**Weather:**  
**Analyst:** Daniel

#### Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:36	9	0	0	0	16	7	0	0	0	0	10	0	42
17:45	7	0	0	0	14	18	0	0	0	0	6	0	45

#### Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:36	8	0	0	0	16	7	0	0	0	0	9	0	40
17:45	7	0	0	0	14	17	0	0	0	0	6	0	44

#### Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:36	1	0	0	0	0	0	0	0	0	0	0	0	1
17:45	0	0	0	0	0	1	0	0	0	0	0	0	1

#### Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:36	0	0	0	0	0	0	0	0	0	0	1	0	1
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0

#### Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
17:36	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0





## Intersection Count Summary

17:36 - 17:56

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	18	0	0	0	30	25	0	0	0	0	15	0	87

## Vehicle Summary

Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	15	0	0	0	30	24	0	0	0	0	15	0	84
Truck	1	0	0	0	0	1	0	0	0	0	0	0	2
Bicycle	0	0	0	0	0	0	0	0	0	0	1	0	1

## Pedestrians Summary

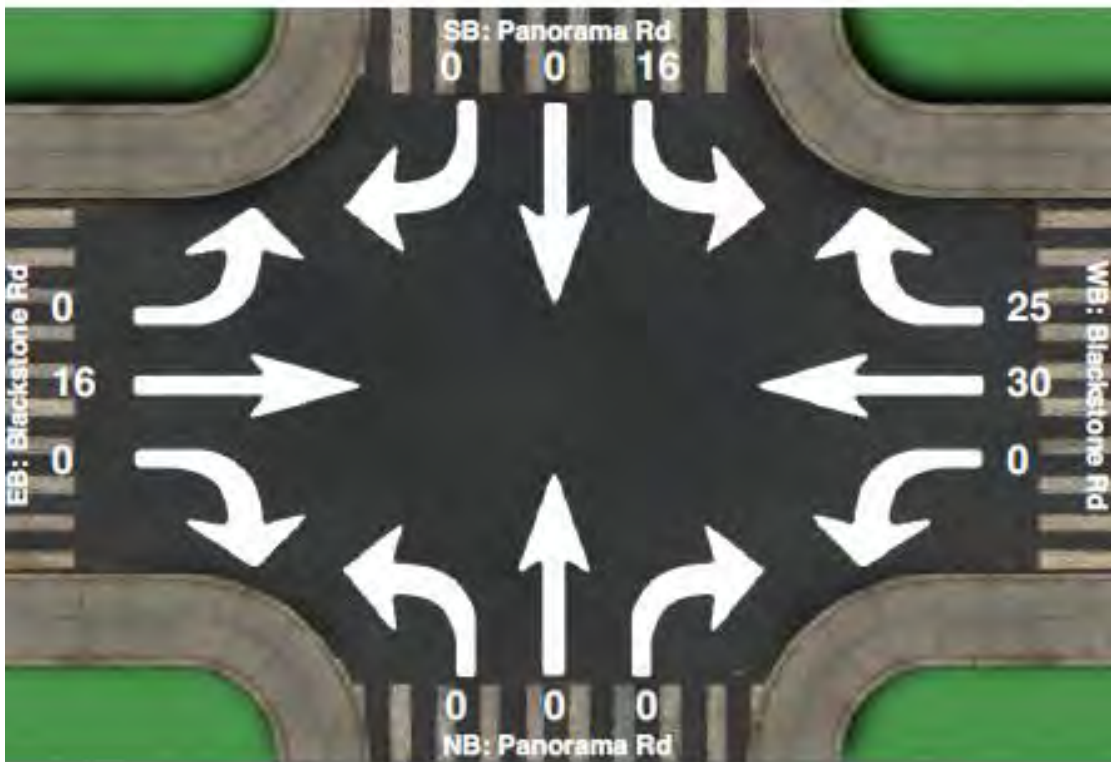
	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0





Intersection Count Summary

Location: Panorama Rd at Blackstone Rd, Blackstone Heights  
GPS Coordinates: Lat=-41.470119, Lon=147.088590  
Date: 2019-01-03  
Day of week: Thursday  
Weather:  
Analyst: Daniel



Intersection Count Summary

17:36 - 17:56

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	16	0	0	0	30	25	0	0	0	0	16	0	87





## Appendix B – Country Club Ave / Casino Rise

### Traffic Turning Count Survey PM peak

### Wednesday 30<sup>th</sup> January 2019

#### Turn Count Summary

**Location:** Casino Rise at Country Club Ave, Prospect Vale  
**GPS Coordinates:** Lat=-41.481544, Lon=147.110261  
**Date:** 2019-01-30  
**Day of week:** Wednesday  
**Weather:**  
**Analyst:** Daniel

#### Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:24	8	0	0	0	8	26	0	0	0	0	8	0	50
17:30	34	0	4	0	26	61	0	0	0	2	19	0	146
17:45	13	1	1	0	26	37	0	0	0	4	14	0	96

#### Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:24	8	0	0	0	8	25	0	0	0	0	8	0	49
17:30	32	0	4	0	26	61	0	0	0	2	19	0	144
17:45	13	1	1	0	26	36	0	0	0	4	13	0	94

#### Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:24	0	0	0	0	0	1	0	0	0	0	0	0	1
17:30	2	0	0	0	0	0	0	0	0	0	0	0	2
17:45	0	0	0	0	0	1	0	0	0	0	1	0	2

#### Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
17:24	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0

#### Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
17:24	0	0	0	1	0	1	0	0	0	0	0	0	1
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0





## Intersection Count Summary

17:24 - 17:54

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	55	1	5	0	60	124	0	0	0	6	41	0	292

## Vehicle Summary

Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	53	1	5	0	60	122	0	0	0	6	40	0	287
Truck	2	0	0	0	0	2	0	0	0	0	1	0	5
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

## Pedestrians Summary

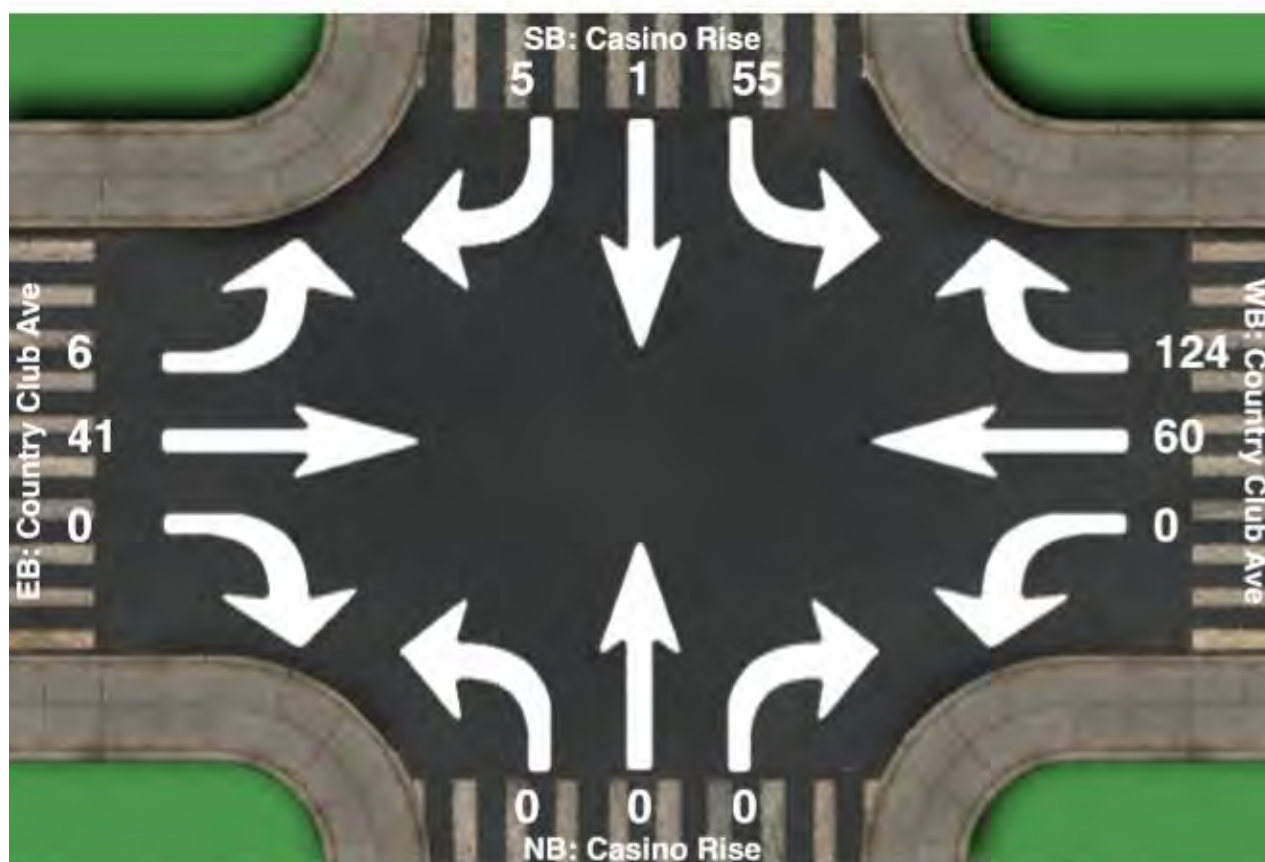
	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	1	0	1	0	0	0	0	0	0	1





## Intersection Count Summary

**Location:** Casino Rise at Country Club Ave, Prospect Vale  
**GPS Coordinates:** Lat=-41.481544, Lon=147.110261  
**Date:** 2019-01-30  
**Day of week:** Wednesday  
**Weather:**  
**Analyst:** Daniel



## Intersection Count Summary

17:24 - 17:54

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	55	1	5	0	60	124	0	0	0	6	41	0	292



# Natural Values Report

**Report for:** Torque Holdings Pty Ltd

**Property Location:** 12 Neptune Drive, Blackstone Heights

**Prepared by:** Scott Livingston  
Livingston Natural Resource Services  
12 Powers Road  
Underwood, 7268

**Date:** 17<sup>th</sup> July 2020

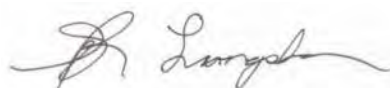




<b>Client:</b>	Torque Holdings Pty Ltd
<b>Property identification</b>	<p>The property is located on Neptune Drive, Blackstone Heights. Current zoning is Low Density Residential, (<i>Meander Valley Interim Planning Scheme 2013</i>).</p> <p><u>12 Neptune Drive</u>  PID 1894931  121359/1  112632/1</p> <p>PID 2702399  112632/3  146423/2  146423/2</p> <p><u>10 Neptune Drive</u>  PID 2702380  146423/1</p>
<b>Proposal:</b>	A strata titled residential development and associated facilities, roads and open spaces are proposed as Stage 1 of a Master Plan for land at 12 Neptune Drive, Blackstone Heights.
<b>Assessment comments:</b>	Under the Meander Valley Interim Planning Scheme 2013, consideration of the impact on natural values is required. The site is not mapped as priority habits in planning scheme overlays Impacts of the development proposal on watercourses is also assessed under the Water Quality Code. A field inspection was conducted on the 15 <sup>th</sup> July 2020. This field assessments were used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.

**Assessment by:**  
Scott Livingston,

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





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## INTRODUCTION

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A strata titled residential development and associated roads and open spaces are proposed as Stage 1 of a Master Plan for 6 titles at 12 Neptune Drive, Blackstone Heights. The property is located at Neptune Drive, Blackstone Height and also has frontage to Panorama Road and Glover Avenue.

The balance of lots outside Stage 1 are farmland, native vegetation, dwelling and other buildings, these area have not been surveyed as part of this report.

An initial desktop assessment was undertaken followed by a field inspection on the 15th July 2012 to confirm or otherwise the desktop study findings.

## METHODS

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A Natural Values report was accessed from the DPIWE website on 27/5/2020, The Forest Practices Authority Biodiversity Values database was also accessed on 27/5/2020, 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 15/7/2020 was undertaken by Scott Livingston. All areas of the proposed stage 1 were assessed. The assessment the site was inspected with a spaced wandering meander technique, with all areas of variation within the site vegetation inspected.

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

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

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The property is predominately pasture with a large dam and native vegetation in the north eastern section. The property has residential and workshop buildings and a quarry, these are outside the study area. Portions of previously cleared land, particularly where rockier



have regrown to mainly *Acacia dealbata* (silver Wattle). Eucalypt species, mainly *E. viminalis* (white gum) and occasional *E. amygdalina* (black peppermint) occur as paddock trees across pasture areas, these occasionally are at sufficient density to be classed as woodland, however the understorey is predominately exotic pasture species and not considered a native vegetation community.

The proposed Stage 1 development area slopes from approximately 180m ASL on the North western corner boundary down to 140m ASL at the south western boundary. A small watercourse crosses the proposal area from the north west to the south east the water course has a large dam and two smaller dams within the property. Stage 1 access roads cross the headwaters of the watercourse. The eastern boundary of the property is formed by the reserve along the South Esk River and the southern boundary by council reserve.

## NATURAL VALUES

### VEGETATION

TASVEG3.0 mapping shows the study area to be Agricultural Land (FAG), the site survey found a complex mosaic of exotic and native grasses, with patches of *Acacia dealbata* (silver wattle) regrowth. Scattered *Eucalyptus viminalis* (white gum) occur across the property as paddock trees.

The species mix within the pastures and acacia patches is highly variable, portions are dominated by exotic grasses while in others, particularly where rockier and steeper, native species such as kangaroo grass and poa species dominate., these patches are small and not considered significantly different enough to be classed as lowland native grasslands. Where significant wattle regrowth occurs, the community grades from regenerating cleared land to *Acacia dealbata* forest. The boundaries between all vegetation communities is often indistinct or “fuzzy” due to past grazing and pasture management levels.

The vegetation communities were remapped to give the following areas within Stage 1

Vegetation Group	Vegetation Community	ha
Dry eucalypt forest and woodland	(DAD) Eucalyptus amygdalina forest and woodland on dolerite	1.5
Non eucalypt forest and woodland	(NAD) Acacia dealbata forest	8.2
Agricultural, urban and exotic vegetation	(FAG) Agricultural land	37.9
	(FUR) Urban areas	0.9
Other natural environments	(OAQ) Water, sea	4.2
		<b>52.7</b>

### FLORA

An assessment of the study area was undertaken, and no threatened flora species were identified. Species located in the study area are shown in appendix 3, noting individual



records of exotic species in planted areas were not made. An assessment conducted during flowering (late spring/ autumn) may identify further threatened flora species.

The Natural Vales Atlas (Department of Primary Industries, (accessed 27/5/2020) has 35 records of threatened flora observations within 500m of the property and 89 within 5km. This extensive list is largely due to the presence of the South Esk River and associated riparian areas and gorges which provide a far differing habitat within that distance.

Two species *Carex longibrachiata* (drooping sedge) and *Rumex bidens* (mud dock) are considered to have potential habitat within the study area. Both species are difficult to distinguish from species found on the site. *Carrex inyx* (tussock sedge) is common across low lying wetter pasture areas, species was determined with limited seed head material available at this time of year. A *Rumex sp* (dock) is common in drainage lines and water logged areas around the dam, which is good habitat for the threatened *Rumex bidens*. Insufficient seed bearing material was available for positive identification of species, it is considered mostly likely an exotic weed species of dock. If present the mud dock is unlikely to be significantly impacted by development and potential habitat will be retained on the dam fringes. Habitat for other threatened flora species is considered marginal at best and with the past clearing and grazing history of the site the probability of them persisting is very low.

Appendix 5 provides habitat descriptions and habitat suitability for threatened flora species known within 5km of the development area

### **FAUNA**

The Natural Values Atlas has a record of 8 threatened species within 500m of the property. Appendix 6 provides habitat descriptions and habitat suitability for threatened fauna species within 5km of the development area (based on range boundaries and observations). Potential foraging habitat is present for wide ranging species such as devils and quolls, the stage 1 area has no suitable denning habitat although the native vegetation on the east of the property is likely to have some denning habitat. The property provides suitable habitat for Eastern barred bandicoot but the stage 1 area is only marginally suitable with limited low cover, particularly after weed infestation removal that has occurred.

### **RAPTOR NESTS**

Nest for *Aquila audax* (wedge-tailed eagle) occur within 1km of the study area. The surrounding area of nests previously recorded east of Canopus Drive was inspected on 30/6/2020 and a partially built but apparently abandoned nest was located near the original sites, both of which are no longer present. Stage 1 is not within 500m or line of sight from these nests. The breeding pair assumed to have used these nests has relocated to a nest on the eastern banks of the South Esk River and successfully bred. (pers comm Jason Wiersma, FPA Eagle specialist). The study area is within 1km of this newer nest but not within line of sight or within 500m.



The property has a mostly low (0-1/10) probability for Eagle Nest (FPA Model). No suitable nest trees occur within the development site.

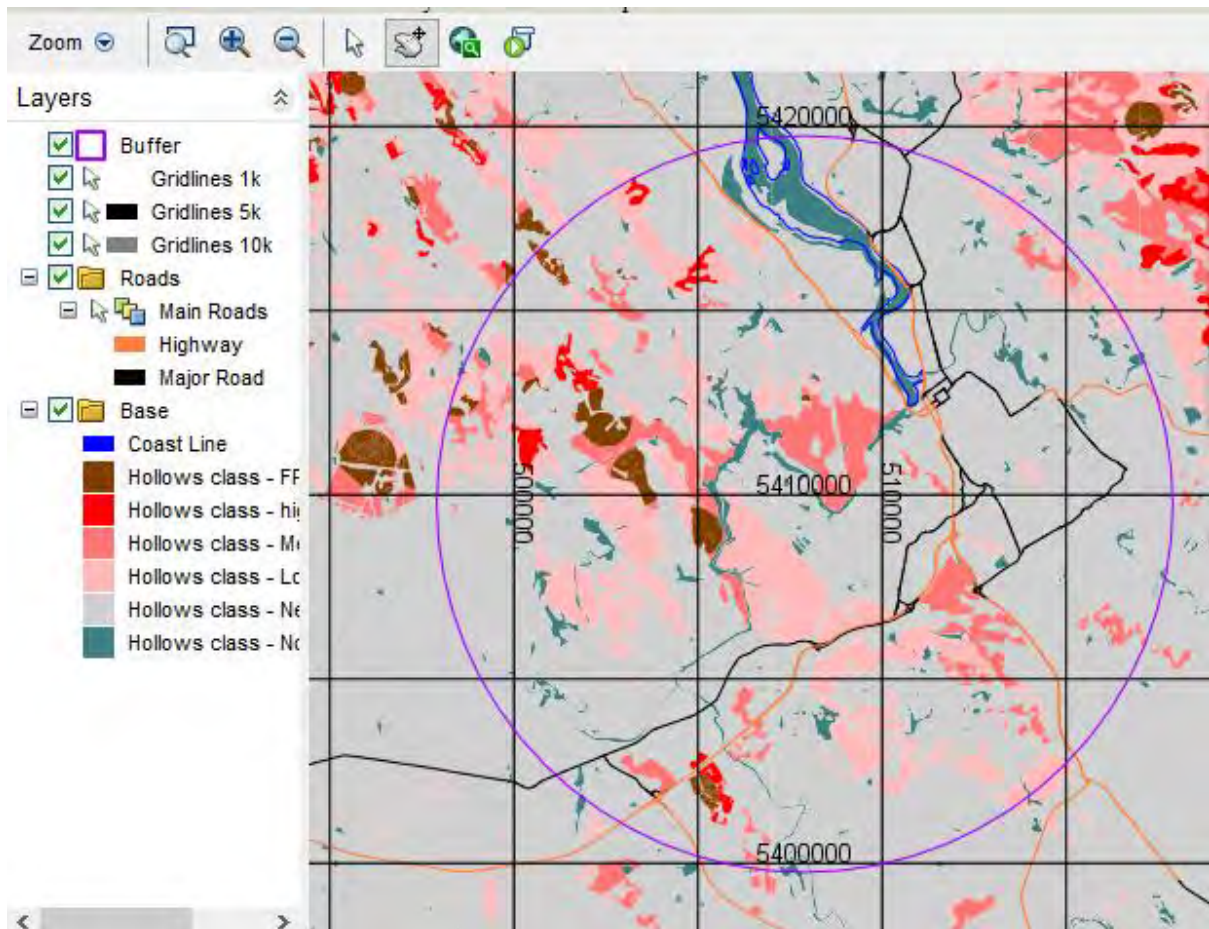
The property has a mature habitat rating of nil in the Forest Practices Biodiversity Database, indicating that the regrowth trees are unlikely to have significant hollows development. No evidence of existing nests or suitably sized hollows for masked owl was found on title.

GDA Easting (6 digits)	507899
GDA Northing (7digits)	5409749

Search radius in km (max 10)	1	5	10
Land cover composition within the specified area	Ha		
Area of high mature habitat availability	0	0	266.06
Area of medium mature habitat availability	44.72	948.52	1821.87
Area of low mature habitat availability	0.99	1605.5	4097.4
Area of negligible mature habitat availability	231.89	4833.54	23558.21
Area of non-forest vegetation	36.56	469.12	1705.33
Total search area	314.16	7853.98	31415.93
Total applicable area	277.6	7387.56	29743.54
Percentage of the applicable land area classified as high or medium mature habitat availability	<b>16.1%</b>	<b>12.8%</b>	<b>7%</b>

Habitat context assessment tool, Forest Practices Authority, Mature habitat availability map version: March 2016 (accessed 16/7/2020)







## **WATER COURSES**

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The water quality code applies to any development within 50m of a wetland or watercourse.

There is a mapped watercourse on the property, which runs from the water treatment plant land to the north and through the larger farm dam. It then flows along its natural course through a further 2 smaller dams. The water course is totally within previously cleared land and mostly with constructed drainage lines or inundated areas.

The watercourse above the dam is mapped as low conservation Priority in Conservation of Freshwater Ecosystems, DIIPWE, while below the dam it is rated as high.

## **EXISTING DISTURBANCE**

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In addition to prevalent exotic grasses within the pastures, the site has widespread blackberry and briar rose infestations and occasional gorse. The majority of these infestations have been spayed and are dead, some regrowth would be expected and follow up control required. Thistles and broadleaf weeds occur across all pasture areas. The Natural Values Atlas records the weeds shown in Appendix 4 as being present within 5km of the site.

## **PROPOSED DEVELOPMENT- CLEARING OF VEGETATION**

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The proposed residential development and roads will require some clearing of native species which occur within pasture areas, however given the already disturbed nature of the site this will not affect any native vegetation community or species of significance. The area is not shown as Priority Habitat on Planning scheme overlays.

## **PROPOSED DEVELOPMENT- WATER QUALITY**

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Roading will cross the drainage line above the dam and provided appropriate sediment control is in place during construction of the road/culvert, no impact on water quality is likely to occur. No residential development is within 20m of a watercourse. Native vegetation within 50m of a watercourse may be cleared for development however this will occur within previously cleared and disturbed land around the dam.

The road crossing point on the watercourse within the development is through constructed drains will require only limited additional disturbance to stream banks. Crossing construction should be in accordance with recommendations of the DIIPWE Waterways manual.



## CONCLUSIONS

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The study area supports some areas of *Acacia dealbata* forest on previously cleared land and some native grassland species within pasture areas. Occasional native trees occur as paddock trees. Small areas of eucalypt wood land in the south western portion are unlikely to be impacted and will be retained within pasture areas.

The study area has suitable habitat for threatened flora, none were identified on the site visit and if present, are most likely to occur within the wet area around the dam. Given past disturbance levels it is considered to be unlikely there will be significant impact on threatened flora by further development.

The study has suitable habitat for several threatened fauna species, within and close to the dam or foraging areas for wide ranging species such as devils, quolls and eagles. The concentration of development adjacent to existing development and large retained open areas will minimise the impact on habitat.

The development will have potential impact on the identified natural values including threatened fauna species, however retained vegetation on surrounding land including land on the property outside stage 1 will provide alternate habitat and therefore the impact is expected to be minimal and be significantly less than a potential low density residential development across a wider area.

Clearing and earth works for construction of the road crossing on the watercourse if in accordance with DPIPWE Wetlands and waterways manual will have minimal impact on water quality.

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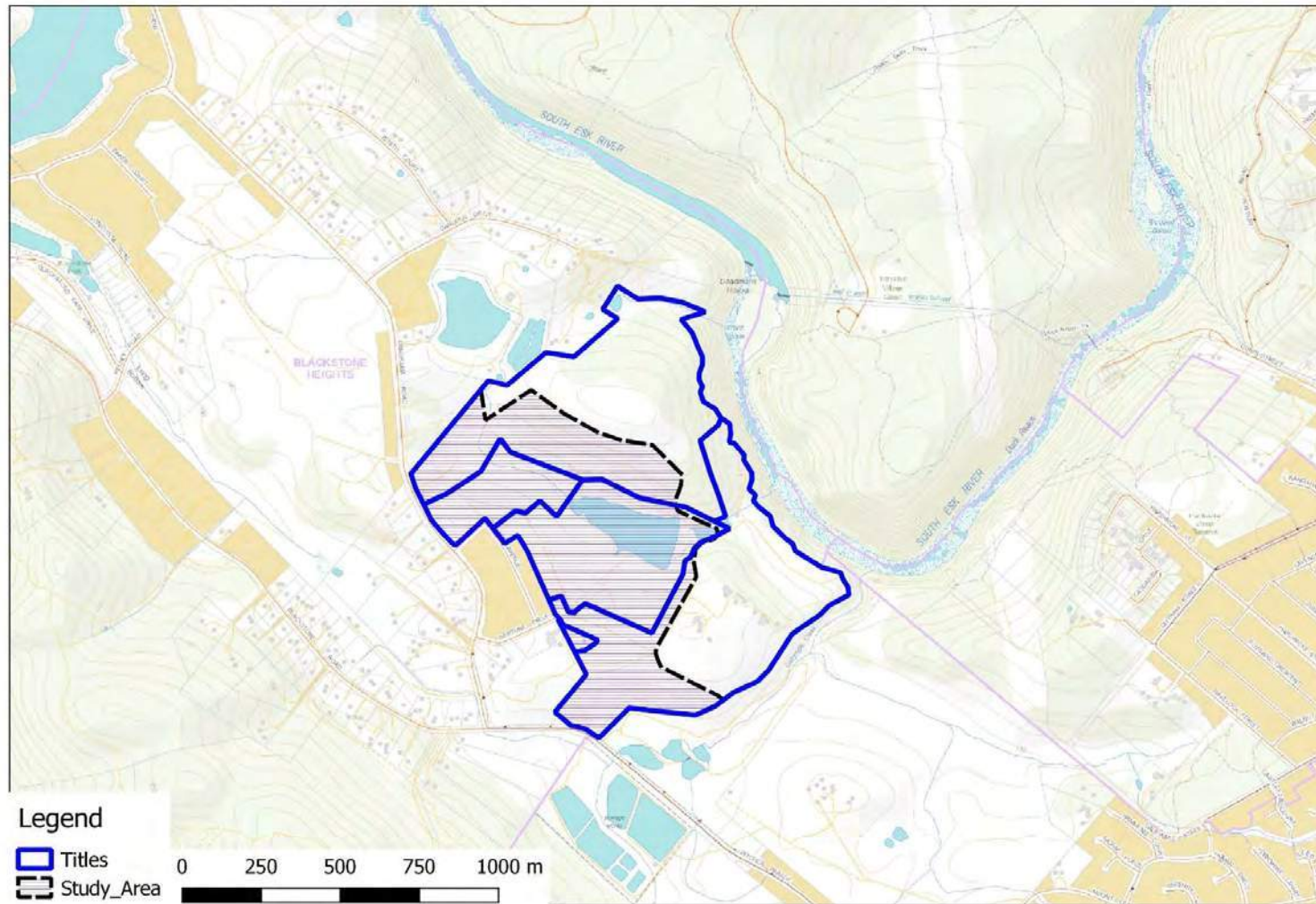
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## APPENDIX 1 – MAPS



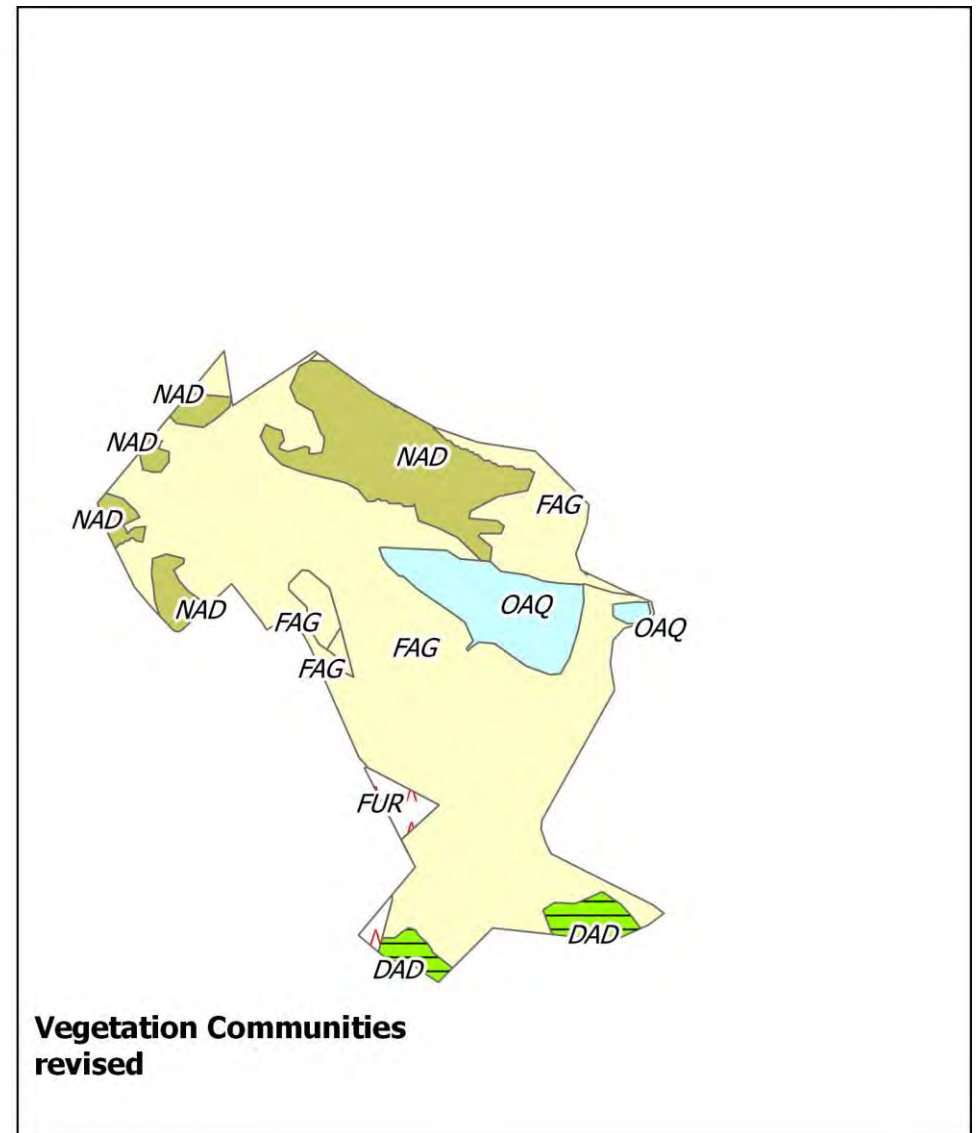
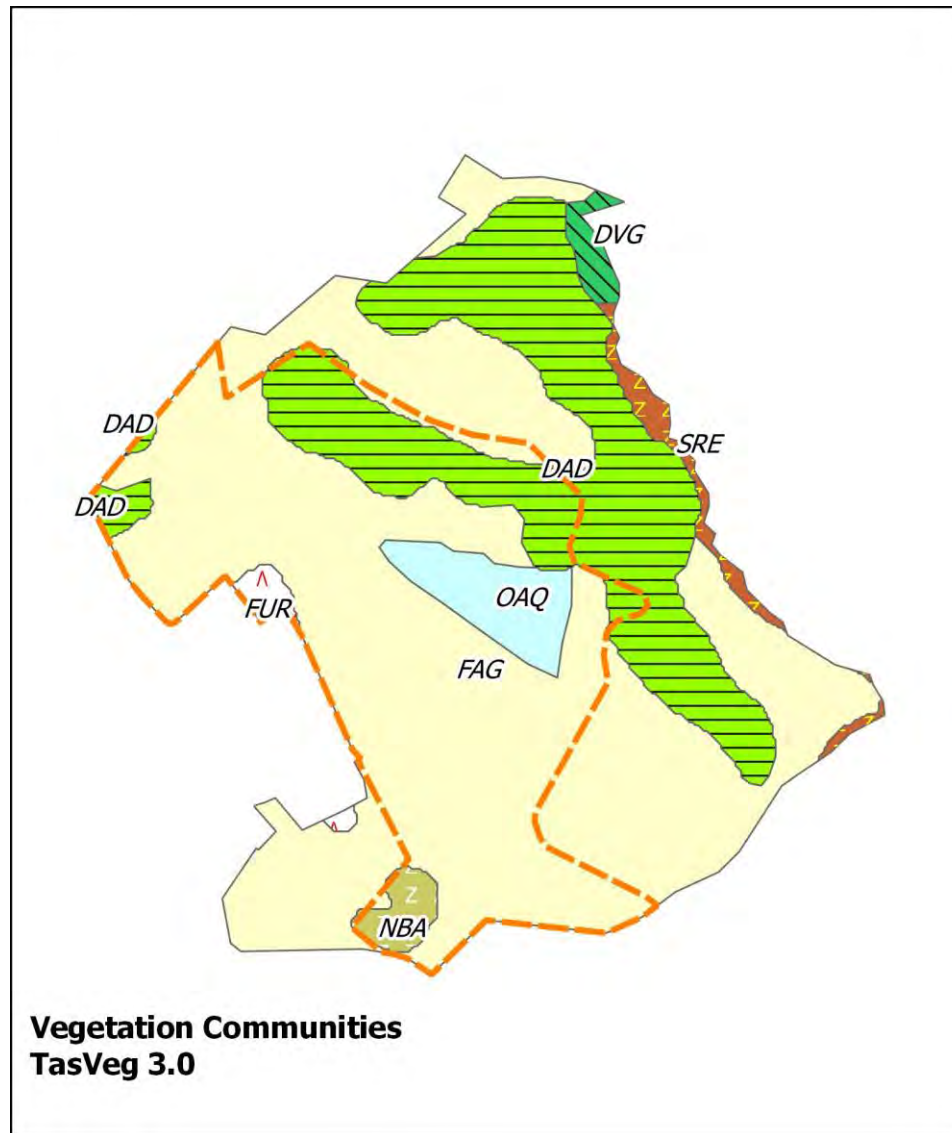
**Figure 1: Location Map**





**Figure 2: Aerial image**





**Figure 3: Vegetation Communities**



## APPENDIX 2 – PHOTOS

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Figure 4: northeast along northern boundary



Figure 5: east across study area.



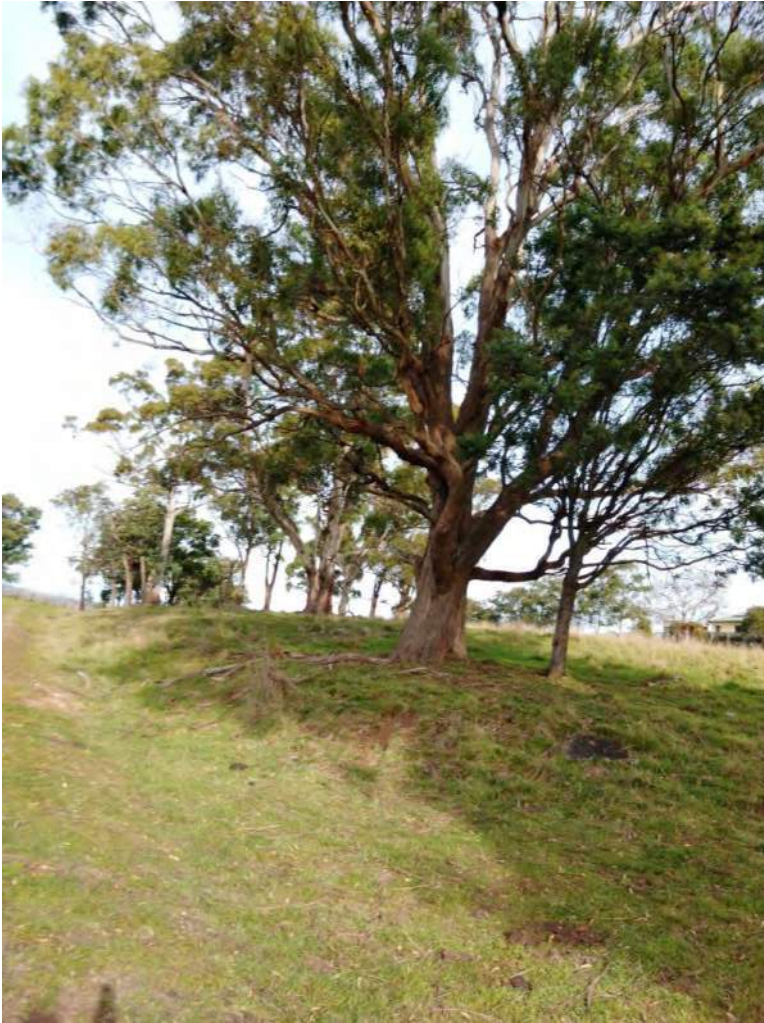


**Figure 6: acacia on rocky area within pasture**



**Figure 7: “paddock trees” on western boundary**





**Figure 8: "paddock tree" with pasture understory**



**Figure 9: watercourse above road crossing**



## APPENDIX 3 –FLORA SPECIES LIST

SPECIES NAME	COMMON NAME	STATE SCHEDULE	NATIONAL SCHEDULE	Status	Weed Status
<i>Acacia dealbata</i>	silver wattle				
<i>Acacia melanoxylon</i>	Blackwood			e	
<i>Acaena novae-zelandiae</i>	common buzzy				
<i>Agrostis stolonifera</i>	creeping bent			i	
<i>Austrodanthonia sp</i>	wallaby grass				
<i>Avena sp.</i>	wild oats			i	
<i>Bursaria spinosa</i>	prickly box				
<i>Cardus pycnocephalus</i>	slender thistle			i	declared
<i>Carrex apressa</i>	tall sedge				
<i>Carrex iynx</i>	tussock sedge				
<i>Cirsium vulgare</i>	spear thistle				
<i>common heath</i>	epacris impressa				
<i>Coprosma quadrifida</i>	Currant Bush				
<i>Dactylis glomerata</i>	cocksfoot			i	
<i>Erica lusitanica</i>	spanish heath			i	Declared weed.
<i>Eucalyptus amygdalina</i>	black peppermint				
<i>Eucalyptus viminalis</i>	white gum				
<i>Exocarpos cupressiformis</i>	native cherry				
<i>Festuca arundinacea</i>	tall fescue			i	
<i>Lepidosperma elatius</i>	tall sword sedge				
<i>Gazania sp.</i>	<i>Gazania</i>			i	garden escape
<i>Geranium solanderi</i>	southern cranesbill				
<i>Holcus lanatus</i>	yorkshire fog			i	
<i>Hypochoeris radicata</i>	rough catsear			i	
<i>juncus palladus</i>	pale rush				
<i>Juncus procerus</i>	tall rush				
<i>Juncus articulatus</i>	jointed rush				
<i>Lolium perenne</i>	Perennial ryegrass			i	
<i>Lomandra longifolia</i>	sagg				
<i>Notelaea ligustrina</i>	native olive				
<i>Onopordum acanthium</i>	cotton (scotch) thistle			l	Declared weed.
<i>Plantago varia</i>	plantain				
<i>Poa labillardierei</i>	Silver tussock grass				
<i>Pteridium esculentum</i>	bracken				
<i>Raphanus raphanistrum</i>	wild radish			i	
<i>Roasa rubiginosa</i>	sweet briar			i	
<i>Rubrus fruticosus agg.</i>	blackberry			i	declared WONS
<i>Rumex sp*</i>	dock			i	secondary
<i>senicio sp</i>	fire weed				
<i>Themeda triandra</i>	kangaroo grass				
<i>Trifolium repens</i>	white clover			i	
<i>Typhus laiifolia</i>	cumbungi			i	



<i>Ulex europaeus</i>	gorse			i	declared WONS
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## APPENDIX 4 – WEEDS

### Weeds within 5km

Tas Weed Management Act	Species	Common Name	Recorded within 500m of site (NVA)	Recorded within 5km of site (NVA)	Located on site
	<i>Anthemis cotula</i>	stinking chamomile		yes	
	<i>Asparagus asparagoides</i>	bridal creeper	yes	yes	
	<i>Asphodelus fistulosus</i>	onion weed		yes	
	<i>Calluna vulgaris</i>	heather		yes	
	<i>Carduus pycnocephalus</i>	slender thistle		yes	yes
	<i>Carduus tenuiflorus</i>	winged thistle	yes	yes	
	<i>Carthamus lanatus</i>	saffron thistle		yes	
	<i>Cenchrus longisetus</i>	feathertop		yes	
	<i>Centaurea calcitrapa</i>	star thistle		yes	
	<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	yes	yes	
	<i>Cirsium arvense</i> var. <i>arvense</i>	creeping thistle		yes	
	<i>Cortaderia jubata</i>	pink pampasgrass		yes	
	<i>Cortaderia</i> sp.	pampas grass	yes	yes	
	<i>Cytisus scoparius</i>	english broom		yes	
	<i>Datura stramonium</i>	common thornapple		yes	
	<i>Echium plantagineum</i>	patersons curse	yes	yes	
	<i>Echium vulgare</i>	vipers bugloss		yes	
	<i>Elodea canadensis</i>	canadian pondweed	yes	yes	
	<i>Eragrostis curvula</i>	african lovegrass		yes	
	<i>Erica lusitanica</i>	spanish heath	yes	yes	
	<i>Erica scoparia</i>	twig heath		yes	
	<i>Foeniculum vulgare</i>	fennel		yes	
	<i>Genista monspessulana</i>	montpellier broom	yes	yes	
	<i>Hypericum perforatum</i>	perforated st johns-wort		yes	
	<i>Ilex aquifolium</i>	holly		yes	
	<i>Lepidium draba</i>	hoary cress		yes	
	<i>Leycesteria formosa</i>	himalayan honeysuckle	yes	yes	
	<i>Lycium ferocissimum</i>	african boxthorn		yes	
	<i>Moraea flaccida</i>	oneleaf cape tulip		yes	
	<i>Myriophyllum aquaticum</i>	parrotfeather		yes	
	<i>Oenanthe pimpinelloides</i>	dropwort		yes	
	<i>Onopordum acanthium</i>	scotch thistle		yes	yes
	<i>Roosa rubiginosa</i>	sweet briar			yes
	<i>Rubus fruticosus</i>	blackberry	yes	yes	yes
	<i>Salix alba</i> var. <i>caerulea</i>			yes	



	Salix alba var. vitellina	golden willow		yes	
	Salix x fragilis nothovar. fragilis	crack willow	yes	yes	
	Salix x sepulcralis nothovar. chrysocoma	golden weeping willow		yes	
	Senecio jacobaea	ragwort	yes	yes	
	Solanum marginatum	white-edged nightshade		yes	
	Ulex europaeus	gorse	yes	yes	yes
	Xanthium spinosum	bathurst burr		yes	
Priority Weeds	Acacia baileyana	cootamundra wattle		yes	
	Achillea millefolium	yarrow		yes	
	Anredera cordifolia	madeira vine		yes	
	Dipsacus fullonum	wild teasel	yes	yes	
	Grevillea rosmarinifolia	rosemary grevillea		yes	
	Iris pseudacorus	yellow flag iris		yes	
	Juncus acutus	sharp rush		yes	
	Pittosporum undulatum	sweet pittosporum		yes	
	Prunus laurocerasus	cherry laurel		yes	
	Reseda luteola	weld		yes	
	Rumex obtusifolius	broadleaf dock		yes	
	Salix x pendulina var. pendulina	weeping willow		yes	
	Spartina anglica	common cordgrass		yes	
	Tradescantia fluminensis	wandering creeper		yes	
	Verbascum thapsus	great mullein		yes	
	Watsonia meriana var. bulbillifera	bulbil watsonia		yes	



## APPENDIX 5 – THREATENED FLORA WITHIN 5KM

Species	Common Name	SS	NS	Observation within 500m	Life form	Habitat Description	Habitat suitability
<i>Alternanthera denticulata</i>	lesser joyweed	e		yes	herb	<i>Alternanthera denticulata</i> displays a preference for rocky (dolerite) river margins, but has also been recorded from disturbed <i>Melaleuca ericifolia</i> swamp forest and damp riparian grasslands.	no suitable habitat
<i>Anogramma leptophylla</i>	annual fern	v			fern	<i>Anogramma leptophylla</i> grows in shallow soil layers over rock, on exposed or semi-exposed outcrops in dry or damp sclerophyll forest. Plants are mostly found on rock ledges, often on, or just inside, the drip line of the overhead rock-face. The substrate is variable, including dolerite, basalt and sandstone.	no suitable habitat
<i>Aphelia gracilis</i>	slender fanwort	r		yes	annual herb	<i>Aphelia gracilis</i> inhabits damp sandy ground and wet places in the Midlands and north-east of the State. It may readily colonise	no suitable habitat



						sites after fire or other disturbance.	
Aphelia pumilio	dwarf fanwort	r		yes	annual herb	Aphelia pumilio is found growing on damp flats, often with impeded drainage. The main vegetation types are lowland grassland (Themeda triandra) and dry sclerophyll forest and woodland dominated by Eucalyptus viminalis, E. amygdalina or E. ovata.	marginal within pasture area
Asperula subsimplex	water woodruff	r			herb	Asperula subsimplex occurs in sites with impeded drainage, including damp grasslands, floodplains and sometimes in grassy forest and woodland along drainage depressions (even at the outfall of artificial dams).	marginal within pasture area
Blechnum spinulosum	small raspfern	e		yes	fern	Blechnum rupestre is associated with major rivers in northern Tasmania. It is strictly riparian, occurring on shaded banks (e.g. Pipers River), amongst the shade of boulders (e.g. First Basin, Cataract Gorge) and	no suitable habitat



						on steep soil banks in wet forest above the high flood zone (e.g. River Leven).	
Bolboschoenus caldwellii	sea clubsedge	r		yes	sedge	Bolboschoenus caldwellii is widespread in shallow, standing, sometimes brackish water, rooted in heavy black mud.	no suitable habitat
Boronia gunnii	river boronia	v	VU		shrub	Boronia gunnii is strictly riparian in habitat, occurring in the flood zone of the Apsley, St Pauls, and Dukes rivers (where extant) and the Denison Rivulet and South Esk River (where presumed extinct) in rock crevices or in the shelter of boulders. The base substrate is always dolerite.	no suitable habitat
Brunonia australis	blue pincushion	r		yes	herb	Brunonia australis typically occurs in grassy woodlands and dry sclerophyll forests dominated by Eucalyptus amygdalina or less commonly E. viminalis or E. obliqua. Some smaller populations are found in heathy and shrubby dry	marginal habitat



						forests. The species occurs on well-drained flats and gentle slopes between 10-350 metres above sea level. It is most commonly found on sandy and gravelly alluvial soils, with a particular preference for ironstone gravels. Populations found on dolerite are usually small.	
Caesia calliantha	blue grasslily	r		yes	graminoid	Caesia calliantha is found predominantly in the Midlands in grassland or grassy woodland including wattle and prickly box "scrub" (occasionally extending into forest, then usually dominated by Eucalyptus viminalis or E. amygdalina). It has also been recorded from grassy roadsides.	moderately suitable patches
Caladenia filamentosa	daddy longlegs	r		yes	orchid	Caladenia filamentosa occurs in lowland heathy and sedgy eucalypt forest and woodland on sandy soils.	no suitable habitat
Caladenia patersonii	patersons spider-orchid	v			orchid	Caladenia patersonii favours coastal and near-coastal areas in	no suitable habitat



						northern Tasmania, growing in low shrubby heathland and heathy forest/woodland in moist to well-drained sandy and clay loam.	
Caladenia tonellii	robust fingers	e	CR		orchid	In Henry Somerset Conservation Area, Caladenia tonellii occurs in Eucalyptus obliqua-E. amygdalina forest with a shrubby understorey, on shallow clay loam and shallow gravelly loam over clay. Topography varies from flats to slopes up to about 80 m above sea level. Sites near Scottsdale and Sisters Beach require confirmation as the habitat is quite different (e.g. quartzite-based soils on steeper slopes around Sisters Beach).	marginal habitat
Callitris oblonga subsp. oblonga	south esk pine	v	EN		tree	Callitris oblonga subsp. oblonga occurs predominantly in riparian scrub, woodland and forest (where it can extend away from rivers) in areas with low precipitation and	no suitable habitat



						usually sandy soil. It is local on the East Coast, particularly on the margins of the Swan, Apsley, South Esk, Cygnet and St Pauls rivers. A small population is also present in Cataract Gorge.	
<i>Calocephalus lacteus</i>	milky beautyheads	r			herb	<i>Calocephalus lacteus</i> occurs in open, dry sites in lowland areas of eastern and northern Tasmania and on lower altitudes of the Central Plateau. It requires bare ground for recruitment, and may benefit from disturbance. It is often found on roadsides and beside tracks.	marginal habitat
<i>Calochilus campestris</i>	copper beard-orchid	e			orchid	On mainland Australia, <i>Calochilus campestris</i> occurs on ridges and slopes in forest and woodland and can also be found in coastal heath and headlands. The species is known to colonise embankments and road verges. The habitat in Tasmania is poorly understood.	marginal habitat



Calystegia sepium subsp. sepium	swamp bindweed	r		yes	climber	Calystegia sepium has been recorded from riverbanks and the margins of forests in the north of the State around the Tamar region, where it mainly occurs in Melaleuca ericifolia swamp forest and amongst Phragmites australis swampland.	no suitable habitat
Carex gunniana	mountain sedge	r			sedge	The habitat of <i>Carex gunniana</i> is poorly understood and highly variable. It includes wet eucalypt forest, sandy heathlands, margins of streams, littoral sands, shingle with seepage, damp grasslands within dry forest and rough pasture.	no suitable habitat
Carex longibrachiata	drooping sedge	r		yes	sedge	Carex longibrachiata grows along riverbanks, in rough grassland and pastures, in damp drainage depressions and on moist slopes amongst forest, often dominated by Eucalyptus viminalis, E. ovata or E. rodwayi.	suitable habitat



Centipeda cunninghamii	erect sneezeweed	r		yes	herb	Centipeda cunninghamii is found in a wide variety of soil types, usually in areas subject to flooding or where water is stagnant. The seasonally dry margins of wetlands and lagoons also have the potential to support this species. It is currently known from the Sea Elephant River on King Island, the lower reaches of the South Esk River near Launceston, and Pangatana Rivulet near Port Sorell.	no suitable habitat
Chiloglottis trapeziformis	broadlip bird-orchid	e			orchid	Chiloglottis trapeziformis is known from near Wynyard on sandy soil in damp sclerophyll forest. There is a historical record from dry open forest near Legana. It has also been recorded from Leptospermum (teatree) and Allocasuarina (sheoak) scrub on sandy humus overlying granite on	marginal habitat



					Great Dog Island (Furieux group).	
Corunastylis nuda	tiny midge-orchid	r			orchid	<p>Corunastylis nuda occurs in a wide range of habitats from near sea level to 1,000 m above sea level, on a range of different soil types and geologies. Vegetation types include scrub, subalpine grassland, open rock plates, heathy open forest, shrubby dry sclerophyll forest and wet sclerophyll forest.</p> <p>marginal habitat</p>
Cryptandra amara	pretty pearflower	e			shrub	<p>Cryptandra amara grows in some of the driest areas of the State and is typically associated with fertile rocky substrates (e.g. basalt). Its habitat ranges from near-riparian rockplates to grasslands or grassy woodlands.</p> <p>no suitable habitat</p>
Damasonium minus	starfruit	r			annual herb	<p>Damasonium minus occupies swampy habitat and farm dams and prefers slow-flowing or stationary water.</p> <p>no suitable habitat</p>



Deyeuxia lawrencei	lawrences bentgrass	x	EX		grass	Deyeuxia lawrencei is known only from the type specimen collected around 1831 from an unknown location, possibly from the Launceston area. Habitat is unknown because the precise location of the only collection is not known. Deyeuxia lawrencei is presumed extinct.	presumed extinct
Dianella amoena	grassland flaxlily	r	EN		graminoid	Dianella amoena occurs mainly in the northern and southern Midlands, where it grows in native grasslands and grassy woodlands.	marginal habitat
Discaria pubescens	spiky anchorplant	e			shrub	Discaria pubescens is found sporadically in the Midlands and more abundantly in drier parts of the Central Highlands. It grows on sandy or gravelly soil, in basalt talus slopes and clefts amongst fractured dolerite rocks and flood channels. Many sites are in rough pasture, and it also grows on roadsides. Recent collections indicate	marginal habitat



						the species is occasionally associated with sandstone outcrops.	
Diuris palustris	swamp doubletail	e		yes	orchid	Diuris palustris occurs in coastal areas in grassy open eucalypt forest, sedgy grassland and heathland with Leptospermum (teatree) and Melaleuca (paperbark) on poorly- to moderately-drained sandy peat and loams, usually in sites that are wet in winter.	no suitable habitat
Epacris exserta	south esk heath	e	PEN	yes	shrub	Epacris exserta occurs along the lower reaches of the South Esk, North Esk and Supply rivers. It is a strictly riparian species that grows in areas subject to periodic inundation, mainly on alluvium amongst dolerite boulders within dense riparian scrub, and occasionally in open rocky sites. It has been recorded	no suitable habitat



						from 10-310 m above sea level.	
Epilobium pallidiflorum	showy willowherb	r?			herb	Epilobium pallidiflorum occurs in wet places (e.g. natural wetlands amongst forest, margins of Melaleuca ericifolia swamp forest, scrubby-sedgy E. ovata woodland on heavy soils, etc.) mostly in the north and north-west of the State.	no suitable habitat
Euphrasia collina subsp. deflexifolia	eastern eyebright	r			herb	Euphrasia collina subsp. deflexifolia occurs in open woodland or heath (sometimes extending to forest), often associated with road edges, tracks and depressions near the headwaters of creeks. Its habitat is associated with the availability of open patches of ground maintained by fire or other disturbance, the proximity of low vegetation and relatively high soil moisture in spring.	marginal habitat



Euphrasia scabra	yellow eyebright	e		herb	<p>Euphrasia scabra occurs in moist herb/sedge communities in grassy leads in marshes and in drier open grassy areas at the headwaters of creeks.</p> <p>Its habitat is associated with gaps created by grazing, flooding or other disturbance. It has been recorded from scattered sites throughout lowland areas of Tasmania, including the north-west coast, central north, Midlands, Eastern Tiers and around Hobart.</p> <p>However, it is considered to be extinct from many of these sites, and populations are low and transient in areas (Eastern Tiers and Hobart) with the greatest probability of still supporting the species.</p>	no suitable habitat
Gratiola pubescens	hairy brooklime	r		herb	<p>Gratiola pubescens is most commonly located in permanently or seasonally damp or swampy ground,</p>	moderate habitat, dam edges



						including the margins of farm dams.	
Gyrostemon thesioides	broom wheelfruit	r			shrub	Gyrostemon thesioides occurs predominately on dolerite or granite in Allocasuarina (sheoak) forest in the State's east and north-east, including the Furneaux Group.	no suitable habitat
Haloragis heterophylla	variable raspwort	r		yes	herb	Haloragis heterophylla occurs in poorly-drained sites (sometimes only marginally so), which are often associated with grasslands and grassy woodlands with a high component of Themeda triandra (kangaroo grass). It also occurs in grassy/sedgy Eucalyptus ovata forest and woodland, shrubby creek lines, and broad sedgy/grassy flats, wet pasture and margins of farm dams.	moderate habitat, dam edges
Hovea tasmanica	rockfield purplepea	r		yes	shrub	Hovea tasmanica occurs in central and north-eastern regions. It is usually found on dry, rocky ridges or slopes	marginal habitat



						(mostly dolerite) in forest and riverine scrub.	
Hypolepis muelleri	harsh groundfern	r			fern	Hypolepis muelleri occurs along watercourses, swampy areas or deep, rich, alluvial soils below 120 m elevation in northern Tasmania (including King and Flinders islands). It has also been recorded from forest dominated by Acacia melanoxylon (blackwood), Melaleuca (paperbark) or Eucalyptus species.	no suitable habitat
Isoetes elatior	tall quillwort	r		yes	aquatic fern	Isoetes elatior is only known from the South Esk, St Pauls, Break O'Day, Prosser and Apsley rivers, where it occurs in various depth waters, rooted in gravel/silt substrates in moderate to swiftly flowing water or in mud/silt in calmer water.	no suitable habitat



Juncus amabilis	gentle rush	r-			rush	Juncus amabilis occurs in a variety of habitats, usually poorly-drained sites such as damp grasslands and grassy woodlands, wet pastures, roadside ditches and edges of still and slow-flowing waterbodies. As presently understood, the species is mainly confined to lowland areas in the eastern half of the State but there are potential higher elevation and more western records that require confirmation.	moderate habitat
Lachnagrostis punicea subsp. punicea	bristle blowgrass	r			grass	Lachnagrostis punicea subsp. punicea occurs in moist depressions in grassy woodlands/forests and grasslands, and on the edges of swamps and saline flats.	no suitable habitat



Lepidium hyssopifolium	soft peppergrass	e	EN		herb	<p>The native habitat of Lepidium hyssopifolium is the growth suppression zone beneath large trees in grassy woodlands and grasslands (e.g. over- mature black wattles and isolated eucalypts in rough pasture). Lepidium hyssopifolium is now found primarily under large exotic trees on roadsides and home yards on farms. It occurs in the eastern part of Tasmania between sea-level to 500 metres above sea level in dry, warm and fertile areas on flat ground on weakly acid to alkaline soils derived from a range of rock types. It can also occur on frequently slashed grassy/weedy roadside verges where shade trees are absent.</p>	marginal habitat
Leucopogon virgatus var. brevifolius	shortleaf beardheath	r			shrub	<p>Leucopogon virgatus var. brevifolius occurs mainly on low undulating terrain in the drier parts of the State (e.g. Northern</p>	no suitable habitat



						Midlands) in heathy forest and woodland extending to open grassland and grassy woodland in disturbed habitats, often associated with rock outcrops (e.g. sandstone patches).	
Lycopus australis	australian gypsywort	e		yes	shrub	Lycopus australis occurs in moist shaded places including disturbed areas within Melaleuca ericifolia swamp forest, Phragmites australis reed beds, and rocky (dolerite) riverbeds fringed by riparian scrub.	no suitable habitat
Lythrum salicaria	purple loosestrife	v		yes	herb	Lythrum salicaria inhabits swamps, stream banks and rivers mainly in the north and north-east of the State. It can also occur between gaps in Melaleuca ericifolia forest. This species can act as a weed, proliferating along roadsides and other disturbed areas, and, as horticultural strains are in cultivation and birds can disperse seed, some	no suitable habitat



						occurrences may not be native.	
<i>Mentha australis</i>	river mint	e		yes	herb	<i>Mentha australis</i> is known from riparian habitats along the lower reaches of the South Esk River, Lake Trevallyn and the Rubicon River, where it occurs along the rocky (dolerite) margins of rivers and lakes.	no suitable habitat
<i>Muehlenbeckia axillaris</i>	matted lignum	r		yes	shrub	<i>Muehlenbeckia axillaris</i> is predominantly found in moist gravelly or rocky places on the Central Plateau, extending out to the west, north-west and lower reaches of the South Esk River.	no suitable habitat
<i>Myriophyllum integrifolium</i>	tiny watermilfoil	v			annual herb	<i>Myriophyllum integrifolium</i> occurs mostly in the Northern Midlands, with isolated populations in the State's north, north-east and south. It grows at the margins of wetlands and in seasonally wet places, including depressions	no suitable habitat



						associated with small ephemeral lakes. It can occur in coastal heathland and in forest in the Midlands, where it is often associated with old muddy tracks.	
Parietaria debilis	shade pellitory	r			herb	Parietaria debilis occurs around muttonbird rookeries, on cliffs/rocks in the salt spray zone, in moist shaded areas in dune scrubs, and under rock overhangs in forested gullies.	no suitable habitat
Persicaria decipiens	slender waterpepper	v		yes	herb	Persicaria decipiens occurs on the banks of rivers and streams, mostly in the north of the State, including King Island. The species may colonise farm dams.	no suitable habitat
Persicaria subsessilis	bristly waterpepper	e		yes	herb	Persicaria subsessilis is found in a variety of habitats, including rocky (dolerite) river margins, disturbed Melaleuca ericifolia (coast paperbark) swamp forest and lagoon margins, Cyperus lucidus (leafy flatsedge) sedgeland and within openings in riparian	no suitable habitat



						scrub on alluvium. It is known from the Ringarooma River, the South Esk River downstream of Trevallyn Dam, and the West Tamar near Launceston.	
Phyllangium divergens	wiry mitrewort	v			annual herb	Phyllangium divergens occurs in a wide variety of near-coastal habitats on a range of substrates, a common feature usually being bare ground (e.g. tracks) and rock exposures (e.g. outcrops, coastal cliffs, etc.).	no suitable habitat
Pimelea curviflora	curved riceflower	p			shrub	<i>Pimelea curviflora</i> var. <i>gracilis</i> occurs in a range of vegetation types from wet and dry sclerophyll forest to hardwood plantations. Understories vary from open and grassy to densely shrubby. It can densely colonise disturbed sites such as firebreaks, log landings and tracks.	marginal habitat
Pimelea flava subsp. flava	yellow riceflower	r			shrub	<i>Pimelea flava</i> subsp. <i>flava</i> occurs in wet and dry sclerophyll forest and woodland, and extends into hardwood and	marginal habitat



						softwood plantations. It often occurs abundantly on disturbed sites such as in logged forest, firebreaks, powerline easements and road batters.	
Poa mollis	soft tussockgrass	r		yes	grass	Poa mollis is relatively widespread in the eastern half of the State, in dry sclerophyll forest and woodland (often dominated by Eucalyptus amygdalina, E. viminalis or Allocasuarina verticillata). Sites are often steep and rocky (e.g. Cataract Gorge).	marginal habitat
Prasophyllum robustum	robust leek-orchid	e	CR		orchid	Prasophyllum robustum is now known only from one small site in grassy and shrubby Eucalyptus amygdalina forest on well-drained brown loam derived from basalt. The species has a much wider historical distribution.	marginal habitat



Prostanthera cuneata	alpine mintbush	x			shrub	On the mainland Prostanthera cuneata occurs in the alpine and subalpine heaths of Victoria and New South Wales. Apart from planted specimens, this species appears to be extinct in Tasmania, but was collected from a lowland site (but flood debris in the sample suggests it could have been washed down from higher elevations).	marginal habitat
Prostanthera rotundifolia	roundleaf mintbush	v		yes	shrub	Prostanthera rotundifolia mainly occurs along flood-prone rocky riverbeds as a component of the dense riparian shrubbery but also extends to adjacent rocky slopes.	no suitable habitat
Pterostylis grandiflora	superb greenhood	r			orchid	Pterostylis grandiflora occurs mostly in heathy and shrubby open eucalypt forests and in grassy coastal Allocasuarina (sheoak) woodland on moderately to well-drained sandy and loamy soils. It prefers to grow	no suitable habitat



						amongst undergrowth on lightly shaded sites. A recent population has been detected in wet sclerophyll forests.	
Pterostylis squamata	ruddy greenhood	v			orchid	Pterostylis squamata occurs in heathy and grassy open eucalypt forest, woodland and heathland on well-drained sandy and clay loams.	marginal habitat
Pterostylis ziegeleri	grassland greenhood	v	VU		orchid	Pterostylis ziegeleri occurs in the State's south, east and north, with an outlying occurrence in the north-west. In coastal areas, the species occurs on the slopes of low stabilised sand dunes and in grassy dune swales, while in the Midlands it grows in native grassland or grassy woodland on well-drained clay loams derived from basalt.	marginal habitat
Pultenaea prostrata	silky bushpea	v			shrub	Pultenaea prostrata occurs in grassy woodlands or grasslands, mostly on Tertiary basalt or Quaternary alluvium.	no suitable habitat



Ranunculus pumilio var. pumilio	ferny buttercup	r			annual herb	Ranunculus pumilio var. pumilio occurs mostly in wet places (e.g. broad floodplains of permanent creeks, "wet pastures") from sea level to altitudes of 800-900 m above sea level.	
Rumex bidens	mud dock	v			herb	Rumex bidens grows at the margins of lakes, swamps, and slow-moving rivers and streams, and may also occur in drainage channels.	suitable habitat
Rytidosperma indutum	tall wallabygrass	r-		yes	grass	Rytidosperma indutum is relatively widespread on mudstone and dolerite in dry sclerophyll woodlands and associated lowland grasslands in drier parts of the State.	marginal habitat
Schenkia australis	spike centaury	r			annual herb	Schenkia australis has been recorded from rainforest, wet sclerophyll forest, dry sclerophyll forest and heathland in the east and north of the State. It has also been recorded from forest sites which were cleared for pasture. Several recent sites are from	marginal habitat



						windswept coastal heathland/scrub.	
Schoenoplectus tabernaemontani	river clubsedge	r			sedge	Schoenoplectus tabernaemontani inhabits the margins of lagoons on King Island, Flinders Island and on some riverbanks in the Midlands.	no suitable habitat
Scleranthus fasciculatus	spreading knawel	v		yes	herb	Scleranthus fasciculatus is only recorded from a few locations in the Midlands and south-east. The vegetation at most of the sites is Poa grassland/grassy woodland. Scleranthus fasciculatus appears to need gaps between the tussock spaces for its survival and both fire and stock grazing maintain the openness it requires. Often found in areas protected from grazing such as fallen trees and branches.	marginal habitat
Scutellaria humilis	dwarf skullcap	r		yes	annual herb	Scutellaria humilis is found in moist, shady places in the north-	no suitable habitat



						east and south-east of the State. Recent sites have been associated with rocky slopes and rises.	
Senecio campylocarpus	bulging fireweed	v		yes	herb	Senecio campylocarpus occurs on grassy margins of permanent rivers in the Midlands and on broad floodplains.	no suitable habitat
Senecio macrocarpus	largefruit fireweed	x	VU		herb	Senecio macrocarpus is presumed extinct in Tasmania, having been collected from the north of the State including the South Esk River. In Victoria, the species occurs in poorly-drained basalt grasslands and grassy woodlands.	presumed extinct
Senecio squarrosus	leafy fireweed	r		yes	herb	Senecio squarrosus occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types.	marginal habitat



Siloxerus multiflorus	small wrinklewort	r		yes	annual herb	Siloxerus multiflorus occurs in a range of somewhat exposed lowland habitats, including bare soil and rocks amongst dense windswept coastal shrubbery to rock outcrops and bare ground associated with native grassland, grassy woodland and forest.	marginal habitat
Spyridium eriocephalum var. eriocephalum	heath dustymiller	e			shrub	Spyridium eriocephalum var. eriocephalum is known to be extant at a single subpopulation within East Risdon State Reserve where it grows on mudstones in open shrublands or low open eucalypt woodlands, the species being closely associated with Aboriginal middens, with abundant crushed and burnt shell. The dominant eucalypt is Eucalyptus amygdalina, with Eucalyptus risdonii occurring at the small inland site. Allocasuarina verticillata (drooping	marginal habitat



					sheoak) is also prominent at one site. The aspect of the East Risdon sites ranges from west to north-west, the slope from 2-25 degrees, elevation above sea level from 5-30 m above sea level, while the majority of plants are within 150 m of the River Derwent.	
Spyridium vexilliferum var. vexilliferum	helicopter bush	r			shrub	<p>Spyridium vexilliferum occurs in a range of vegetation types, including sandy heaths, rock plates and dry sclerophyll forest and woodland (mainly dominated by Eucalyptus amygdalina). It is found on a range of substrates (e.g. mudstone, granite, laterite gravels) from near-coastal areas in the east, north and west of the State, to the Midlands and lower Derwent Valley. It is most abundant in open or disturbed areas, as it can proliferate from soil-stored seed after disturbance.</p> <p>marginal habitat</p>



Stylidium despectum	small triggerplant	r			annual herb	Stylidium despectum has mainly been recorded from wet sandy heaths, moist depressions, soaks and hollows in near-coastal areas. It extends to similar habitat amongst forest and woodland in the Midlands.	no suitable habitat
Tetratheca ciliata	northern pinkbells	r			shrub	Tetratheca ciliata occurs from near-coastal areas in the State's north at elevations below 70 m, ranging from Rocky Cape in the west to Tomahawk/Boobyalla in the east, and an outlying site near Liffey about 60 km inland and 320 m above sea level. It has been recorded from	marginal habitat
Teucrium corymbosum	forest germander	r			shrub	Teucrium corymbosum occurs in a wide range of habitats from rocky steep slopes in dry sclerophyll forest and Allocasuarina (sheoak) woodland, riparian flats and forest.	marginal habitat
Tricoryne elator	yellow rushlily	v			graminoid	Tricoryne elator occurs in native	marginal habitat



						grassland, grassy woodland and forest.	
<i>Triptilodiscus pygmaeus</i>	dwarf sunray	v		yes	annual herb	<i>Triptilodiscus pygmaeus</i> grows within grasslands, grassy woodlands or rockplates, with the underlying substrate being mostly Tertiary basalt or Jurassic dolerite. The elevation range of recorded sites in Tasmania is 30- 470 m above sea level, with an annual rainfall of about 450-600 mm. The species occurs within native grassland dominated by <i>Themeda triandra</i> (kangaroo grass).	marginal habitat
<i>Utricularia australis</i>	yellow bladderwort	r		yes	aquatic herb	<i>Utricularia australis</i> has a widespread distribution, ranging from the Gordon River in the south-west to the northern part of Flinders Island in the far north-east (and also reportedly from the Derwent River in the State's south). It grows in stationary or slow-moving water, including natural lakes, farm dams and reservoirs, where it has been reported as forming 'locally dense swards'.	no suitable habitat
<i>Vallisneria australis</i>	river ribbons	r			aquatic herb	<i>Vallisneria australis</i> grows rooted and submerged in flowing freshwater habitats such as major rivers of the Midlands.	no suitable habitat
<i>Velleia paradoxa</i>	spur velleia	v		yes	herb	<i>Velleia paradoxa</i> is known from the Hobart and Launceston areas, and the Midlands and the Derwent Valley, where it occurs in grassy woodlands or grasslands on dry sites. It has been recorded up to 550 m above sea level at sites with an annual rainfall range of 450-750 mm.	marginal habitat
<i>Veronica plebeia</i>	trailing speedwell	r		yes	herb	<i>Veronica plebeia</i> typically occurs in dry to damp sclerophyll forest dominated by <i>Eucalyptus amygdalina</i> on dolerite or Tertiary sediments, but can also occur in <i>Eucalyptus ovata</i> grassy woodland/forest and <i>Melaleuca ericifolia</i> swamp forest.	marginal habitat



Viola caleyana	swamp violet	r			herb	The habitat of Viola caleyana in Tasmania is poorly understood but includes lowland wet grasslands, possibly wet heathlands and a variety of forest types.	marginal habitat
Vittadinia gracilis	woolly new-holland-daisy	r			herb	Vittadinia gracilis occurs in native grassland and grassy woodland.	marginal habitat
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	p			herb	Vittadinia muelleri occurs in native grassland and grassy woodland.	marginal habitat
Westringia angustifolia	narrowleaf westringia	r		yes	shrub	Westringia angustifolia occurs mainly in mid elevations, always on dolerite (but can be close to dolerite-sediment contact zones), in dry to wet sclerophyll forest on broad ridges, slopes and dense riparian shrubberies.	marginal habitat
Xanthoparmelia jarmaniae		v			lichen	Xanthoparmelia jarmaniae is known from dolerite and sandstone in degraded, dry sclerophyll forest and native grassland, and from a sandstone gravestone in the Midlands.	marginal habitat
Xerochrysum bicolor	eastcoast paperdaisy	r			herb	Species of Xerochrysum are poorly understood in Tasmania, especially the identification of coastal species (X. bicolor and X. bracteatum). X. bicolor may be restricted to stabilised dune systems.	no suitable habitat



## APPENDIX 6 – THREATENED FAUNA

Threatened fauna recorded within 500m (Natural Values Atlas) or within based on range boundaries).

Scientific Name	Common name	Tasmanian Schedule	Federal Schedule	Observation within 500m	Observation within 5km	range class	Habitat Description	Habitat suitability
Accipiter novaehollandiae	grey goshawk	e				Potential Range	Potential habitat for the grey goshawk is native forest with mature elements below 600 m altitude, particularly along watercourses. FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat. Significant habitat for the grey goshawk may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.). FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat.	no suitable habitat



Aquila audax subsp. fleayi	wedge-tailed eagle	pe	PEN		yes	Potential Range	Potential habitat for the wedge-tailed eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only one is used for breeding in any one year. Breeding failure often promotes a change of nest in the next year. [see FPA's Fauna Technical Note 1 and FPA's Fauna Technical Note 6 for more information]Significant habitat for the wedge-tailed eagle is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where the nest tree is still present).	no suitable nesting habitat, may forage
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Beddomeia launcestonensis	hydrobiid snail (cataract gorge)	e			yes		Believed to be restricted to the Cataract Gorge and there is no understanding of its habitat requirements other than it having been observed on: the underside of large rocks and under stones in running water and under large stable slabs of rock in pools and side channels off the main bed of the river	no suitable habitat
Catadromus lacordairei	Green Lined Ground					Potential Range	Potential habitat for the Green-lined Ground Beetle is open, grassy/sedgy, low altitude grasslands and woodlands associated with wetlands and low-lying plains or flats adjacent to rivers/streams. Key habitat elements that need to be present include sheltering sites such as patches of stones, coarse woody debris and/or cracked soils. The species is a highly active and mobile flyer that often comes to ground close to water sources and is rarely found further than 250 m from such a source.	no suitable habitat



Dasyurus maculatus	spotted-tailed quoll	r	VU		yes	Core Range	Potential habitat for the spotted-tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted-tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted-tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.	no suitable denning habitat, may forage
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Dasyurus viverrinus	eastern quoll		EN		yes	Core Range	Potential habitat for the Eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the Eastern Quoll is the whole of mainland Tasmania and Bruny Island. Core range for the Eastern Quoll is a specialist-defined area based primarily on modelling work published in Fancourt et al 2015 and additional expert advice.	no suitable denning habitat, may forage
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Galaxias fontanus	Swan galaxias	e	EN			Potential Range	Potential habitat for the Swan Galaxias is slow to moderately fast flowing streams containing permanent water (even when not flowing), which have good instream cover from overhanging banks and/or logs, and shade from overhanging vegetation. A population can only be maintained where barriers have prevented establishment of trout and redfin perch. The nature of these barriers is variable and can include permanent natural structures such as waterfalls and chutes and also low flow-dependent features such as marshes, ephemeral water-losing and remnant channels, braided channel floodplain features. Significant habitat for the Swan galaxias is all potential habitat and a 30m stream-side reserve within the core range. This includes the Wildlife Priority Areas (Fauna Special Management Zones) on the upper Swan River, Tater Garden Creek and upper Blue Tier Creek, and other upper catchments of tributaries of the Macquarie, Blackman and Isis Rivers.	no suitable habitat
Hirundapus caudacutus	white-throated needletail		VU				Migratory from Northern Hemisphere. White-throated Needletails spend the non-breeding season in Australasia, mainly in Australia, and occasionally in New Guinea and New Zealand.	no suitable habitat



Haliaeetus leucogaster	white-bellied sea-eagle	v			yes	Potential Range	Potential habitat for the White-Bellied Sea-eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat for the white-bellied sea-eagle is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where nest tree still present).	no suitable nesting habitat, may forage
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Litoria raniformis	green and golden frog	v	VU			Potential Range	Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water-holding sites such as old quarries, slow-flowing stretches of streams and rivers and drainage features. Significant habitat for the green and gold frog is still or very slow flowing water bodies, with at least some vegetation, and a lack of obvious pollutants (oils, chemicals, etc). See FPA Fauna Technical Note 18 for further guidance on assessing significant habitat for the green and gold frog.	suitable habitat with dams
Migas plomleyi	Plomley's trapdoor spider or spider (cataract gorge)	e			yes			no suitable habitat
Pasmaditta jungermanniae	snail (cataract gorge)	v			yes	Potential Range	Potential habitat for the Cataract Gorge snail is intact or disturbed native vegetation with extensive exposed rock faces (usually dolerite), usually greater than 2 m high (e.g. distinct outcrops/cliffs or several large boulders), with well-developed moss and/or lichen cover on rock faces and ledges (such sites often occur in more deeply incised drainage features or steeper slopes).	no suitable habitat



Perameles gunnii	eastern barred bandicoot		VU		yes	Core Range	Potential habitat for the eastern barred bandicoot is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Significant habitat for the Eastern Barred Bandicoot is dense tussock grass-sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.	marginal foraging habitat around forest fringes
Prototroctes maraena	australian grayling	v	VU			Potential Range	Potential habitat for the Australian Grayling is all streams and rivers in their lower to middle reaches. Areas above permanent barriers (e.g. Prosser River dam, weirs) that prevent fish migration, are not potential habitat.	no suitable habitat
Pseudemoia rawlinsoni	glossy grass skink	r				Potential Range	Potential habitat for the Glossy Grass Skink is wetlands and swampy sites (including grassy wetlands, teatree swamps and grassy sedgeland), and margins of such habitats.	marginal habitat around damss



Sarcophilus harrisii	tasmanian devil	e	EN			Potential Range	<p>Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (4-27 km<sup>2</sup>).</p> <p>Significant habitat for the Tasmanian devil is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100 m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1 km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990).</p> <p>Potential denning habitat for the Tasmanian devil is areas of burrowable, well-drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat</p>	no suitable denning habitat, may forage
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Tyto novaehollandiae	masked owl	e	VU			Core Range	<p>Potential habitat for the masked owl is all areas with trees with large hollows (≥15 cm entrance diameter). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may also constitute potential habitat.</p> <p>Significant habitat for the masked owl is any area of native dry forest, within the core range, with trees with large hollows (≥15 cm entrance diameter). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may also constitute significant habitat.</p> <p>See FPA Fauna Technical Note 17 for guidance on assessing masked owl habitat using 'on-ground' and remote methods.</p>	no suitable nesting habitat (large hollows), may forage
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# Bushfire Hazard Management Report:

**Report for:** Torque Holdings

**Property Location:** 12 Neptune Drive, Blackstone

**Prepared by:** Scott Livingston  
Livingston Natural Resource Services  
12 Powers Road  
Underwood, 7268

**Date:** 17<sup>th</sup> June 2020





## Summary

### Client:

Torque Holdings Pty Ltd

### Property identification:

12 Neptune Drive  
PID 1894931  
121359/1  
112632/1

PID 2702399  
112632/3  
146423/2  
146423/2

10 Neptune Drive  
PID 2702380  
146423/1

Current Zoning; Low Density Residential, *Meander Valley Planning Scheme 2013*

### Proposal:

The proponent intends to construct multiple dwellings at 12 Neptune Drive  
Blackstone Heights

### Assessment by:



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Scott Livingston,

Master Environmental Management,  
Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act  
1979:  
Accreditation # BFP-105  
Scope 1,2, 3A, 3B, 3C.



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## LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.



## INTRODUCTION

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The proponent intends to construct multiple strata titled dwellings and associated infrastructure at 12 Neptune Drive Blackstone Heights. 10 Neptune Drive contains an existing dwelling and future development on that lot is not addressed in this report but is likely to achieve BAL Low ratings with applicable hazard management. The property has residential and workshop buildings and a quarry, these are outside the stage 1 area and not addressed in this report. The café, storage and parking facilities on the western portion of the masterplan is currently being developed, buildings within that area are not assessed as part of this report, and are likely to achieve BAL Low ratings

The area is bushfire prone being within 100m of bushfire prone vegetation. The property is predominately pasture with a large dam and native vegetation in the north eastern section. It adjoins residential development, low density residential areas, water treatment plant, South Esk River (Trevallyn Nature Recreation Reserve) and Meander Valley Council reserve on Dalrymple Creek.

## SITE DESCRIPTION

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The property is predominately pasture with a large dam and native vegetation in the north eastern section. The proposed stage 1 area is predominately pasture with some areas of silver wattle and exotic plantings.

The land to the northwest of the stage 1 area is low density residential land with a mosaic of grassland and scrub. That lot is currently being developed and fuel loads are likely to change. Land to the north east is native vegetation and grassland patches, land to the south east is grassland with low threat vegetation around buildings. Land to the south east is low threat land around buildings.

The area is serviced by a reticulated water supply with existing hydrants on Neptune Drive, Glover Street and Panorama Road

See Appendix 1 for maps.

## BAL AND RISK ASSESSMENT

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The development is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation greater than 1 ha in extent.

Risk assessment shown in the table below are for groups of dwellings, the large residential development off Neptune Drive, a Lifestyle Living area east of Panorama Road and a smaller residential development on the northern boundary. Measurements are from outer edges of the developments and internal strata lots are not assessed.

### VEGETATION AND SLOPE

**Table 1: Vegetation & Slope from building facades**



<b>Residential development (Neptune Drive)</b>	<b>North East</b>	<b>South East</b>	<b>South West (east of Neptune Drive)</b>	<b>South West (west of Neptune Drive)</b>	<b>North West</b>
Vegetation, within 100m	0-50m grassland, 50-100m water	0-10m road 10-100m grassland.	0-18m road 18-100m grassland.	0-100m low threat	0-100m grassland.
Slope (degrees, over 100m)	Downslope 0-5°	Upslope/flat	Upslope/flat	Upslope/flat	Upslope/flat
BAL Rating current vegetation	BAL FZ	BAL 19	BAL 12.5	BAL Low	BAL FZ
BAL Rating with HMA	BAL Low	BAL 12.5	BAL Low	BAL Low	BAL Low

<b>Lifestyle Living (Neptune Drive)</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
Vegetation, within 100m	0-100m grassland Scrub,	0-20m road 20-100m grassland.	0-100m low threat	0-100m low threat
Slope (degrees, over 100m)	Upslope/flat	Downslope 0-5	Upslope/flat	Upslope/flat
BAL Rating current vegetation	BAL FZ	BAL 12.5	BAL Low	BAL Low
BAL Rating with HMA	BAL 19	BAL 12.5	BAL Low	BAL Low

<b>Residential (North)</b>	<b>North East</b>	<b>South East</b>	<b>South West</b>	<b>North West</b>
Vegetation, within 100m	0-100m grassland /forest	0-100m forest	0-100m grassland	0-20m road, 20-100m grassland
Slope (degrees, over 100m)	Upslope/flat	Downslope 0-5	Downslope 0-5	Upslope/flat
BAL Rating current vegetation	BAL FZ	BAL FZ	BAL FZ	BAL 12.5
BAL Rating with HMA	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5

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

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.



The Fire Danger Index for Tasmania is **50**

**Table 2: BAL Levels**

<b>Bushfire Attack Level (BAL)</b>	<b>Predicted Bushfire Attack &amp; Exposure Level</b>
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m <sup>2</sup>
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m <sup>2</sup>
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m <sup>2</sup>

### **PROPOSED BUILDING BAL RATING**

Assuming hazard management as described below is undertaken the following BAL Ratings will apply:

**Neptune residential area:** dwellings on the south eastern edge adjacent to the existing access will be BAL 12.5 due to proximity of grassland on the retained farmland. Dwellings on the northern portion adjacent to the Lifestyle living area will be BAL 12.5, or BAL 19, unless substantial areas of the lifestyle zone are managed as low threat vegetation. All other dwellings can achieve BAL Low where greater than 50m from grassland or 100mm from other bush fire prone vegetation.

**Lifestyle Living Area:** Dwellings within this area can achieve ratings of BAL 12.5 or 19 dependant on density and hazard management between dwellings. If land to the north is developed and managed as low threat vegetation BAL ratings may be further reduced.

**Residential (North):** Unless fuel management occurs on land outside Stage 1, dwelling in this area are rated as BAL12.5 or BAL19 if HMA's are reduced.

### **HAZARD MANAGEMENT AREAS**

All residential areas are assumed to be managed as low threat vegetation. The land between residential development and the dam must be managed as low threat vegetation to achieve BAL Low ratings. At least 16m of low threat vegetation is required for BAL 12.5 and 10m for BAL 19. Hazard management within the lifestyle area will depend on building location, separation distances and should be calculated at building approval stage.

Staged Hazard management areas are likely to be required during development. Low threat vegetation is managed gardens, orchards or lawns maintained to < 100mm in height.





**Figure 1: Hazard Management Areas for stage 1 development**



## ACCESS

Access must be compliant with elements of Table 4.2 of the Director of Building Control's *Determination Requirements for Building in Bushfire-Prone Areas*. Council may require higher standards for access within residential areas.

Table 4.2 Requirements for Property Access

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

*Bushfire Report*

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Column 1		Column 2
Element		Requirement
		<ul style="list-style-type: none"> <li>i. A turning circle with a minimum outer radius of 10 metres;</li> <li>ii. A property access encircling the building; or</li> <li>iii. A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long</li> </ul>
<b>C.</b>	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) The Requirements for B above; and</li> <li>(b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.</li> </ul>
<b>D.</b>	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) Complies with Requirements for B above; and</li> <li>(b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.</li> </ul>

## **FIREFIGHTING WATER SUPPLY**

The area is serviced by a reticulated water supply with an existing hydrants on Neptune Drive, Glover Street and Panorama Road. Additional Hydrants will be required to meet 120m hose lay requirements.



**Table 4.3A Requirements for Reticulated Water Supply for Fire Fighting**

Column 1		Column 2
Element		Requirement
<b>A.</b>	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) The building area to be protected must be located within 120 metres of a fire hydrant; and</li> <li>(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</li> </ul>
<b>B.</b>	Design criteria for fire hydrants	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and</li> <li>(b) Fire hydrants are not installed in parking areas.</li> </ul>
<b>C.</b>	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> <li>(a) No more than three metres from the hydrant, measured as a hose lay;</li> <li>(b) No closer than six metres from the building area to be protected;</li> <li>(c) With a minimum width of three metres constructed to the same standard as the carriageway; and</li> <li>(d) Connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>



## CONCLUSIONS

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The area is bushfire prone, being less than 100m from bushfire-prone vegetation greater than 1 ha in size. Proposed development and reduction in fuel loads of the Neptune Drive residential area will significantly reduce exposure of existing dwellings on Glover Avenue to bushfire prone vegetation, with development and hazard management they will become not bushfire prone.

Construction Class 1, 2 3, 8 or 9 and class 10a buildings within 6m of a habitable must be to at least BAL standards that will depend on hazard management within the development. Compliance standards and façade BAL ratings and required hazard management should be addressed at the time of building approval for dwellings/ groups of dwellings.

For BAL ratings indicated in this report land between the residential development is assumed to be managed as low threat vegetation.

Access must be compliant with table 4.2 of Director of Building Control's *Determination Requirements for Building in Bushfire-Prone Areas*.

Additional hydrants will be required to service the development and must meet the requirements of table 4.3A of Director of Building Control's *Determination Requirements for Building in Bushfire-Prone Areas*.

## REFERENCES

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Director of Building Control, (2017) *Directors Determination- Categories of Building Control and Demolition Work*

Director of Building Control, (2017) *Directors Determination- Application of Requirements for Building in Bushfire Prone Areas*.

Director of Building Control, (2017) *Directors Determination- Requirements for Building in Bushfire Prone Areas*.

Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Bushfire Prone Area*

Artas. (2020), *Master Plan F06*, 9/6/2020



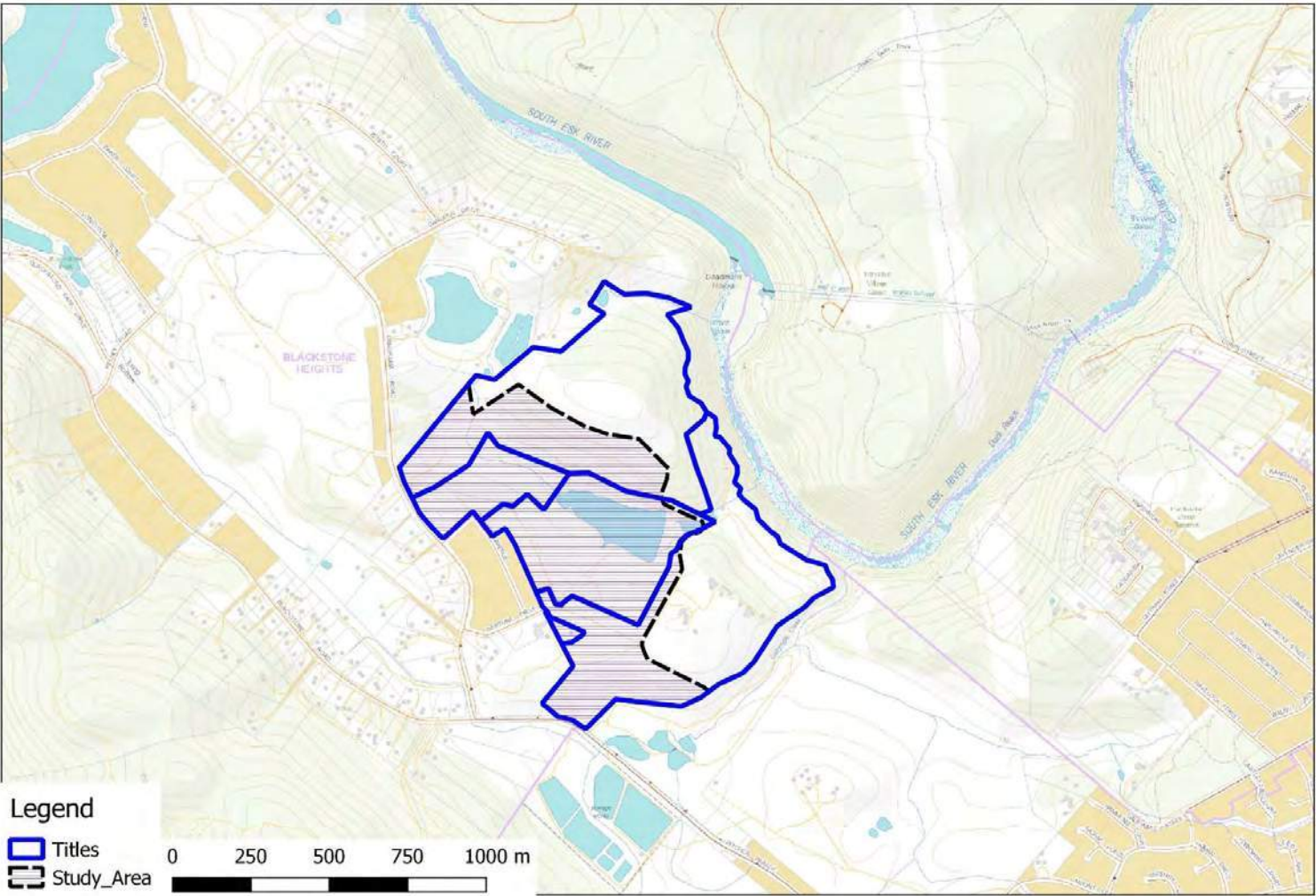


Figure 2: Location





Figure 3: aerial image,



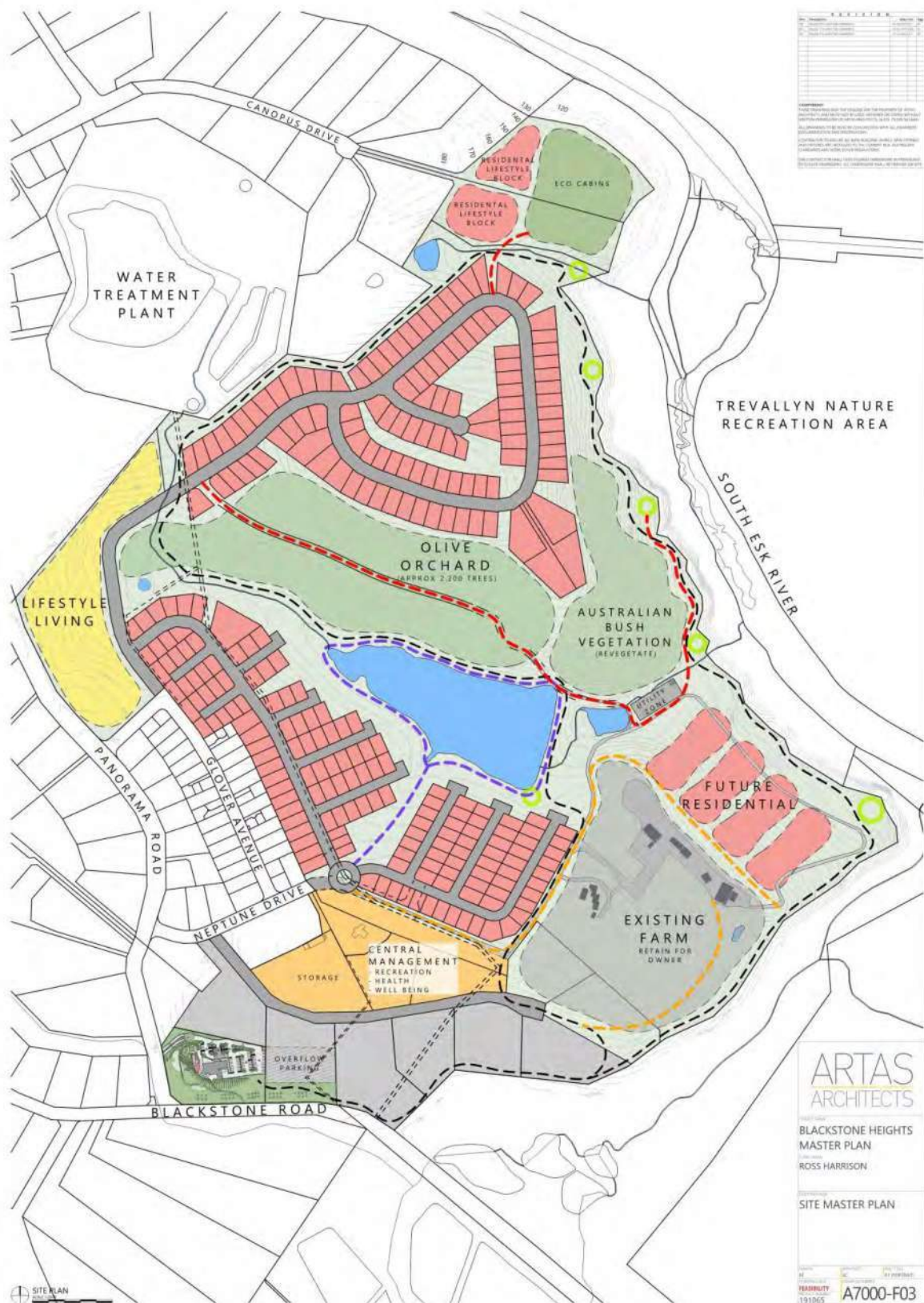


Figure 4: Master Plan



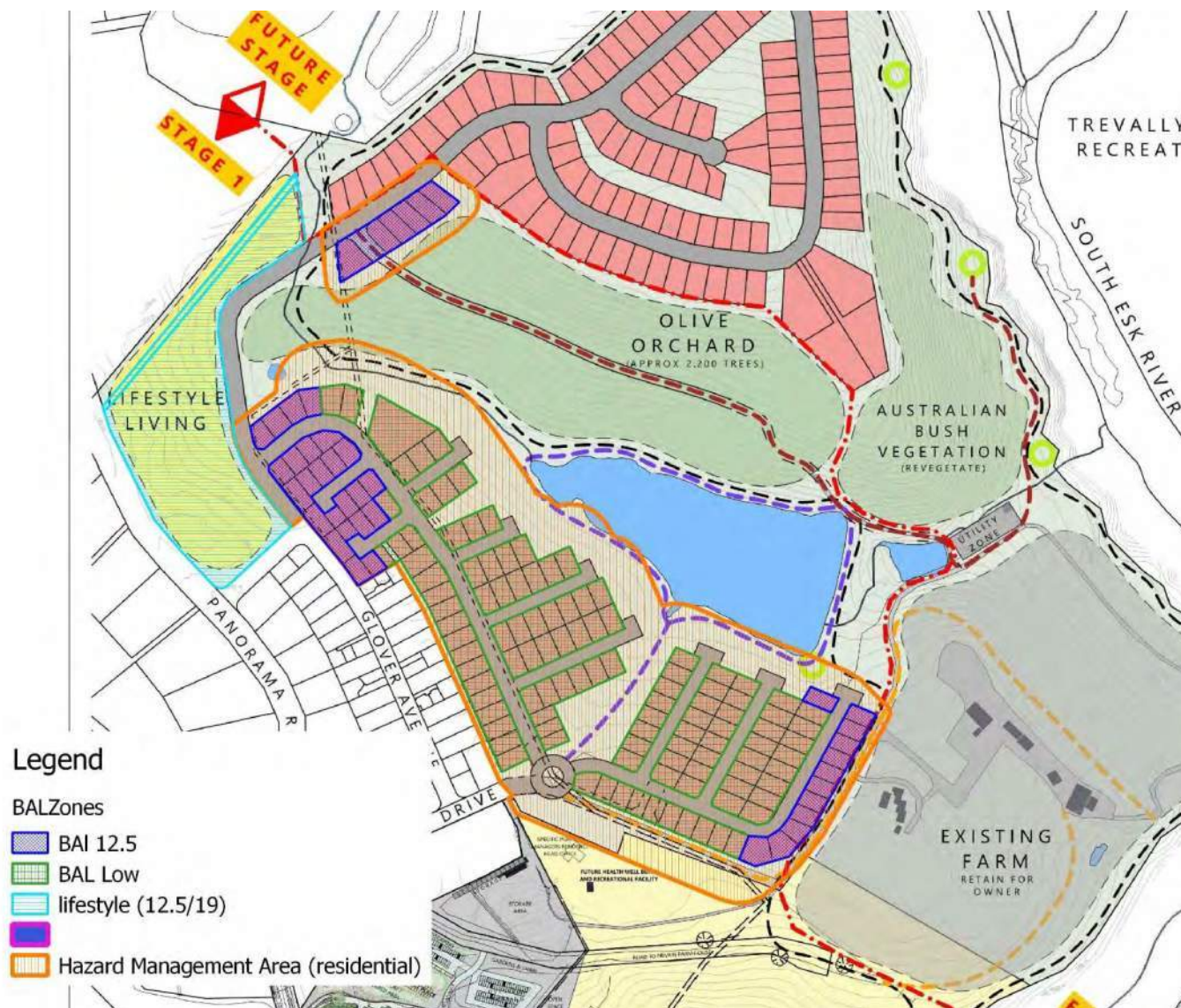


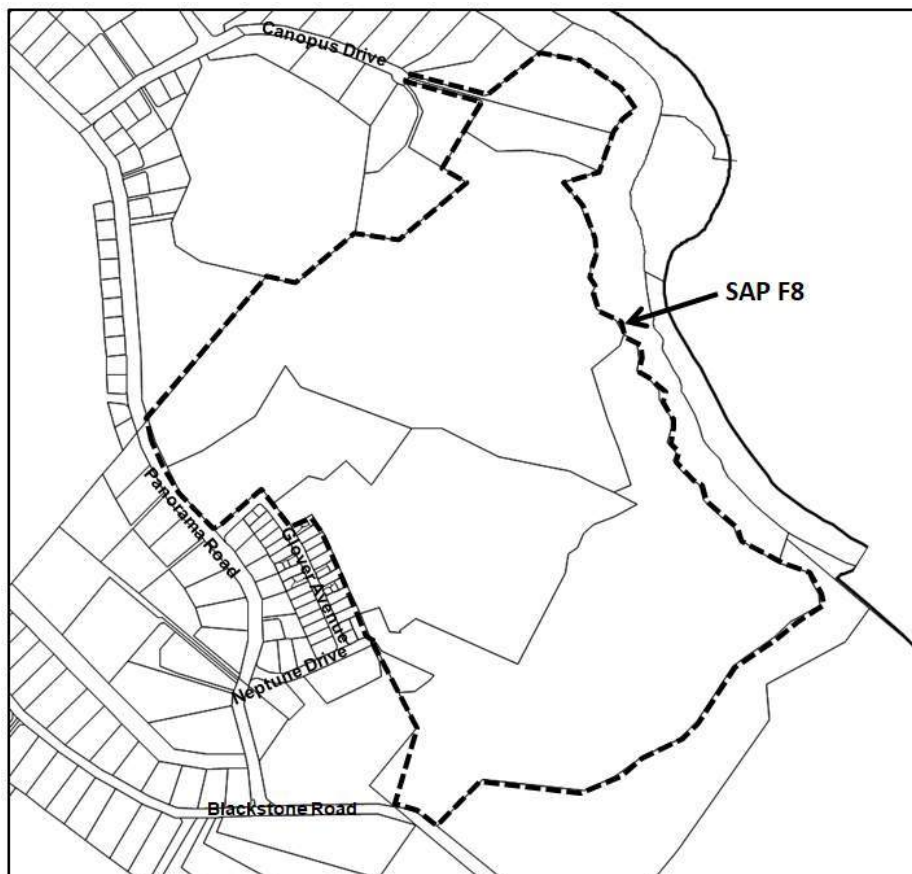
Figure 5: BAL Zones and Hazard Management (master plan)







### Certification Map



### Map Amendments

- 1/ Amend the planning scheme map to add the outline and notation of the area contained in SAP F8, applying to the following Certificates of Title:

<b>10 Neptune Drive, Blackstone Heights</b>	<b><i>CT 146423/1</i></b>
<b>12 Neptune Drive, Blackstone Heights</b>	<b><i>CT 146423/2</i></b>
	<b><i>CT 112632/3</i></b>
	<b><i>CT 112632/1</i></b>
	<b><i>CT 121359/1</i></b>
	<b><i>CT 121358/1</i></b>
	<b><i>CT 121358/2</i></b>



## Ordinance Amendments

1/ Insert **F8 – Neptune Drive Specific Area Plan** into Part F of the Planning Scheme.

### **F8 Neptune Drive Specific Area Plan**

#### **F8.1 Purpose of Specific Area Plan**

F8.1.1 The purpose of the Neptune Drive Specific Area Plan specific area plan is:

- a) To maintain the low density character of Blackstone Heights through the provision of extensive areas of open space between nodes of focused residential development.
- b) To provide non-residential uses that support and enhance residential amenity.
- c) To provide a high standard of residential amenity through commercial services and facilities and consistent urban design outcomes through a Community Development Scheme.
- d) To establish precincts for residential, visitor accommodation, open space, bushland and community and commercial purposes.

#### **F8.2 Application of Specific Area Plan**

F8.2.1 The specific area plan applies to the area of land designated as SAP F8 on the Planning Scheme maps.

F8.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of the Low Density Residential Zone.

#### **F8.3 Local Area Objectives**

##### **Residential Precinct**

- a) A high standard of urban design is to be achieved through consistency of scale, setbacks and materials within each area of residential development.
- b) The precinct is to be developed with a density of one dwelling for 600 to 700m<sup>2</sup>. Larger lots are to be independent living unit development that achieves a density of 1 dwelling per 300m<sup>2</sup>.
- c) Roof forms are to provide for solar panels integrated into the plane of the roof.
- d) Visitor accommodation use may occur if the use is small in scale and the cumulative effect of the use does not distort the primary residential function of the precinct.
- e) Residential streets are well connected to public transport routes.
- f) A high degree of permeability is provided through footpaths and walking tracks between each precinct.

##### **Eco-Cabin Precinct**

- a) Visitor accommodation shall be designed and sited to enjoy the visual amenity afforded by the location but not be of a scale or design that detracts from the rural setting.



<ul style="list-style-type: none"> <li>b) Visitor accommodation will have regard to the amenity of adjoining residential use through separation and scale.</li> <li>c) Uses other than visitor accommodation, including residential, will not be the dominant use within the precinct.</li> </ul>
<b>Bushland Precinct</b> <ul style="list-style-type: none"> <li>a) The bushland precinct will be managed in perpetuity to provide high quality habitat for native flora and fauna.</li> </ul>
<b>Community Precinct</b> <ul style="list-style-type: none"> <li>a) The commercial and community precinct will provide a mix of community services that benefit persons residing within the site and the broader area of Blackstone Heights and Prospect Vale.</li> <li>b) The scale, density, height and form of buildings will not unreasonably detract from the surrounding low density residential character through scale, density or form, particularly at the boundary of the plan area.</li> <li>c) Residential use shall be discouraged unless for unique or specific purpose such as aged care.</li> </ul>
<b>Open Space Precinct</b> <ul style="list-style-type: none"> <li>a) The open space precinct will provide tracks and trails through the site connecting other precincts.</li> <li>b) Development shall be for purposes that support and enhance open space use, or reflect established uses.</li> <li>c) Utilities associated with onsite infrastructure services are to be provided within the open space precinct.</li> </ul>

## F8.4 Use Table

This clause is in substitution for Local Business Zone – clause 20.2 – Use Table.

No Permit Required	
Use Class	Qualification
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling or multiple dwellings
Utilities	If for minor utilities
General Retail and Hire	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Use Class	Qualification
Visitor Accommodation	If for holiday units



<b>Discretionary</b>	
<b>Use Class</b>	<b>Qualification</b>
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility
Residential	If not listed as no permit required
Sports and Recreation	
Storage	If for existing use (contractors yard)
Tourist Operation	
Utilities	

## **F8.5 Use Standards**

### **F8.5.1 Discretionary Uses**

Objective:	That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses or compromise the activity centre hierarchy.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> Hours of operation for a use listed as Discretionary, excluding Emergency Services or Residential use, must be within 8.00am to 6.00pm.		<b>P1</b> Hours of operation for a use listed as Discretionary, excluding Emergency Services or Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise or other emissions.



<p><b>A2</b></p> <p>External lighting for a use listed as Discretionary, excluding Residential use:</p> <p>(a) must be within the hours of 7.00pm to 7.00am, excluding any security lighting; and</p> <p>(b) security lighting must be baffled so that direct light does not extend into the adjoining property.</p>	<p><b>P2</b></p> <p>External lighting for a use listed as Discretionary, excluding Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the number of proposed light sources and their intensity;</p> <p>(b) the location of the proposed light sources;</p> <p>(c) the topography of the site; and</p> <p>(d) any existing light sources.</p>
<p><b>A3</b></p> <p>No Acceptable Solution</p>	<p><b>P3</b></p> <p>Use listed as Discretionary must be consistent with the local area objective for each precinct and must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the intensity and scale of the use;</p> <p>(b) the emissions generated by the use; and</p> <p>(c) the type and intensity of traffic generated by the use.</p>

#### F8.5.2 Visitor Accommodation Use

Objective:	To provide for visitor accommodation in identified precincts.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Visitor accommodation is for holiday units within the eco-cabin precinct.</p>	<p><b>P1</b></p> <p>Visitor accommodation is for holiday units, holiday cabins or bed and breakfast use and must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</p> <p>(a) the privacy of adjoining properties;</p> <p>(b) any likely increase in noise to adjoining properties;</p>



	<ul style="list-style-type: none"> <li>(c) the scale or the use and its compatibility with the surrounding character and uses within the area;</li> <li>(d) retaining the primary residential function of an area;</li> <li>(e) the impact on the safety and efficiency of the local road network; and</li> <li>(f) any impact on the owners and users of rights of ways.</li> </ul>
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### F8.5.3 Scale of Residential Use

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

## F8.6 Development Standards for Buildings and Works

### F8.6.1 Building Height

Objective:	That the height of buildings is: <ul style="list-style-type: none"> <li>(a) compatible with the streetscape</li> <li>(b) consistent across each precinct</li> <li>(c) respectful of residential amenity</li> </ul>	
Acceptable Solutions		Performance Criteria
<b>A1</b> Building height is not more than: <ul style="list-style-type: none"> <li>(a) 7.5m if residential, or</li> <li>(b) 8.5m if non-residential.</li> </ul>		<b>A2</b> Building height must be compatible with the streetscape or landscape, whichever is applicable, and not cause an unreasonable loss of amenity to adjoining properties having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the height of adjoining buildings;</li> </ul>



	<p>(c) the bulk and form of the proposed building relative to adjoining buildings; and</p> <p>(d) sunlight to habitable rooms and private open space.</p>
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#### F8.6.2 Setbacks

Objective:	That the siting of buildings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties	
Acceptable Solutions		Performance Criteria
<b>A1</b> Buildings within the residential precinct must have a setback from a strata boundary, or future strata boundary, of not less than: <ul style="list-style-type: none"> <li>(a) 3m from the frontage of any road within the plan area;</li> <li>(b) 6m from the frontage of any road outside the plan area;</li> <li>(c) 1.5m from side boundary; and</li> <li>(d) 4m from rear boundary.</li> </ul>		<b>P1</b> Buildings not within a residential precinct must have a setback that does not cause an unreasonable loss of amenity to adjoining properties and must be compatible with the streetscape, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the appearance when viewed from public roads and adjoining land; and</li> <li>(c) sunlight to private open space and windows of habitable rooms on adjoining properties.</li> </ul>
<b>A2</b> Buildings not within a residential precinct must have a setback of not less than 10m.		<b>P2</b> Buildings not within a residential precinct must have a setback that does not cause an unreasonable loss of amenity to adjoining properties and must be compatible with the streetscape, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the appearance when viewed from public roads and adjoining land;</li> <li>(c) sunlight to private open space and windows of habitable rooms on adjoining properties.</li> </ul>

#### F8.6.3 Site Coverage and Gross Floor Area



Objective:	That site coverage of residential use and the gross floor area of non-residential use is consistent with the existing or planned character	
Acceptable Solutions		Performance Criteria
<b>A1</b> Site coverage within a residential precinct is not more than 40% of a strata, or future strata, lot.		<b>P1</b> Site coverage is consistent with the existing character, or the planned character if adjoining undeveloped land, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the size and shape of the site; and</li> <li>(c) the site coverage of adjoining land.</li> </ul>
<b>A2</b> Gross floor area of a building not within a residential precinct must not exceed 800m <sup>2</sup> .		<b>P2</b> Gross floor area of a building not within a residential precinct must not unreasonably dominate the precinct or the surrounding land having regard to: <ul style="list-style-type: none"> <li>(a) the location of the building;</li> <li>(b) the topography of the site;</li> <li>(c) the extent of any native vegetation removal;</li> <li>(d) the height, bulk and form of the building.</li> </ul>

#### F8.6.4 Frontage Fences

Objective:	To provide a consistent height, transparency and design of frontage fences	
Acceptable Solutions		Performance Criteria
<b>A1</b> No frontage fences.		<b>P1</b> Frontage fences are of a height, design and transparency of other fences in the street.

#### F8.6.5 Private Open Space



Objective:	To provide private open space that is conveniently located, has access to sunlight and provides for the needs of residents.	
Acceptable Solutions		Performance Criteria
<b>A1</b> A dwelling must have private open space that is in one location with: <ul style="list-style-type: none"> <li>(a) an area not less than 24m<sup>2</sup>;</li> <li>(b) a horizontal distance not less than 4m;</li> <li>(c) a gradient of no more than 1 in 10; and</li> <li>(d) sunlight for at least 3 hours between 9.00am and 3.00pm on 21<sup>st</sup> June.</li> </ul>		<b>P1</b> A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is: <ul style="list-style-type: none"> <li>(a) conveniently located in relation to a living area of the dwelling; and</li> <li>(b) orientated to take advantage of sunlight.</li> </ul>

#### F8.6.6 Strata Lot Design

Objective:	That each strata lot has an area and dimension consistent with the master plan.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Each strata lot, or a proposed strata lot, must: <ul style="list-style-type: none"> <li>(a) have an minimum size of 500m<sup>2</sup> if within a residential precinct; or</li> <li>(b) be required for public use by the Crown, Council or a State authority; or</li> <li>(c) be required for the provision of Utilities, or</li> <li>(d) be for the creation of a lot for a precinct, or for a distinct use or development within a precinct.</li> </ul>		<b>P1</b> Each strata lot, or a proposed strata lot, must have sufficient useable area and dimensions suitable for its intended use, having regard to: <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> <li>(d) adequate provision of private open space;</li> <li>(e) the pattern of development existing on established properties in the area; and</li> <li>(f) any constraints to development.</li> </ul>
<b>A2</b> Each lot, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage to a private road of not less than 12m.		<b>P2</b> Each lot must have a practical access that is permanent and appropriate for the future use and development of the lot.



#### F8.6.7 Private Road Design

Objective:	That the arrangement of new roads within the plan area provides: (a) safe, convenient and efficient connection through the plan area; (b) the efficient ultimate development of the plan area consistent with the local area objectives for each precinct.
Acceptable Solutions	Performance Criteria
<b>A1</b> No Acceptable Solution	<b>P1</b> The arrangement and construction of private roads provides appropriate access, connectivity, convenience and safety for vehicles, pedestrians and cyclists, having regard to:  (a) connectivity to existing or planned roads, walkways, cycleways or public open space; (b) access to public transport and opportunities for new public transport stops; (c) the safe movement of pedestrians, cyclists and public transport; and (d) the topography of the site.

#### F8.6.8 Services

Objective:	To ensure that use and development is supported by, and connected to, appropriate infrastructure services.
Acceptable Solutions	Performance Criteria
<b>A1</b> Within the residential precinct, each lot, strata lot and building, unless for the purposes of open space or Utilities, is connected to reticulated water, sewer and stormwater.	<b>P1</b> No Performance Criterion

#### F8.6.9 Open Space and Walkways

Objective:	The open space precinct is developed with an extensive network of trails connecting the plan area to the surrounding locality and connecting precincts within the site.
Acceptable Solutions	Performance Criteria



<b>A1</b> No Acceptable Solution	<b>P1</b> Trails within the open space area provide a high degree of connectivity to precincts and adjoining land having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) natural values, including native vegetation and watercourses; and</li> <li>(c) natural hazards.</li> </ul>
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## F8.6 Development Standards for Subdivision

### F8.6.1 Lot design

Objective:	That each lot: <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for use and development in the zone;</li> <li>(b) is provided with appropriate access to a road; and</li> <li>(c) contains areas which are suitable for residential development.</li> </ul>
Acceptable Solutions	Performance Criteria
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> <li>(a) have an area of not less than 1500m<sup>2</sup> and: <ul style="list-style-type: none"> <li>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> <li>a.all setbacks required by clause10.4.3 A1 and A2; and</li> <li>b.easements or other title restrictions that limit or restrict development; and</li> </ul> </li> </ul> </li> </ul>	<b>P1</b> Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to: <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> <li>(d) adequate provision of private open space;</li> </ul>



<ul style="list-style-type: none"> <li>(ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;</li> <li>(b) be required for public use by the Crown, a council or a State authority;</li> <li>(c) be required for the provision of Utilities; or</li> <li>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<ul style="list-style-type: none"> <li>(e) the pattern of development existing on established properties in the area; and</li> <li>(f) any constraints to development,</li> </ul> <p>and must have an area not less than 1200m<sup>2</sup>.</p>
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be 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:</p> <ul style="list-style-type: none"> <li>(a) the width of frontage proposed, if any;</li> <li>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>(c) the topography of the site;</li> <li>(d) the functionality and useability of the frontage;</li> <li>(e) the ability to manoeuvre vehicles on the site; and</li> <li>(f) the pattern of development existing on established properties in the area,</li> </ul> <p>and is not less than 3.6m wide.</p>



<p><b>A3</b></p> <p>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.</p>	<p><b>P3</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic;</li> <li>(d) the anticipated nature of vehicles likely to access the site; and</li> <li>(e) the ability for emergency services to access the site.</li> </ul>
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#### F8.6.2 Roads

Objective:	<p>That the arrangement of new roads within a subdivision provides:</p> <ul style="list-style-type: none"> <li>(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and</li> <li>(c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any relevant road network plan adopted by council;</li> <li>(b) the existing and proposed road hierarchy;</li> <li>(c) the need for connecting roads and pedestrian paths, to common boundaries with adjoining land, to facilitate future subdivision potential;</li> </ul>



	<ul style="list-style-type: none"> <li>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</li> <li>(f) access to public transport;</li> <li>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>(h) the need to provide for bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;</li> <li>(i) the topography of the site; and</li> <li>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>
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#### F8.6.3 Services

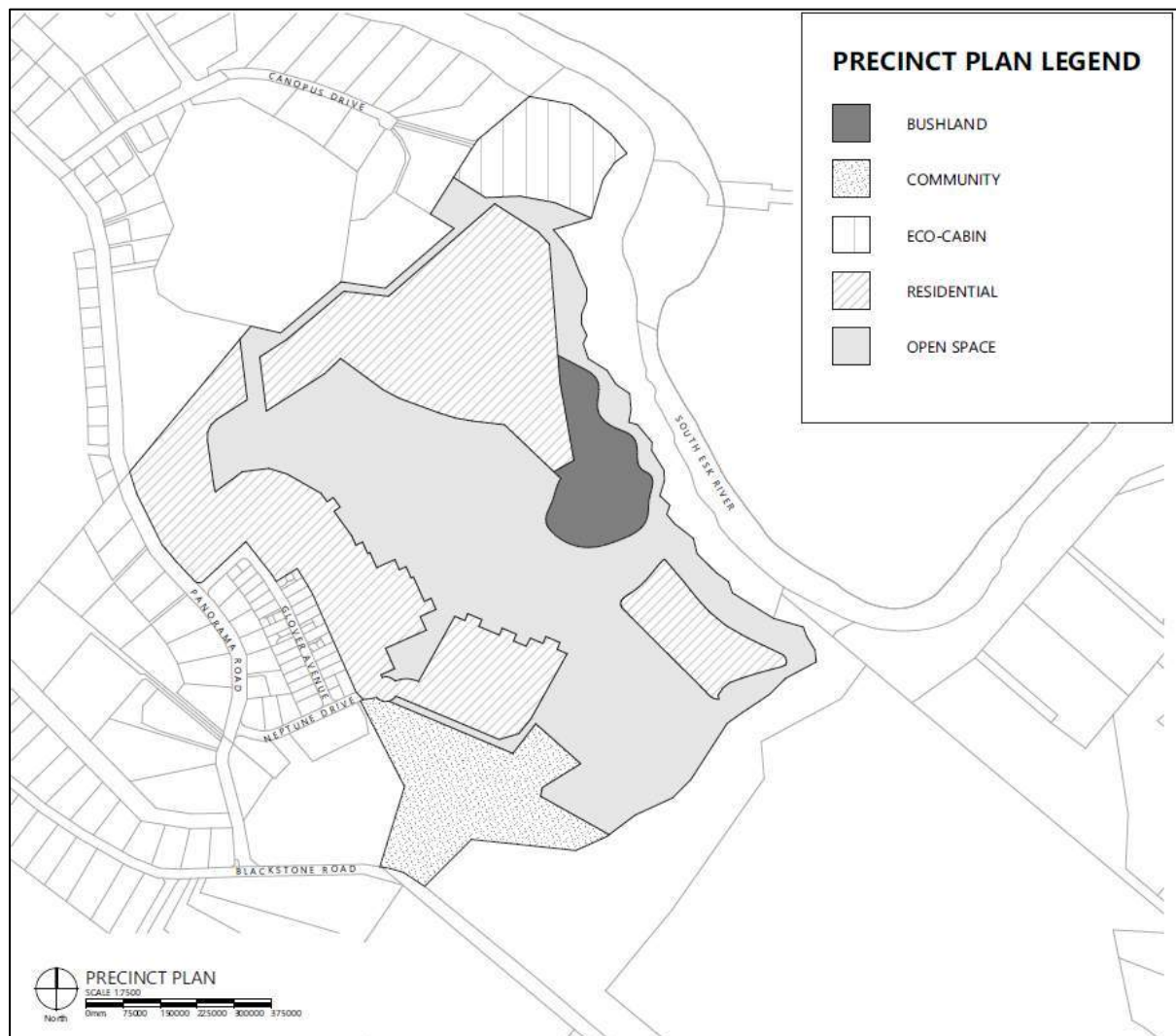
Objective:	That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: <ul style="list-style-type: none"> <li>(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</li> <li>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,</li> </ul> unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.		<b>P1</b> No Performance Criterion.



<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size of the lot;</li> <li>(b) topography of the site;</li> <li>(c) soil conditions;</li> <li>(d) any existing buildings on the site;</li> <li>(e) any area of the site covered by impervious surfaces; and</li> <li>(f) any watercourse on the land.</li> </ul>



## F8.7 Precinct Plan



**The COMMON SEAL of the Meander Valley Council has been hereunto affixed on 13 October 2020 pursuant to a resolution of Council delegating authority to the General Manager to affix the corporation's seal**

.....  
**John Jordan**  
**General Manager**



**From:** TasWater Development Mailbox  
**Sent:** 24 Aug 2020 04:39:44 +0000  
**To:** Planning @ Meander Valley Council  
**Subject:** TasWater Submission to Planning Authority Notice - Conditions.doc DA 2020 01236-MVC for 12 NEPTUNE DR, BLACKSTONE HEIGHTS Draft Amendment 3/2020 – PA\21\0023  
**Attachments:** PD20 80449 12 NEPTUNE DR, BLACKSTONE HEIGHTS TasWater Submission to Planning Authority Notice - Conditions.doc DA 2020 01236-MVC.pdf

Dear Sir/Madam

Please find attached TasWater Submission to Planning Authority Notice as mentioned above. A copy of the attached document(s) should be referenced in and appended to the council permit.

If you have any queries, please contact me.

Regards

David Boyle

Senior Development Assessment Officer



**D** 0436 629 652  
**F** 1300 862 066  
**A** GPO Box 1393, Hobart TAS 7001  
36-42 Charles Street, Launceston, TAS 7250  
**E** [david.boyle@taswater.com.au](mailto:david.boyle@taswater.com.au)  
**W** <http://www.taswater.com.au/>


## Disclaimer

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## Submission to Planning Authority Notice

Council Planning Permit No.	Draft Amendment 3/2020 – PA\21\0023	Council notice date	18/08/2020
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2020/01236-MVC		Date of response
TasWater Contact	David Boyle	Phone No.	0436 629 652
<b>Response issued to</b>			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
<b>Development details</b>			
Address	12 NEPTUNE DR, BLACKSTONE HEIGHTS	Property ID (PID)	2702399
Description of development	Draft Planning Scheme Amendment – Specific Area Plan		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Tasland Development (by Shane Wells)	Specific Area Plan Report		3/08/2020
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56S(2) TasWater makes the following submission(s):</p> <ol style="list-style-type: none"> <li>TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.</li> </ol> <p>Advise: The developer will be seeking to become a regulatory entity for sewerage treatment and any private pipe infrastructure is to be layed at TasWater's minimum standards to furture proof the development if it is ever converted to a residential subdivision at some future date.</p>			
<b>Advice</b>			
<p><b>General</b></p> <p>For information on TasWater development standards, please visit <a href="http://www.taswater.com.au/Development/Development-Standards">http://www.taswater.com.au/Development/Development-Standards</a></p> <p>For application forms please visit <a href="http://www.taswater.com.au/Development/Forms">http://www.taswater.com.au/Development/Forms</a></p>			
<b>Declaration</b>			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
<p><b>Authorised by</b></p>  <p><b>Jason Taylor</b> Development Assessment Manager</p>			
<b>TasWater Contact Details</b>			





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



# COMMUNITY AND DEVELOPMENT SERVICES 1

Reference No. 201/2020

## 2020-21 COMMUNITY GRANTS AND SPONSORSHIP FUND APPLICATION ASSESSMENTS ROUND 2 – SEPTEMBER 2020

**AUTHOR:** Nate Austen  
Community and Lifestyle Officer

### 1) Recommendation

***It is recommended that Council:***

- 1. Notes the recommendations of the Community Grants Committee;***
- 2. Approves community grants for Round 2 – September 2020, in accordance with Policy No. 82 Community Grants and Sponsorship Fund, as follows:***

<b>Community Grants</b>		
<b>Organisation</b>	<b>Project</b>	<b>Grant Recommended</b>
Arts Deloraine	WOAD 20	\$1,500
Deloraine Community Band (Auspice Arts Deloraine)	New Pearl Bass Drum & Accessories	\$2,626
Deloraine Districts Pony Club	Amenities Upgrade	\$3,000
Deloraine House Inc	A place to change	\$450
Northern Tasmanian Football Umpires Association	Sports Club Chair Upgrade Stage 1	\$2,719
Rotary of Melbourne Passport Club	Tech Help for Seniors - Pilot Project	\$3,000
Westbury Primary School Parents & Friends	Westbury Community Recycling Hub	\$3,000*
Whitemore Tennis Club	Special Clean of Court	\$2,500
<b>Sub-total</b>		<b>\$18,795</b>
*subject to receipt of a Bendigo Bank grant.		



- 3. Approves Council fee reimbursement grants for Round 2 – September 2020, in accordance with Policy No. 82 Community Grants and Sponsorship Fund, as follows:**

<b>Council Fees Reimbursement Grants</b>		
<b>Organisation</b>	<b>Event</b>	<b>Grant Recommended</b>
Carrick Park Pacing Club	Refund of Planning fees	\$670

- 4. Approves sponsorship donation for individuals and organisations for Round 2 – September 2020, in accordance with Policy No. 82 Community Grants and Sponsorship Fund, as follows:**

<b>Sponsorship Donation for Individuals and Organisations</b>		
<b>Organisation</b>	<b>Event</b>	<b>Sponsorship Recommended</b>
Rotary Club of Central Launceston	2020 Circus Quirkus	\$300

- 5. Notes the following Recovery Event Sponsorship approved by the General Manager on 2 October 2020, following recommendation by the Committee:**

<b>Recovery Event Sponsorship</b>		
<b>Organisation</b>	<b>Event</b>	<b>Sponsorship Recommended</b>
Dairy Plains Hall Committee	Picnic @ the Plains	\$1,500 (Plus in-kind; waive all relevant Council fees)

## **2) Officers Report**

This is the second of four rounds of community grants and sponsorship assessments in 2020-21.

The total Grants and Sponsorship allocation for the year is \$100,900.

On 14 July 2020, Council provided a total allocation toward Round 1 of \$13,972, a balance of \$86,928 remains for distribution in Rounds 2-4.



On 22 September 2020 the Community Grants Committee (the Committee) of Councillor Stephanie Cameron, Councillor Tanya King, Jonathan Harmey (Director Corporate Services) and Neville Scott (General Inspector) met to consider the grant applications received for Round 2 and one (1) Recovery Event Sponsorship Expression of Interest. They were supported by Wendy Newton (Manager, Community and Lifestyle) and Nate Austen (Community and Lifestyle Officer).

### **Grant Applications from Organisations**

Ten (10) Community Grant applications, one (1) Council Fees Reimbursement Grant application and one (1) Sponsorship Donation for Individuals and Organisations application were received for Round 2, with requests totalling \$25, 475.

The Community Grants Guidelines state that grants are for projects that support the community to address needs, build local skills, attract participation and improve local lifestyle and for projects that support community events, community development, health and wellbeing activities and sport and recreation projects. They also state that applicants must demonstrate the benefits their projects will have to residents of the Meander Valley local government area.

Details of all grant applicants, the grant amounts requested and the grant amount recommended from the Committee are indicated in the following table:

<b>Community Grants</b>				
<b>Organisation</b>	<b>Project</b>	<b>Project Cost</b>	<b>Grant Requested</b>	<b>Grant Recommended</b>
Arts Deloraine	WOAD 20	\$4,500	\$3,000	\$1,500
Blackstone Heights Community News Association*	Free Sausage Sizzle & Lolly Hunt	\$1,390	\$1,390	Nil
Deloraine Community Band (Auspice Arts Deloraine)	New Pearl Bass Drum & Accessories	\$2,626	\$2,626	\$2,626
Deloraine Districts Pony Club	Amenities Upgrade	\$6,646	\$3,000	\$3,000
Deloraine House Inc	A place to change	\$548	\$498	\$450



<b>Community Grants</b>				
<b>Organisation</b>	<b>Project</b>	<b>Project Cost</b>	<b>Grant Requested</b>	<b>Grant Recommended</b>
Days for Girls*	Expansion of the Meander Valley Days for Girls	\$4,060	\$3,000	Nil
Northern Tasmanian Football Umpires Association	Sports Club Chair Upgrade Stage 1	\$2,991	\$2,991	\$2,719
Rotary of Melbourne Passport Club*	Tech Help for Seniors - Pilot Project	\$3,500	\$3,000	\$3,000
Westbury Primary School Parents & Friends*	Westbury Community Recycling Hub	\$29,905	\$3,000	\$3,000
Whitemore Tennis Club	Special Clean of Court	\$2,684	\$2,000	\$2,500

<b>Council Fees Reimbursement Grants</b>				
<b>Organisation</b>	<b>Project</b>	<b>Project Cost</b>	<b>Grant Requested</b>	<b>Grant Recommended</b>
Carrick Park Pacing Club Inc.	Refund of Planning Fees (demolition and construction of new day stalls)	N/A	\$670	\$670

<b>Sponsorship Donation for Individuals and Organisations</b>				
<b>Organisation</b>	<b>Project</b>	<b>Project Cost</b>	<b>Grant Requested</b>	<b>Grant Recommended</b>
Rotary Club of Central Launceston*	Circus Quirkus	N/A	\$300	\$300

\* The following additional information was considered by the Committee:



- The Rotary of Melbourne Passport Club project meets the eligibility criteria as the community group's project will benefit the Meander Valley community by educating community members in technology;
- The Rotary Club of Central Launceston's project meets the eligibility criteria as the community group's project will benefit the Meander Valley community by providing free patronage for community members;
- Blackstone Heights Community News Association project was considered to be better suit the Event Recovery Sponsorship program and the organisation was requested to submit a revised Expression of Interest (EOI) for a Recovery Event Sponsorship which was received on 5 October 2020. The General Manager will review the EOI for approval.
- Days for Girls project was deliberated and it was determined that the application does not demonstrate clear project outcomes for residents of the Meander Valley and therefore does not meet the Community Grant guidelines; and
- The Committee's recommendation to approve the allocation of \$3,000 to Westbury Primary School Parents and Friends is subject to the receipt of a Bendigo Bank grant, with the outcome expected to be announced within the next month.

If all recommendations are approved by Council the total grant allocation provided in Round 2 will be \$19,765.

Under the Recovery Event Sponsorship Guidelines the General Manager has delegated authority to approve the recommendation of the Committee.

It is noted that the following Recovery Event Sponsorship has been approved by the General Manager on 2 October 2020 following a recommendation by the Committee.

<b>Recovery Event Sponsorship</b>		
<b>Organisation</b>	<b>Event</b>	<b>Sponsorship Recommended</b>
Dairy Plains Hall Committee	Picnic @ the Plains	\$1,500 (Plus in-kind; waive all relevant Council fees)



### **3) Council Strategy and Policy**

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

- Future Direction (3): Vibrant and engaged communities
- Future Direction (4): A healthy and safe community

The Grants assessment process was undertaken in accordance with the Community Grants and Sponsorship Fund Policy No 82.

### **4) Legislation**

*Local Government Act 1993: Section 77 Grants and Benefits*

### **5) Risk Management**

Not applicable

### **6) Government and Agency Consultation**

Not applicable

### **7) Community Consultation**

Advice and assistance is provided to applicants on request. The Community Grants and Sponsorship program is communicated through community networks and the media. Guidelines and application forms are available to prospective applicants via Council's website and on request.

### **8) Financial Consideration**

The awarding of grants is made within the limits of the annual budget allocation which is spread over four (4) rounds throughout the year.

### **9) Alternative Recommendations**

Council can elect to approve with amendment.

### **10) Voting Requirements**

Simple majority

## **DECISION:**



# **CORPORATE SERVICES 1**

Reference No. 202/2020

## **COUNCIL AUDIT PANEL: RECEIPT OF MEETING MINUTES**

**AUTHOR:** Jonathan Harmey  
Director Corporate Services

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### **1) Recommendation**

***It is recommended that Council receive the minutes of the Audit Panel meeting held on 22 September 2020.***

### **2) Officers Report**

The purpose of this report is for Council to receive the minutes of the Council Audit Panel meeting held on 22 September 2020.

The minutes of the meeting held on 22 September 2020 have been reviewed and endorsed by the Council Audit Panel Chairperson and are provided for Council's information as required under its Audit Panel Charter.

### **3) Council Strategy and Policy**

The recommendation fulfils the requirements outlined in Council's Audit Panel Charter confirmed at the October 2018 Council Meeting.

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

- Future direction (5) - Innovative leadership and community governance

### **4) Legislation**

Sections 85, 85A and 85B of the *Local Government Act 1993* and the Local Government (Audit Panels) Orders.

### **5) Risk Management**

Not applicable



#### **6) Government and Agency Consultation**

Not applicable

#### **7) Community Consultation**

Not applicable

#### **8) Financial Consideration**

Not applicable

#### **9) Alternative Recommendations**


Council can receive the minutes with amendment.

#### **10) Voting Requirements**

Simple majority

**DECISION:**



 Meander Valley Council	Audit Panel Minutes
<b>Meeting Time &amp; Date:</b> <b>1:30pm 22 September 2020</b>	<b>Venue: Meander Valley Council – Council Chambers</b>
<b>Present:</b>	
Chairman Steve Hernyk	Councillor Susie Bower
	Councillor Frank Nott
<b>In Attendance:</b>	
John Jordan, General Manager	Jacqui Parker, Governance Coordinator
Jon Harmey, Director Corporate Services	Sam Bailey, Risk & Safety Officer
Dino De Paoli, Director Infrastructure Services	Susan Ellston, Finance Officer
Justin Marshall, Senior Accountant	By phone conference from Tasmanian Audit Office: Jan Lynch, Senior Manager, Financial Audit Services
<b>Apologies:</b>	
Matthew Millwood, Director Works	Lynette While, Director Community & Development Services

## ORDER OF BUSINESS

### 15. & 16. Teleconference with Tasmanian Audit Office

The Panel had a teleconference with Jan Lynch from the Tasmanian Audit Office (TAO). Jan gave an overview of the upcoming Audit Plan. Jan acknowledged the financial statements have been lodged. This year TAO will be testing Payroll and the Expenses and Payment Processes. The Audit has been rescheduled for one week earlier however because of the COVID19 Pandemic off-site Audits are still preferred.

Verbal report Received and Noted

ITEM	
<b>1.</b>	<b>Declaration of Pecuniary Interests/conflict of interest</b> Nil.
<b>2.</b>	<b>Adoption of Previous Minutes</b> It was resolved that the minutes of the meetings held on 21 April 2020 and 23 June 2020 be received and confirmed.
<b>3.</b>	<b>Outstanding from previous meeting - Action Sheet</b> <ul style="list-style-type: none"> <li><b>3.1.1</b> Annual Review of risk management framework policies – Carried forward.</li> <li><b>3.1.2</b> Adoption of Previous Minutes – Minutes of the meetings held on 21 April 2020 and 23 June 2020 received and confirmed.</li> <li><b>3.1.3</b> Review Policies and Procedures – 2020-21 Annual Plan Presented.</li> <li><b>3.1.4</b> Review Policies and procedures – Policy No. 49 – media Communications Policy - Carried forward.</li> <li><b>3.1.5</b> Review and approve annual internal audit program and alignment with risk – Carried forward.</li> </ul>



## Governance and Strategy

### 4. Review Annual Plan

The 2019-20 Annual Plan June quarterly review was Received and Noted.

### 5. Review Long-Term Strategic Asset Management Plan

Items 11 & 12 of the Annual Work Plan will be combined and be relabelled – Review Strategic Asset management Plan.

Correspondence was received from Craig Limkin – Director of Local Government advising the Long-term Strategic Asset Management Plan and the Asset Management Strategy has out of date versions on the Meander Valley Council Website. A response to Craig Limkin from Meander Valley Council is to be submitted to the next Panel meeting. The Council website now has current version uploaded for viewing.

Current Strategic Asset Management Plan to be submitted to the Panel.

### 6. Review Asset Management Plans

Items 11 & 12 of the Annual Work Plan will be combined and be relabelled – Review Strategic Asset management Plan.

Current Asset Management Plan to be submitted to the Panel.

Minutes of the Asset Management Group Meetings are to be submitted to the Audit Panel quarterly.

### 7. Review Asset Management Policy

Current Asset Management Policy to be submitted to the Panel.

### 8. Review policies and procedures

The following Policies were reviewed –

**No 04 – Reimbursement for Disposal of Materials at Tip Sites** - Presented at September council meeting & recommended for continuation

**No 49 – Media Communications**- Carry forward to next meeting.

**No 73 – Managing Public Appeals** - Presented at September council meeting for discontinuing & adoption of **Policy 93 – Managing Public Appeals and Fund Raising**

**No 77 – Rates and Charges** - Presented at September council meeting & recommended for continuation

**No 87 – Hadspen Urban Growth Area**- Carry forward to next meeting.

**No 02 – Stock Underpasses on Council Roads** - Presented at September council meeting & recommended for continuation

**No 21 – Vandalism Reduction Incentive**- Carry forward to next meeting.

**No 62 – Adhesion Orders**- Carry forward to next meeting.

**No 72 – Street Dining and Vending** - Presented at September council meeting & recommended for continuation

**No 76 – Industrial Land Development**- Carry forward to next meeting.

The completed Policies were Received and Noted.

### 9. Assessment of governance and operating processes integration with financial management practices of the Council

Council CSP to be reviewed in the next 12 months and brought in line.

Verbal report Received and Noted.



<b>Financial and Management Reporting</b>	
<b>10. Review most current results and report any relevant findings to Council</b>	The Capital Works Program update (August 2020) and the Financial Reports (July 2020) were Received and Noted.
<b>11. Review any business unit or special financial reports</b>	No matters to Report.
<b>12. Review annual financial report, audit report and management representation letter (for advice to GM) and make recommendation to Council including meeting with Tasmania Audit representative.</b>	Refer to meeting commencement.
<b>Internal Audit</b>	
<b>13. Consider any available audit reports</b>	<p>Corrective Actions have several task not completed on the Risk Register; suggest some housekeeping to be completed on the register to update actions.</p> <p>A review of internal audit processes will now begin with the appointment of the new Governance Co-ordinator. The Chair noted that Risk Management overall, at present, is not robust enough.</p> <p>Waste transfer audit completed by JLT (December 2019) should be included in internal audit with corrective actions.</p>
<b>14. Review management's implementation of audit recommendations</b>	Refer to meeting commencement.
<b>External Audit</b>	
<b>15. Consider any available audit reports</b>	Refer to meeting commencement.
<b>16. Consider any performance audit reports that will be undertaken by the Tasmanian Audit Office and address implications for the Council</b>	No matters to Report.
<b>Risk Management and Compliance</b>	
<b>17. Monitor ethical standards and any related transactions to determine the systems of control are adequate and review how ethical and lawful behaviour and culture is promoted within the Council</b>	<p>Exploring Integrity Commission Training programs. There are currently three face-to-face training programs available for delivery; they are free and delivered by experienced practioners.</p> <p>Verbal update Received and Noted.</p>
<b>18. Review processes to manage insurable risks and existing insurance cover</b>	<p>Process completed for insurance renewals with Marsh, JLT, MAV and LGAT. New policies are in place with underwriters for 2020-21.</p> <p>Received and Noted.</p>



<b>19. Monitor any major claims or lawsuits by or against the Council and complaints against the Council</b>
<p>No new legal claims or complaints. other than RMPAT planning appeal relating to a subdivision and unit development in Westbury</p> <p>One RTI application for assessed disclosure request appealed to the Ombudsman due to, in the opinion of the applicant, that Council had completed too much redaction of personal information of a person under section 36 of the Right to Information Act 2009.</p> <p>Received and Noted.</p>
<b>20. Oversee the investigation of any instances of suspected cases of fraud or other illegal and unethical behaviour</b>
No Matters to Report.
<b>Other Business</b>
The Panel acknowledged their appreciation to the Chair Steven Hernyk for his outstanding work over the last six years.
<b>Meeting close</b>
This meeting closed at 02:40pm
<b>Next Meeting</b>
The next meeting to be held on Tuesday XX December 2020 at 10:XX am, subject to appointment of new independent chair.



## **CORPORATE SERVICES 2**

Reference No. 203/2020

### **FINANCIAL REPORTS TO 30 SEPTEMBER 2020**

**AUTHOR:** Justin Marshall  
Senior Accountant

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#### **1) Recommendation**

***It is recommended that Council receive the following financial reports for the period ended 30 September 2020:***

- 1. Consolidated operating statement with accompanying operating statements for the key operational areas of Council***
- 2. Capital works project expenditure to date***
- 3. Capital resealing project expenditure to date***
- 4. Capital gravelling project expenditure to date***
- 5. A summary of rates outstanding***
- 6. Cash reconciliation & investments summary***

#### **2) Officers Report**

An analysis of exceptions and developing trends in the financial performance has not been provided for the first quarter of the financial year. The first three months are not considered a long enough period to recognise trends that will provide meaningful information for the full year.

#### **3) Council Strategy and Policy**

The Annual Plan requires the financial reports to September 2020 be presented at the October 2020 Council meeting.

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

- Future direction (5) - Innovative leadership and community governance.



#### **4) Legislation**

Not applicable

#### **5) Risk Management**

Not applicable

#### **6) Government and Agency Consultation**

Not applicable

#### **7) Community Consultation**

Not applicable

#### **8) Financial Consideration**

Not applicable

#### **9) Alternative Recommendations**

Not applicable

#### **10) Voting Requirements**

Simple majority

**DECISION:**





# Meander Valley Council

## 2021 Operating Statement as at 30-Sep-2020

	Actual 2021	Budget 2021	% of Budget
<b>Total Council Operations</b>			
<b>Operating Revenue</b>			
Rate Revenue	12,996,999	13,046,800	99.62%
Fees & User Charges	333,421	1,148,600	29.03%
Contributions & Donations	22,326	395,000	5.65%
Interest	139,356	645,800	21.58%
Grants & Subsidies	1,088,732	9,762,000	11.15%
Sale of Assets	-	-	
Other Revenue	43,563	186,800	23.32%
<b>Total Operating Revenue</b>	<b>\$ 14,624,398</b>	<b>\$ 25,185,000</b>	<b>58.07%</b>
<b>Operating Expenditure</b>			
<b>Departments</b>			
Governance	372,691	1,546,100	24.11%
Corporate Services	636,097	2,227,200	28.56%
Infrastructure Services	576,348	3,932,800	14.65%
Works	907,643	3,904,400	23.25%
Community & Development Services	705,682	2,972,500	23.74%
<b>Maintenance &amp; Working Expenses</b>	<b>\$ 3,198,461</b>	<b>\$ 14,583,000</b>	<b>21.93%</b>
Interest	52,830	271,600	19.45%
Depreciation	1,283,050	5,132,200	25.00%
Payments to Government Authorities	316,212	1,264,900	25.00%
Administration Allocated	-	-	
Other Payments	27,633	276,500	9.99%
<b>Total Operating Expenditure</b>	<b>\$ 4,878,187</b>	<b>\$ 21,528,200</b>	<b>22.66%</b>
<b>Operating Surplus/(Deficit)</b>	<b>\$ 9,746,211</b>	<b>\$ 3,656,800</b>	





# Meander Valley Council

## 2021 Operating Statement as at 30-Sep-2020

	Actual 2021	Budget 2021	% of Budget
<b>General Administration</b>			
<b>Operating Revenue</b>			
Rate Revenue	-	-	
Fees & User Charges	49,334	191,000	25.83%
Contributions & Donations	-	-	
Interest	-	-	
Grants & Subsidies	-	-	
Sale of Assets	-	-	
Other Revenue	1,803	2,200	81.94%
<b>Total Operating Revenue</b>	<b>\$ 51,137</b>	<b>\$ 193,200</b>	<b>26.47%</b>
<b>Operating Expenditure</b>			
<b>Departments</b>			
Governance	239,722	1,073,000	22.34%
Corporate Services	527,731	1,824,600	28.92%
Infrastructure Services	59,204	531,800	11.13%
Works	126	1,100	11.45%
Community & Development Services	36,889	221,300	16.67%
<b>Maintenance &amp; Working Expenses</b>	<b>\$ 863,672</b>	<b>\$ 3,651,800</b>	<b>23.65%</b>
Interest	-	-	
Depreciation	52,650	210,600	25.00%
Payments to Government Authorities	-	-	
Administration Allocated	(23,103)	(93,000)	24.84%
Other Payments	8,500	34,300	24.78%
<b>Total Operating Expenditure</b>	<b>\$ 901,719</b>	<b>\$ 3,803,700</b>	<b>23.71%</b>
<b>Operating Surplus/(Deficit)</b>	<b>(\$ 850,582)</b>	<b>(\$ 3,610,500)</b>	<b>23.56%</b>





# Meander Valley Council

## 2021 Operating Statement as at 30-Sep-2020

	Actual 2021	Budget 2021	% of Budget
<b>Roads Streets and Bridges</b>			
<b>Operating Revenue</b>			
Rate Revenue	-	-	
Fees & User Charges	-	50,900	0.00%
Contributions & Donations	-	250,000	0.00%
Interest	-	-	
Grants & Subsidies	780,365	4,250,000	18.36%
Sale of Assets	-	-	
Other Revenue	-	-	
<b>Total Operating Revenue</b>	<b>\$ 780,365</b>	<b>\$ 4,550,900</b>	<b>17.15%</b>
<b>Operating Expenditure</b>			
<b>Departments</b>			
Governance	-	-	
Corporate Services	-	-	
Infrastructure Services	1,596	201,400	0.79%
Works	645,370	2,255,400	28.61%
Community & Development Services	-	-	
<b>Maintenance &amp; Working Expenses</b>	<b>\$ 646,966</b>	<b>\$ 2,456,800</b>	<b>26.33%</b>
Interest	-	-	
Depreciation	739,550	2,958,200	25.00%
Payments to Government Authorities	-	-	
Administration Allocated	-	-	
Other Payments	-	134,300	0.00%
<b>Total Operating Expenditure</b>	<b>\$ 1,386,516</b>	<b>\$ 5,549,300</b>	<b>24.99%</b>
<b>Operating Surplus/(Deficit)</b>	<b>(\$ 606,151)</b>	<b>(\$ 998,400)</b>	<b>60.71%</b>





# Meander Valley Council

## 2021 Operating Statement as at 30-Sep-2020

	Actual 2021	Budget 2021	% of Budget
<b>Health and Community and Welfare</b>			
<b>Operating Revenue</b>			
Rate Revenue	2,944,514	2,949,100	99.84%
Fees & User Charges	88,904	366,600	24.25%
Contributions & Donations	-	73,500	0.00%
Interest	54,507	218,000	25.00%
Grants & Subsidies	44,610	40,000	111.53%
Sale of Assets	-	-	
Other Revenue	20,485	78,800	26.00%
<b>Total Operating Revenue</b>	<b>\$ 3,153,019</b>	<b>\$ 3,726,000</b>	<b>84.62%</b>
<b>Operating Expenditure</b>			
<b>Departments</b>			
Governance	93,441	285,900	32.68%
Corporate Services	83,755	362,000	23.14%
Infrastructure Services	346,089	2,484,600	13.93%
Works	161,813	1,040,700	15.55%
Community & Development Services	356,182	1,436,800	24.79%
<b>Maintenance &amp; Working Expenses</b>	<b>\$ 1,041,280</b>	<b>\$ 5,610,000</b>	<b>18.56%</b>
Interest	52,830	271,600	19.45%
Depreciation	206,800	827,200	25.00%
Payments to Government Authorities	316,212	1,264,900	25.00%
Administration Allocated	23,098	92,400	25.00%
Other Payments	11,472	61,100	18.78%
<b>Total Operating Expenditure</b>	<b>\$ 1,651,693</b>	<b>\$ 8,127,200</b>	<b>20.32%</b>
<b>Operating Surplus/(Deficit)</b>	<b>\$ 1,501,326</b>	<b>(\$ 4,401,200)</b>	<b>-34.11%</b>





# Meander Valley Council

## 2021 Operating Statement as at 30-Sep-2020

	Actual 2021	Budget 2021	% of Budget
<b>Land Use Planning and Building</b>			
<b>Operating Revenue</b>			
Rate Revenue	-	-	
Fees & User Charges	158,773	421,000	37.71%
Contributions & Donations	-	-	
Interest	-	-	
Grants & Subsidies	-	-	
Sale of Assets	-	-	
Other Revenue	12,855	67,000	19.19%
<b>Total Operating Revenue</b>	<b>\$ 171,628</b>	<b>\$ 488,000</b>	<b>35.17%</b>
<b>Operating Expenditure</b>			
<b>Departments</b>			
Governance	39,528	187,200	21.12%
Corporate Services	-	-	
Infrastructure Services	15,572	98,400	15.82%
Works	-	-	
Community & Development Services	268,741	1,125,400	23.88%
<b>Maintenance &amp; Working Expenses</b>	<b>\$ 323,841</b>	<b>\$ 1,411,000</b>	<b>22.95%</b>
Interest	-	-	
Depreciation	6,325	25,300	25.00%
Payments to Government Authorities	-	-	
Administration Allocated	-	-	
Other Payments	-	-	
<b>Total Operating Expenditure</b>	<b>\$ 330,166</b>	<b>\$ 1,436,300</b>	<b>22.99%</b>
<b>Operating Surplus/(Deficit)</b>	<b>(\$ 158,537)</b>	<b>(\$ 948,300)</b>	<b>16.72%</b>





# Meander Valley Council

## 2021 Operating Statement as at 30-Sep-2020

	Actual 2021	Budget 2021	% of Budget
<b>Recreation and Culture</b>			
<b>Operating Revenue</b>			
Rate Revenue	-	-	
Fees & User Charges	35,925	119,100	30.16%
Contributions & Donations	22,326	71,500	31.23%
Interest	-	-	
Grants & Subsidies	18,939	3,343,000	0.57%
Sale of Assets	-	-	
Other Revenue	-	-	
<b>Total Operating Revenue</b>	<b>\$ 77,190</b>	<b>\$ 3,533,600</b>	<b>2.18%</b>
<b>Operating Expenditure</b>			
<b>Departments</b>			
Governance	-	-	
Corporate Services	24,610	34,600	71.13%
Infrastructure Services	144,993	620,200	23.38%
Works	208,897	964,900	21.65%
Community & Development Services	43,870	196,000	22.38%
<b>Maintenance &amp; Working Expenses</b>	<b>\$ 422,370</b>	<b>\$ 1,815,700</b>	<b>23.26%</b>
Interest	-	-	
Depreciation	183,425	733,700	25.00%
Payments to Government Authorities	-	-	
Administration Allocated	-	-	
Other Payments	7,660	46,800	16.37%
<b>Total Operating Expenditure</b>	<b>\$ 613,455</b>	<b>\$ 2,596,200</b>	<b>23.63%</b>
<b>Operating Surplus/(Deficit)</b>	<b>(\$ 536,265)</b>	<b>\$ 937,400</b>	<b>-57.21%</b>





# Meander Valley Council

## 2021 Operating Statement as at 30-Sep-2020

	Actual 2021	Budget 2021	% of Budget
<b>Unallocated and Unclassified</b>			
<b>Operating Revenue</b>			
Rate Revenue	10,052,486	10,097,700	99.55%
Fees & User Charges	-	-	
Contributions & Donations	-	-	
Interest	84,849	427,800	19.83%
Grants & Subsidies	244,818	2,129,000	11.50%
Sale of Assets	-	-	
Other Revenue	8,906	38,800	22.95%
<b>Total Operating Revenue</b>	<b>\$ 10,391,059</b>	<b>\$ 12,693,300</b>	<b>81.86%</b>
<b>Operating Expenditure</b>			
<b>Departments</b>			
Governance	-	-	
Corporate Services	-	6,000	0.00%
Infrastructure Services	8,895	(3,600)	-247.09%
Works	(108,563)	(357,700)	30.35%
Community & Development Services	-	(7,000)	0.00%
<b>Maintenance &amp; Working Expenses</b>	<b>(\$ 99,668)</b>	<b>(\$ 362,300)</b>	<b>27.51%</b>
Interest	-	-	
Depreciation	94,300	377,200	25.00%
Payments to Government Authorities	-	-	
Administration Allocated	6	600	0.97%
Other Payments	-	-	
<b>Total Operating Expenditure</b>	<b>(\$ 5,362)</b>	<b>\$ 15,500</b>	<b>-34.59%</b>
<b>Operating Surplus/(Deficit)</b>	<b>\$ 10,396,421</b>	<b>\$ 12,677,800</b>	<b>82.00%</b>



# Capital Project Report

## 2021 Financial Year



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### Administration

#### 100 - Administration

	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
5043 Council Chambers - Office Expansion & Foyer Refurbishment	\$289,033	\$171,515	\$460,548	\$450,000	\$10,548	102.34%
5101 Workstations and Peripherals	\$0	\$0	\$0	\$30,000	-\$30,000	0.00%
5102 Network Infrastructure	\$0	\$0	\$0	\$162,700	-\$162,700	0.00%
5109 Networked Copiers and Printers	\$0	\$0	\$0	\$17,000	-\$17,000	0.00%
5111 Software and Upgrades	\$0	\$0	\$0	\$35,000	-\$35,000	0.00%
5132 Key Infrastructure Project Design Allocation	\$0	\$0	\$0	\$200,000	-\$200,000	0.00%
100 - Administration Sub Total	\$289,033	\$171,515	\$460,548	\$894,700	-\$434,152	51.48%
<b>100 - Administration Sub Total</b>	<b>\$289,033</b>	<b>\$171,515</b>	<b>\$460,548</b>	<b>\$894,700</b>	<b>-\$434,152</b>	<b>51.48%</b>

### Roads Streets and Bridges

#### 201 - Roads and Streets

5576 Hill St, Elizabeth Town	\$0	\$0	\$0	\$25,000	-\$25,000	0.00%
5620 Whiteleys Rd - Meander 18/19	\$19,127	\$0	\$19,127	\$30,500	-\$11,373	62.71%
5810 Elizabeth St - Bracknell	\$0	\$0	\$0	\$9,200	-\$9,200	0.00%
5827 Barrack St East - Deloraine 19/20	\$821	\$50,535	\$51,356	\$75,000	-\$23,644	68.47%
5829 Morrison St - Deloraine 17/18	\$0	\$0	\$0	\$45,600	-\$45,600	0.00%
5856 Tower Hill St - Deloraine	\$0	\$10,149	\$10,149	\$120,000	-\$109,851	8.46%
5863 West Goderich St - Deloraine	\$0	\$4,710	\$4,710	\$15,000	-\$10,290	31.40%
5877 Rutherglen Rd - Hadsphen	\$0	\$0	\$0	\$15,000	-\$15,000	0.00%
5894 Country Club Av - Prospect Vale 18/19	\$18,157	\$108,919	\$127,075	\$195,000	-\$67,925	65.17%
5983 Old Bass Highway, Westbury	\$0	\$1,840	\$1,840	\$30,000	-\$28,160	6.13%
5984 R2R 2021 Old Bass Highway - Carrick	\$0	\$1,213	\$1,213	\$200,000	-\$198,787	0.61%



# Capital Project Report

## 2021 Financial Year



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		<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
5986	Old Bass Highway - Exton	\$0	\$0	\$0	\$90,000	-\$90,000	0.00%
6102	Blackstone Rd - Blackstone Heights 16/17	\$15,962	\$126	\$16,088	\$110,000	-\$93,912	14.63%
6110	LRCI Grant Bridgenorth Rd - Bridgenorth	\$0	\$78,247	\$78,247	\$750,000	-\$671,753	10.43%
6138	Lansdowne Pl - Deloraine	\$0	\$0	\$0	\$20,000	-\$20,000	0.00%
6176	LRCI Grant Meander Main Rd - Meander	\$0	\$0	\$0	\$60,000	-\$60,000	0.00%
6198	Osmaston Rd - Osmaston	\$0	\$3,889	\$3,889	\$345,000	-\$341,111	1.13%
6213	R2R 2021 Roseburn Rd - Rosevale	\$0	\$12,337	\$12,337	\$200,000	-\$187,663	6.17%
6246	R2R 2021 Whitmore Rd Carrick To Whitmore - Whit	\$0	\$0	\$0	\$320,000	-\$320,000	0.00%
6272	East Barrack St - Deloraine	\$0	\$0	\$0	\$80,000	-\$80,000	0.00%
6276	Westbury Rd - Prospect: Transport Study Projects	\$0	\$0	\$0	\$459,500	-\$459,500	0.00%
6284	New Footpath Developments - Westbury 15/16	\$0	\$0	\$0	\$30,700	-\$30,700	0.00%
6285	New Footpath Developments - Blackstone 17/18	\$0	\$0	\$0	\$7,000	-\$7,000	0.00%
6288	Westbury Rd - PVP Entrance Roundabout 15/16	\$0	\$1,368	\$1,368	\$0	\$1,368	0.00%
6694	Footpath Renewals - Bracknell & Exton	\$0	\$0	\$0	\$120,000	-\$120,000	0.00%
201 - Roads and Streets Sub Total		\$54,067	\$273,333	\$327,400	\$3,352,500	-\$3,025,100	9.77%
<b>210 - Bridges</b>							
5258	LRCI Grant Coiler Creek Railton Road	\$2,625	\$6,165	\$8,790	\$550,000	-\$541,210	1.60%
5286	LRCI Grant Liffey River Liffey Falls Road	\$728	\$2,083	\$2,812	\$280,000	-\$277,188	1.00%
5359	R2R 2021 Black Sugarloaf Creek Allens Road	\$592	\$2,129	\$2,721	\$215,000	-\$212,279	1.27%
210 - Bridges Sub Total		\$3,945	\$10,378	\$14,323	\$1,045,000	-\$1,030,677	1.37%
<b>200 - Roads Streets and Bridges Sub Total</b>		<b>\$58,012</b>	<b>\$283,711</b>	<b>\$341,723</b>	<b>\$4,397,500</b>	<b>-\$4,055,777</b>	<b>7.77%</b>



# Capital Project Report

## 2021 Financial Year



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### Health and Community Welfare

#### 315 - Cemeteries

	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
6305 Deloraine Lawn Cemetery Irrigation & Landscaping	\$0	\$0	\$0	\$22,600	-\$22,600	0.00%
6309 Mole Creek Lawn Cemetery Feature Wall	\$0	\$0	\$0	\$10,000	-\$10,000	0.00%
6310 Deloraine Lawn Cemetery Land Purchase	\$0	\$0	\$0	\$100,000	-\$100,000	0.00%
315 - Cemeteries Sub Total	\$0	\$0	\$0	\$132,600	-\$132,600	0.00%

#### 316 - Community Amenities

6526 Hagley Rec Ground - Replace Septic Tank & Pump 19/20	\$3,904	\$13	\$3,917	\$45,000	-\$41,083	8.70%
6527 Emu Bay Rd, Deloraine - Bus Shelter	\$0	\$1,265	\$1,265	\$15,000	-\$13,735	8.43%
6528 Meander Valley Rd, Westbury - Bus Shelter	\$0	\$36,439	\$36,439	\$40,000	-\$3,561	91.10%
316 - Community Amenities Sub Total	\$3,904	\$37,717	\$41,621	\$100,000	-\$58,379	41.62%

#### 335 - Household Waste

6602 Westbury Land fill Site - Cell Expansion	\$91,146	\$4,180	\$95,326	\$160,800	-\$65,474	59.28%
6605 Mobile Garbage Bins	\$0	\$0	\$0	\$26,000	-\$26,000	0.00%
6611 Mobile Organics Bins 19/20	\$0	\$0	\$0	\$300,000	-\$300,000	0.00%
6616 Landfill Sites Capacity Expansion	\$0	\$0	\$0	\$40,000	-\$40,000	0.00%
335 - Household Waste Sub Total	\$91,146	\$4,180	\$95,326	\$526,800	-\$431,474	18.10%

#### 351 - Storm Water Drainage

6400 Various Locations - Stormwater Improvement Program	\$0	\$6,410	\$6,410	\$25,000	-\$18,590	25.64%
6437 Meander Valley Rd Carrick Stormwater	\$0	\$0	\$0	\$25,000	-\$25,000	0.00%
6460 Henrietta St Bracknell Stormwater	\$0	\$1,640	\$1,640	\$0	\$1,640	0.00%
6470 William St Westbury - Stormwater 19/20	\$3,908	\$916	\$4,824	\$120,000	-\$115,176	4.02%
6483 Taylor St, Westbury Stormwater 18/19	\$63,320	\$33,607	\$96,926	\$130,000	-\$33,074	74.56%



# Capital Project Report

## 2021 Financial Year



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		<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
6495	Urban Stormwater Drainage – Program Budget	\$0	\$0	\$0	\$58,500	-\$58,500	0.00%
6496	Open Drain Program, Blackstone Heights 15/16	\$0	\$0	\$0	\$34,000	-\$34,000	0.00%
6498	Open Drain Program, Westbury	\$0	\$0	\$0	\$183,500	-\$183,500	0.00%
6499	Open Drain Program, Bracknell	\$0	\$0	\$0	\$80,000	-\$80,000	0.00%
6856	Mary St, Westbury - Stormwater 18/19	\$390	\$0	\$390	\$70,000	-\$69,610	0.56%
6862	Emma St, Bracknell - Stormwater 19/20	\$0	\$0	\$0	\$30,000	-\$30,000	0.00%
6864	Bishopsbourne Rd, Carrick - Stormwater	\$0	\$1,972	\$1,972	\$25,000	-\$23,028	7.89%
6865	Webster St, Westbury - Stormwater	\$0	\$557	\$557	\$30,000	-\$29,443	1.86%
351 - Storm Water Drainage Sub Total		\$67,617	\$45,102	\$112,719	\$811,000	-\$698,281	13.90%
<b>300 - Health and Community Welfare Sub Total</b>		<b>\$162,668</b>	<b>\$86,998</b>	<b>\$249,666</b>	<b>\$1,570,400</b>	<b>-\$1,320,734</b>	<b>15.90%</b>

## Recreation and Culture

### 505 - Public Halls

7428	Bracknell Hall - Bracing Building Structure 16/17	\$37,622	\$4,864	\$42,486	\$835,000	-\$792,514	5.09%
7446	Carrick Hall - Carpark Improvements	\$0	\$0	\$0	\$45,000	-\$45,000	0.00%
7448	Mole Creek Hall - Roof Replacement	\$0	\$0	\$0	\$50,000	-\$50,000	0.00%
7449	Birrlee Hall - Floor Replacement	\$0	\$0	\$0	\$50,000	-\$50,000	0.00%
505 - Public Halls Sub Total		\$37,622	\$4,864	\$42,486	\$980,000	-\$937,514	4.34%

### 515 - Swimming Pools and Other

7506	Deloraine Pool - Replace Pool Cover	\$0	\$0	\$0	\$25,000	-\$25,000	0.00%
515 - Swimming Pools and Other Sub Total		\$0	\$0	\$0	\$25,000	-\$25,000	0.00%



# Capital Project Report

## 2021 Financial Year



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	<i>Prior Year Expenditure</i>	<i>Current Year Expenditure</i>	<i>Total Expenditure</i>	<i>Total Budget</i>	<i>Variance Amount</i>	<i>Percentage of Total Budget</i>
<b>525 - Recreation Grounds &amp; Sports Facilities</b>						
7616 Deloraine Rec Ground - Drainage 19/20	\$301	\$11,343	\$11,644	\$25,000	-\$13,356	46.58%
7665 Hadsen Memorial Centre Extension	\$13	\$53	\$65	\$180,000	-\$179,935	0.04%
7670 PVP - Clubroom Toilet Upgrades	\$65	\$1,052	\$1,117	\$80,000	-\$78,883	1.40%
7671 PVP Development Plan - Future Projects	\$0	\$0	\$0	\$326,500	-\$326,500	0.00%
7688 Deloraine Community Complex - Female Changeroom Refurb.	\$20,541	\$47,867	\$68,408	\$103,400	-\$34,992	66.16%
7692 PVP Upgrade Grounds 2, 3 & 4	\$2,548	\$2,153	\$4,701	\$500,000	-\$495,299	0.94%
7694 DCC & Deloraine Football Club - Grease Trap Installation 19/	\$1,351	\$9,864	\$11,215	\$35,000	-\$23,785	32.04%
7695 Deloraine Community Complex - Squash Courts	\$17,571	\$6,675	\$24,246	\$2,000,000	-\$1,975,754	1.21%
7696 Deloraine Pump Track 19/20	\$18,139	\$10,191	\$28,331	\$20,000	\$8,331	141.65%
525 - Recreation Grounds & Sports Facilities Sub Total	\$60,528	\$89,198	\$149,727	\$3,269,900	-\$3,120,173	4.58%
<b>545 - Sundry Cultural Activities</b>						
7909 MVPAC Foyer Improvements 18/19	\$152,862	\$24,346	\$177,208	\$182,500	-\$5,292	97.10%
7910 MVPAC Little Theatre Heating	\$0	\$0	\$0	\$75,000	-\$75,000	0.00%
545 - Sundry Cultural Activities Sub Total	\$152,862	\$24,346	\$177,208	\$257,500	-\$80,292	68.82%
<b>565 - Parks and Reserves</b>						
8018 Chudleigh Hall Reserve - BBQ Renewal	\$0	\$3,106	\$3,106	\$7,000	-\$3,894	44.38%
8044 Blackstone Park - Playground Equipment 18/19	\$0	\$8,988	\$8,988	\$8,100	\$888	110.96%
8053 Blackstone Park - Sale of Public Land 16/17	\$6,190	\$4,314	\$10,504	\$0	\$10,504	0.00%
8097 Kimberley Township Improvements 18/19	\$2,345	\$861	\$3,206	\$10,000	-\$6,795	32.06%
8099 Poets Place Reserve, Hadsen - Divest Land 18/19	\$190	\$0	\$190	\$5,000	-\$4,810	3.79%
8101 Chris St Reserve, Prospect - Divest Land 18/19	\$59	\$0	\$59	\$5,000	-\$4,941	1.18%
8103 Hadsen Bull Run - Play Area & Public Toilets	\$197	\$7,083	\$7,280	\$300,000	-\$292,720	2.43%
8104 Various Locations Dog Area Improvements	\$0	\$0	\$0	\$100,000	-\$100,000	0.00%
8105 Pioneer Drive, Mole Creek - Playground Equipment	\$0	\$253	\$253	\$55,000	-\$54,747	0.46%
565 - Parks and Reserves Sub Total	\$8,980	\$24,606	\$33,586	\$490,100	-\$456,514	6.85%
<b>500 - Recreation and Culture Sub Total</b>	<b>\$259,992</b>	<b>\$143,014</b>	<b>\$403,006</b>	<b>\$5,022,500</b>	<b>-\$4,619,494</b>	<b>8.02%</b>



# Capital Project Report

## 2021 Financial Year



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### Unallocated and Unclassified

#### 625 - Management and Indirect O/Heads

	Prior Year Expenditure	Current Year Expenditure	Total Expenditure	Total Budget	Variance Amount	Percentage of Total Budget
8803 Minor Plant Purchases	\$0	\$490	\$490	\$30,000	-\$29,510	1.63%
8818 Works Depot Land Purchase 19/20	\$48,400	\$0	\$48,400	\$750,000	-\$701,600	6.45%
8819 New Works Depot Design & Construction	\$0	\$5,000	\$5,000	\$1,300,000	-\$1,295,000	0.38%
8820 PVP Works Depot - Storage Shed	\$0	\$14,764	\$14,764	\$120,000	-\$105,236	12.30%
8821 PVP Works Depot - Shed, Wash Down Bay & Roller Door	\$0	\$0	\$0	\$50,000	-\$50,000	0.00%
625 - Management and Indirect O/Heads Sub Total	\$48,400	\$20,255	\$68,655	\$2,250,000	-\$2,181,345	3.05%

#### 655 - Plant Working

8711 Mower 2 Replacement (Plant 605)	\$0	\$0	\$0	\$30,000	-\$30,000	0.00%
8719 Medium Truck (No. 900)	\$0	\$0	\$0	\$120,000	-\$120,000	0.00%
8728 Light Truck (No.977)	\$0	\$0	\$0	\$70,000	-\$70,000	0.00%
8762 Tip Truck (No. 910) 19/20	\$0	\$113,405	\$113,405	\$115,000	-\$1,595	98.61%
8766 Mower (No. 600)	\$0	\$0	\$0	\$30,000	-\$30,000	0.00%
655 - Plant Working Sub Total	\$0	\$113,405	\$113,405	\$365,000	-\$251,595	31.07%

#### 675 - Other Unallocated Transactions

8707 Fleet Vehicle Purchases	\$0	-\$24,545	-\$24,545	\$167,800	-\$192,345	-14.63%
8764 6-8 Emu Bay Road, Deloraine - Divest Property	\$1,295	\$0	\$1,295	\$0	\$1,295	0.00%
675 - Other Unallocated Transactions Sub Total	\$1,295	-\$24,545	-\$23,250	\$167,800	-\$191,050	-13.86%

<b>600 - Unallocated and Unclassified Sub Total</b>	<b>\$49,695</b>	<b>\$109,114</b>	<b>\$158,809</b>	<b>\$2,782,800</b>	<b>-\$2,623,991</b>	<b>5.71%</b>
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<b>Total Capital Project Expenditure</b>	<b>\$819,400</b>	<b>\$794,353</b>	<b>\$1,613,753</b>	<b>\$14,667,900</b>	<b>-\$13,054,147</b>	<b>11.00%</b>
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# Capital Resealing Report

## 2021 Financial Year



05-Oct-2020 20:11:10

		<i><b>Total Expenditure</b></i>	<i><b>Total Budget</b></i>	<i><b>Variance Amount</b></i>	<i><b>Percentage of Total Budget</b></i>
<b>Roads Streets and Bridges</b>					
<b>201 - Roads and Streets</b>					
5559	Christmas Hills - Elizabeth Town	\$366	\$0	\$366	0.00%
5823	Glover Av - Blackstone Heights	\$451	\$0	\$451	0.00%
5884	Bowdens Rd - Hadspen	\$338	\$0	\$338	0.00%
5901	Las Vegas Dr - Prospect Vale	\$1,496	\$0	\$1,496	0.00%
5913	Atlantic Pl - Prospect Vale	\$500	\$0	\$500	0.00%
5924	Vale St - Prospect Vale	\$129	\$0	\$129	0.00%
5929	Harley Pd - Prospect Vale	\$548	\$0	\$548	0.00%
5940	Monte Carlo Ct - Prospect Vale	\$564	\$0	\$564	0.00%
5949	Burswood Tce - Prospect Vale	\$596	\$0	\$596	0.00%
5954	Sherwood Cl - Prospect Vale	\$155	\$0	\$155	0.00%
6299	Reseals General Budget Allocation	\$0	\$1,340,300	-\$1,340,300	0.00%
201 - Roads and Streets Sub Total		\$5,143	\$1,340,300	-\$1,335,157	0.38%
<b>Capital Resealing Projects - Grand Total</b>		<b>\$5,143</b>	<b>\$1,340,300</b>	<b>-\$1,335,157</b>	<b>0.38%</b>



# Capital Gravelling Report

## 2021 Financial Year



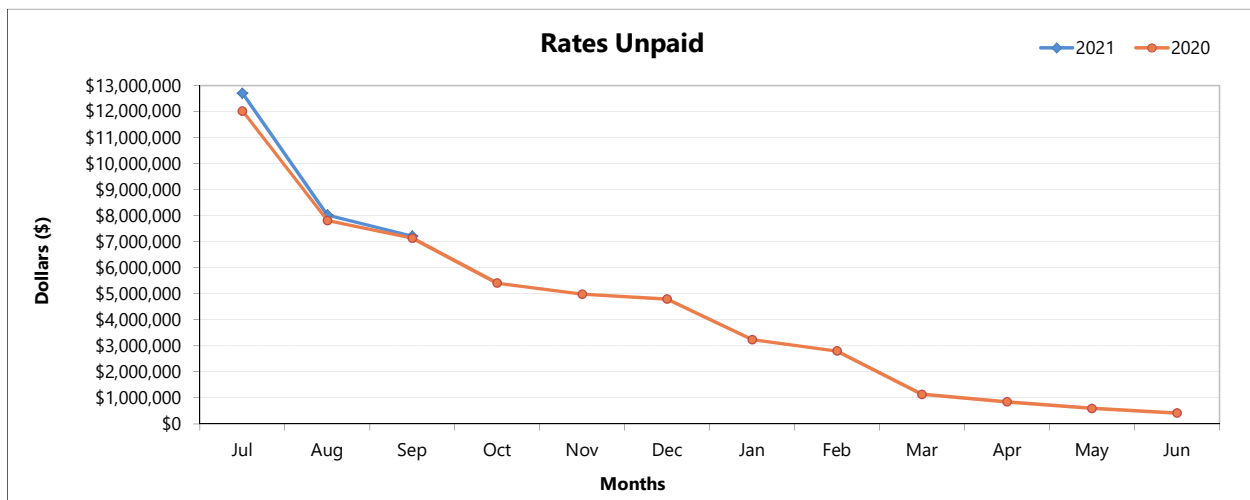
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		<b>Total Expenditure</b>	<b>Total Budget</b>	<b>Variance Amount</b>	<b>Percentage of Total Budget</b>
<b>Roads Streets and Bridges</b>					
<b>201 - Roads and Streets</b>					
5547	King St (Near Cemetery) - Deloraine	\$538	\$0	\$538	0.00%
5549	Pumicestone Rd - Deloraine	\$7,974	\$0	\$7,974	0.00%
5590	Hilders Rd - Kimberley	\$3,288	\$0	\$3,288	0.00%
5592	Fields - Kimberley	\$10,332	\$0	\$10,332	0.00%
5595	Taylors - Lemana	\$13,829	\$0	\$13,829	0.00%
5645	Stephens - Moltema	\$11,891	\$0	\$11,891	0.00%
5646	Harveys - Moltema	\$5,744	\$0	\$5,744	0.00%
5647	Gaffneys - Moltema	\$10,915	\$0	\$10,915	0.00%
5658	Wattle Drive - Reedy Marsh	\$4,793	\$0	\$4,793	0.00%
5668	Maloneys Rd - Parkham	\$26,556	\$0	\$26,556	0.00%
5683	Johns Rd - Reedy Marsh	\$21,564	\$0	\$21,564	0.00%
5691	Selby Rd - Selbourne	\$905	\$0	\$905	0.00%
5701	Grundys - Weegen	\$2,807	\$0	\$2,807	0.00%
5703	Kellys Cage Rd - Weegen	\$23,061	\$0	\$23,061	0.00%
5716	Arthur St - Westbury	\$3,534	\$0	\$3,534	0.00%
5718	Smith St - Westbury	\$4,452	\$0	\$4,452	0.00%
5722	Franklin St - Westbury	\$1,270	\$0	\$1,270	0.00%
5723	Five Acre Row - Westbury	\$426	\$0	\$426	0.00%
5725	Pensioners Row - Westbury	\$1,844	\$0	\$1,844	0.00%
5729	Colonisation Row - Westbury	\$8,032	\$0	\$8,032	0.00%
5731	Reid St - Westbury	\$4,679	\$0	\$4,679	0.00%
5734	Veterans Row - Westbury	\$2,818	\$0	\$2,818	0.00%
5737	Ita Mara - Western Creek	\$1,533	\$0	\$1,533	0.00%
5778	Badcocks Lane	\$1,940	\$0	\$1,940	0.00%
5799	Gravel Resheeting General Budget Alloc	\$0	\$324,500	-\$324,500	0.00%
5858	Gleadow St - Deloraine	\$382	\$0	\$382	0.00%
6699	Harts Lane - Weegen	\$2,758	\$0	\$2,758	0.00%
201 - Roads and Streets Sub Total		\$177,866	\$324,500	-\$146,634	54.81%
<b>Capital Gravelling Expenditure Total</b>		<b>\$177,866</b>	<b>\$324,500</b>	<b>-\$146,634</b>	<b>54.81%</b>



## Meander Valley Rates Report as at 30/09/2020

	2021	2020
<b>Rate Balance Carried Forward from previous Year</b>	\$ 380,117	\$ 418,300
<b>2020/21 Rates Raised</b>	\$ 12,996,473	\$ 12,889,479
<b>Interest</b>	\$ 6,884	\$ 13,071
<b>Rates Adjustments</b>	\$ 8,853	\$ 9,078
<b>Payments Received</b>	-\$ 6,170,333	-\$ 5,940,167
<b>Rates Control Account Balance</b>	<b>\$ 7,221,994</b>	<b>\$ 7,389,761</b>
<b>% of Rates Unpaid</b>	<b>53.96%</b>	<b>55.48%</b>





## Meander Valley Council Cash Reconciliation as at 30-September-2020

	2020-21	2019-20
<b>Balance Carried Forward from previous Year</b>	\$ 21,341,304	\$ 24,549,378
<b>Add Deposits</b>	\$ 8,267,671	\$ 8,171,155
<b>Less Payments</b>	-\$ 5,618,637	-\$ 6,824,384
<b>Balance as per Bank Account</b>	<b>\$ 23,990,337</b>	<b>\$ 25,896,149</b>

Made up of:	Amount	Interest Rate
Cash at Bank	58,319	0.00%
Westpac Bank Cash Management Account	2,441,009	0.50%
Commonwealth Bank at Call Account	915	0.40%
National Australia Bank	4,020,961	0.90-1.75%
Macquarie Bank	3,010,021	1.60-1.70%
MyState Financial	6,459,112	0.85-1.55%
Bendigo Bank	2,000,000	0.95-1.05%
Bank of Us	2,000,000	1.85-2.00%
Bank of Sydney	4,000,000	0.85-1.60%

**\$ 23,990,337**

Less expenditure commitments:

2021 Operating expenditure outstanding	-12,800,864
2021 Capital expenditure outstanding	-14,552,418

Add assets:

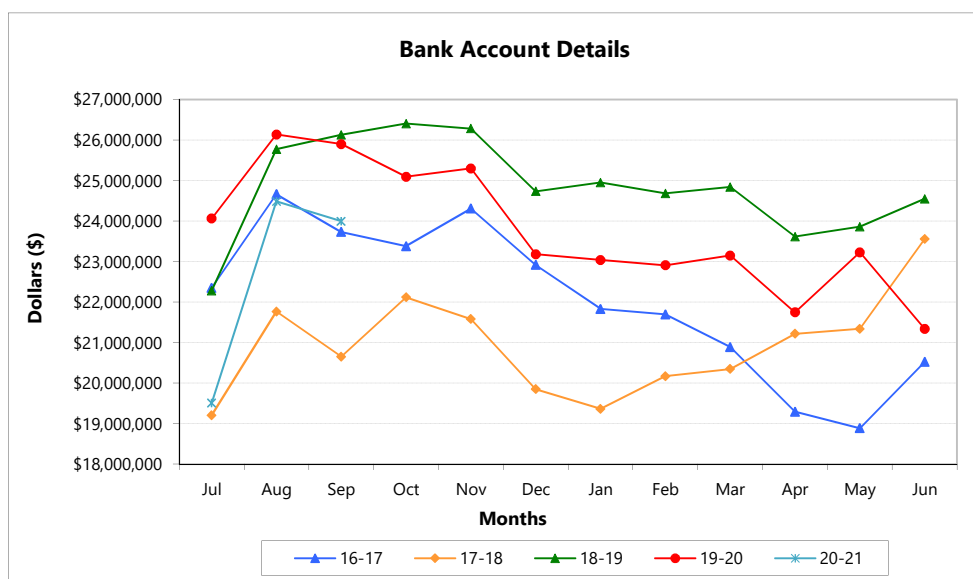
2021 Operating income outstanding	10,560,602
2021 Estimated rate debtors outstanding	7,221,994
Part 5 agreement amounts receivable	902,725
2020 Loans receivable	3,762,000

Less liabilities:

2020 Tip rehabilitation	-4,177,766
2020 Employee leave provisions	-1,762,021
2020 Loans payable	-3,600,000

**Adjusted Cash Balance**

**\$ 9,544,589**



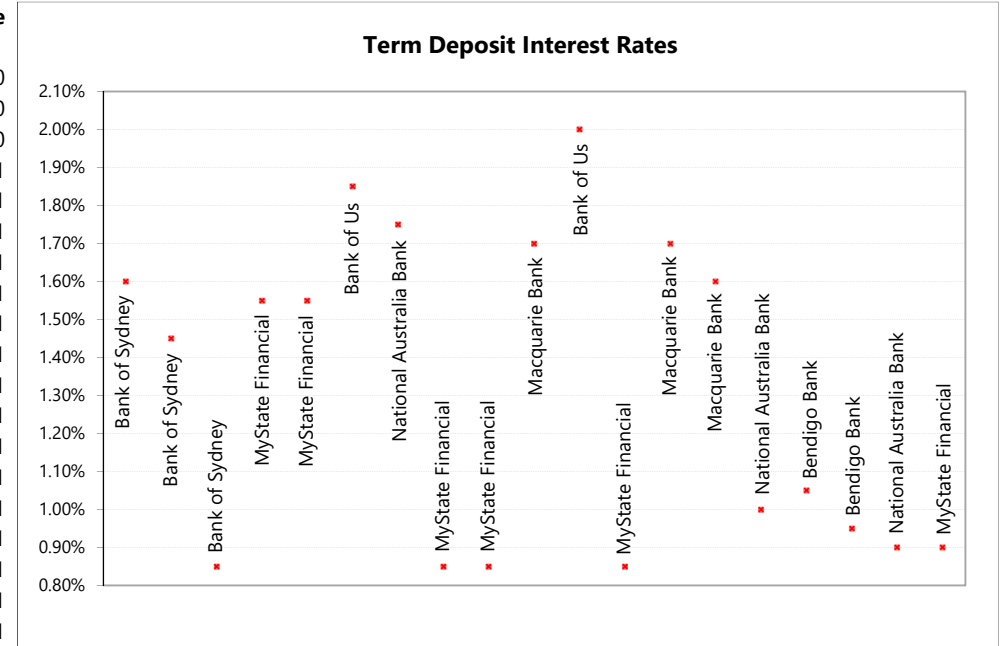


Date:

30-September-2020

Institution	Deposit	Rate %	Entered	Due
Bank of Sydney	1,000,000	1.60%	19/05/2020	16/11/2020
Bank of Sydney	2,000,000	1.45%	28/05/2020	24/11/2020
Bank of Sydney	1,000,000	0.85%	25/08/2020	23/12/2020
MyState Financial	1,078,115	1.55%	12/05/2020	12/01/2021
MyState Financial	1,078,141	1.55%	15/05/2020	15/01/2021
Bank of Us	1,000,000	1.85%	18/03/2020	18/01/2021
National Australia Bank	1,020,961	1.75%	8/04/2020	8/02/2021
MyState Financial	1,065,149	0.85%	2/09/2020	2/03/2021
MyState Financial	1,019,052	0.85%	4/09/2020	4/03/2021
Macquarie Bank	1,010,021	1.70%	31/03/2020	31/03/2021
Bank of Us	1,000,000	2.00%	1/04/2020	1/04/2021
MyState Financial	1,000,000	0.85%	7/09/2020	7/04/2021
Macquarie Bank	1,000,000	1.70%	9/04/2020	8/04/2021
Macquarie Bank	1,000,000	1.60%	30/04/2020	30/04/2021
National Australia Bank	2,000,000	1.00%	15/07/2020	14/07/2021
Bendigo Bank	1,000,000	1.05%	22/07/2020	22/07/2021
Bendigo Bank	1,000,000	0.95%	17/08/2020	17/08/2021
National Australia Bank	1,000,000	0.90%	24/08/2020	24/08/2021
MyState Financial	1,218,654	0.90%	28/08/2020	28/08/2021

**\$ 21,490,093**

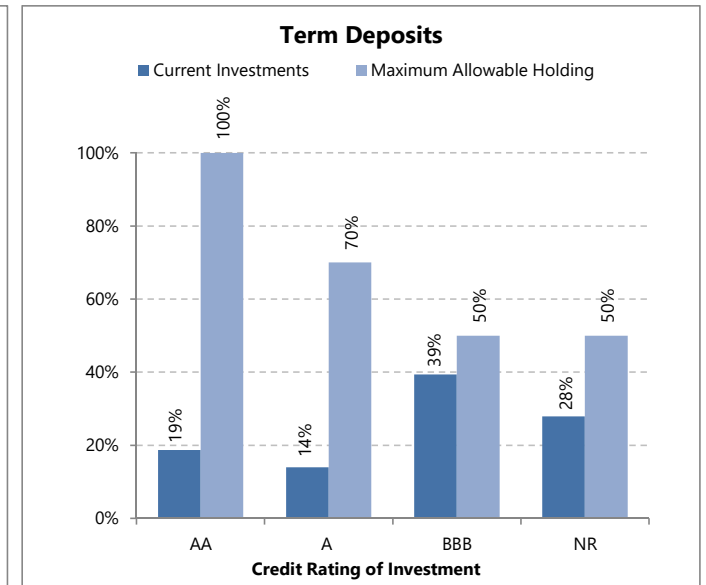
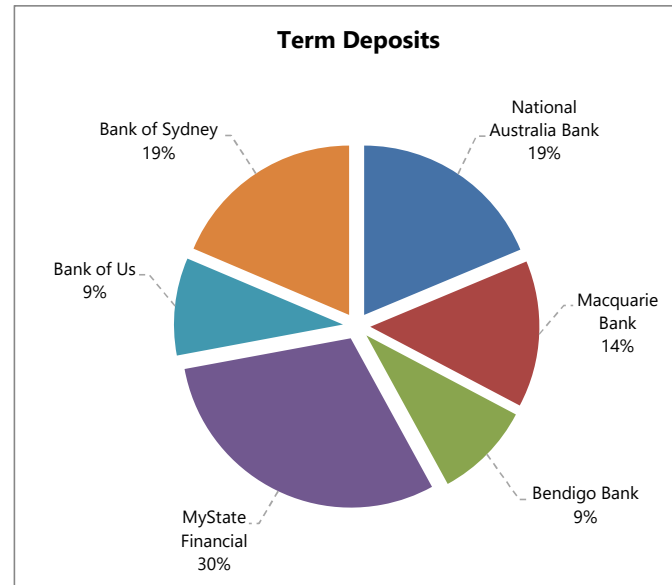


Average Interest Rate

1.31%

#### Term Deposits with institutions

Institution	Credit Rating	Amount
National Australia Bank	AA	4,020,961
Macquarie Bank	A	3,010,021
Bendigo Bank	BBB	2,000,000
MyState Financial	BBB	6,459,112
Bank of Us	NR	2,000,000
Bank of Sydney	NR	4,000,000
		<b>\$ 21,490,093</b>





# **INFRASTRUCTURE 1**

Reference No. 204/2020

## **REVIEW OF BUDGETS FOR THE 2020-21 CAPITAL WORKS PROGRAM**

**AUTHOR:** Dino De Paoli  
Director Infrastructure Services

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### **1) Recommendation**

***It is recommended that Council approves the following project budget changes to the 2020-21 Capital Works Program;***

<b><i>Project Name</i></b>	<b><i>Current Budget</i></b>	<b><i>Proposed Budget Variation</i></b>	<b><i>Revised Budget</i></b>
<b><i>Westbury Landfill Site Cell Expansion</i></b>	<b><i>\$160,800</i></b>	<b><i>\$30,000</i></b>	<b><i>\$190,800</i></b>
<b><i>Mobile Organics Bins 19/20</i></b>	<b><i>\$300,000</i></b>	<b><i>-\$30,000</i></b>	<b><i>\$270,000</i></b>

### **2) Officers Report**

The purpose of this report is to seek Council approval for the reallocation of funding within the Capital Works Program.

Project budget allocations within the Capital Works Program that are submitted to Council for approval prior to the commencement of each financial year are prepared using a range of methods. In some instances and depending on the availability of resources and time constraints, projects can be thoroughly scoped and accurate estimates prepared using available empirical or supplier information. Conversely, project cost estimates may only be general allowances prepared using the best information available at the time.

During the financial year, detailed design, adjustment to project scope and the undertaking of additional works during construction, results in project expenditure under and over approved budget amounts. New projects may also be requested for inclusion in the Program, or removal.



The overall financial objective in delivering the Capital Works Program is to have a zero net variation in the program budget. Project savings are generally used to offset project overruns and additional funding can be requested to assist with balancing the budget or to finance new projects.

For the Westbury Landfill Site Cell Expansion and Mobile Organics Bins projects, an initial budget allocation of \$100,000 was approved for each as part of the 2016-17 Capital Works Program. The projects have been carried forward over the last few years and budgets increased.

Quotes have been received from earthworks contractors to undertake bulk earthworks at Cluan to form the required cell expansion area. The work will include construction of a berm in the cell, new site roadworks and associated drainage. The funding transfer of \$30,000 will allow the work to be awarded to the preferred contractor.

This is the first stage of the expansion work. The second stage will be to install the leachate drainage and install a clay liner, which has already been purchased. It is proposed that this second stage of work will also be funded through transfer of additional funds from the Mobile Organics Bins project. This will be brought back to Council for approval once the final scope and costs from contractors are known.

Refer to Table 1 for the funding reallocation details. Both transfers are outside the current financial delegations for the General Manager.



**TABLE 1: 2020-21 CAPITAL WORKS BUDGET – REALLOCATION OF PROJECT FUNDING**

<b>Project No.</b>	<b>Project Name</b>	<b>Council Costs to date</b>	<b>Current Budget</b>	<b>Proposed Budget Variation</b>	<b>Revised Budget</b>	<b>Delegation</b>	<b>Comments</b>
6602	Westbury Landfill Site Cell Expansion	\$95,326	\$160,800	\$30,000	\$190,800	Council	Transfer funds from PN6611
6611	Mobile Organics Bins 19/20	\$0	\$300,000	-\$30,000	\$270,000	Council	Transfer funds to PN6602
	<b>Totals</b>		<b>\$460,800</b>	<b>\$0</b>	<b>\$460,800</b>		



### **3) Council Strategy and Policy**

Council's Annual Plan requires Council officers to report on the progress of capital works projects.

### **4) Legislation**

Section 82(5) of the *Local Government Act* 1993 requires Council to approve by simple majority any proposed alteration to Council's estimated capital works outside the limit of the General Manager's financial delegation of \$20,000.

### **5) Risk Management**

Proceeding with the cell expansion work will provide additional airspace for landfill operations.

### **6) Government and Agency Consultation**

Not applicable

### **7) Community Consultation**

Not applicable

### **8) Financial Consideration**

The recommended variations in this report will result in a nil increase to the value of the 2020-21 Capital Works Program.

### **9) Alternative Recommendations**

Council can elect to amend or not approve the recommendation.

### **10) Voting Requirements**

Simple majority

## **DECISION:**



## **ITEMS FOR CLOSED SECTION OF THE MEETING:**

Councillor xx moved and Councillor xx seconded ***"that pursuant to Regulation 15(2) of the Local Government (Meeting Procedures) Regulations 2015, Council close the meeting to the public to discuss the following items."***

### **Voting Requirements**

Absolute majority

Council moved to Closed Session at x.xxpm

## **GOVERNANCE 1      CONFIRMATION OF MINUTES**

(Reference Part 2 Regulation 34(2) Local Government (Meeting Procedures) Regulations 2015)

## **GOVERNANCE 2      LEAVE OF ABSENCE**

(Reference Part 2 Regulation 15(2)(h) Local Government (Meeting Procedures) Regulations 2015)

## **CORPORATE 3      COUNCIL AUDIT PANEL: APPOINTMENT OF INDEPENDENT CHAIRPERSON**

(Reference Part 2 Regulation 15(2)(d) Local Government (Meeting Procedures) Regulations 2015)

Council returned to Open Session at x.xxpm

Cr xxx moved and Cr xxx seconded ***"that the following decisions were taken by Council in Closed Session and are to be released for the public's information."***

The meeting closed at .....

.....  
Wayne Johnston

**Mayor**