



PLANNING SCHEME AMENDMENT REPORT

FOR THE:

COUNTRY CLUB ESTATE
– PROSPECT VALE, LAUNCESTON

Job Name	T_Country Club ER	
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EXECUTIVE SUMMARY

Niche Planning Studio acts on behalf of Kin Capital (Developer) and Federal Group (Landowner) in regard to the proposed Planning Scheme Amendment to rezone a portion of the existing Country Club landholding from Major Tourism Zone (MTZ) to General Residential Zone (GRZ).

PLANNING CONTEXT

The application has been prepared in accordance with the current Meander Valley Interim Planning Scheme whilst having regard to the proposed Meander Valley Local Provisions Schedule (LPS). This proposal facilitates a section 33 application (planning scheme amendment) under the former provisions of the Land Use Planning and Approvals Act 1993. Specifically, all relevant matters under section 32 of the Act have been met.

The site, referred to as 100 Country Club Avenue, totals 125.13ha in size and is currently zoned Major Tourism. The proposed rezoning of 44ha of the site to General Residential Zone enables the successful ongoing operation of the Country Club whilst developing the surrounding underutilised land for residential purposes. Two overlays currently exist on site being Scenic Management and Salinity Risk. These overlays are not proposed to be amended as part of this application, and any future development will be designed to comply with their requirements.

The proposed rezoning reflects the strategic intent of the Northern Tasmania Regional Land Use Strategy (RLUS), Greater Launceston Strategy and Prospect Vale Blackstone Heights Structure Plan, specifically proposing residential development within an identified Growth Corridor.

PROPOSED DEVELOPMENT

The proposed Country Club Estate is a master planned community development featuring a range of mixed sized residential lots and retirement living features, along with new connections to existing community services and amenities, and a large park and green open spaces.

To facilitate development of the Country Club Estate, a Specific Area Plan (SAP) is proposed to be incorporated within the Scheme and will apply to the total 44ha Scheme Amendment rezoning area. This area is generally bound by Country Club Avenue and associated residential areas to the north, transmission easement to the west, Blackstone Hills to the South and the Prospect Vale residential area to the east. Primary access to the SAP area will be provided through the existing Country Club Avenue, with access for pedestrians/cyclists and emergency vehicles provided through Harley Parade. The SAP enables the provision of approximately 380 residential lots with a minimum lot size of 450m² and approximately 120 residential living dwellings. The SAP also proposes a total of 1.65ha of open space central to the site.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

A comprehensive communication and consultation strategy has been enacted to support the rezoning. This strategy has involved preliminary discussions with key stakeholders and community members as follows:

Stakeholder Engagement

The consultant group has undertaken a series of meetings with Council's planning and engineering officers to discuss preliminary concepts, technical constraints and ensure a clear line of communication.

The group has also engaged with all service and supply authorities including TasWater, TasFire and TasNetworks to discuss the draft proposal, including possible yield outcomes.

Community Consultation

A detailed series of community doorknocks and letter drops have been enacted to ensure locals and neighbours to the site were aware of the proposed rezoning and likely resulting development. In total, 25 on-site door knock discussions were had with neighbours and more than 1000 homes received information via letterdrop.

Further to initial consultation, we have listened to the community and amended the development proposal to mitigate any concerns and ensure minimal impact on neighbouring properties. Specifically, we have listened to feedback and community concern about existing traffic in Harley Parade and as such, propose only a pedestrian link and access for emergency vehicles.

Further consultation will occur during the statutory planning process.

SITE ANALYSIS

Detailed site analysis has been undertaken in support of the application, identifying no known constraints to rezoning. These reports and their findings are appended to this application:

- Housing Supply and Demand Assessment: Urban Enterprise
- Site History and Contamination: Entura
- Natural Values Assessment: Entura
- Bushfire Assessment: Entura
- Landscape Impact Assessment: Entura
- Traffic Impact Assessment: Midson Traffic
- Stormwater Management Strategy and Servicing: ADG Engineers
- Geotechnical/Pavement Investigation: Scherzic
- Landscape/Open Space Design: Place Design Group

Key findings of these reports include:

- The development will respond to the latent demand for housing in Prospect Vale, enabling the provision of homes for second and third homebuyers not provided in the south-western corridor.
- The development will ensure a diversity of housing is provided, responding to the projected strong increases in residents over 65 years, specifically identifying retirement living within the SAP.
- The development will assist economic growth in the region through the provision of services and employment opportunities, primarily during construction
- The development will not impact threatened flora or fauna species. Weed management measures will be introduced to reduce the spread of weeds.
- The proposal sensitively integrates the proposed residential subdivision into the existing environment, to minimise the visual impact of adjoining land users
- The development provides a series of public open spaces to provide residents and the general public with a variety of recreational opportunities across the site.
- The development will adhere to best practice urban design guidelines including Crime Prevention Through Environmental Design (CPTED) to ensure a high quality, functioning and safe estate.
- All services will be provided and designed to minimise trench depth due to the presence of dolerite rock and boulders.

Overall, it is considered that the proposed rezoning of the site is consistent with the key objectives and requirements of the Act and is consistent with the relevant planning policy and strategic objectives identified within the Meander Valley Interim Planning Scheme.

1. INTRODUCTION

Niche Planning Studio acts on behalf of Kin Capital (Developer) and Federal Group (Landowner) in regard to the proposed Planning Scheme Amendment to rezone a portion of the existing Country Club landholding from Major Tourism Zone (MTZ) to General Residential Zone (GRZ).

This report has been prepared to facilitate a section 33 application (planning scheme amendment) under the former provisions of the *Land Use Planning and Approvals Act 1993*.

The application has been prepared in accordance with the current *Meander Valley Interim Planning Scheme* whilst having regard to the State Planning Provisions and proposed *Meander Valley Local Provisions Schedule (LPS)*.

This report outlines the strategic justification and addresses all relevant matters to enable the Commission to determine whether the requirements under the section 32 of the Act have been met.

The rezoning provides for the appropriate location of housing within Prospect Vale being generally in accordance with the growth corridor allocation within the *Northern Tasmania Regional Land Use Strategy (RLUS)*.

The rezoning will support approximately 380 new lots and approximately 120 retirement living dwellings within the surrounds of the Country Club Estate. Detail regarding these uses and controls will be further implemented through the introduction of a Specific Area Plan (SAP).

Reports have been prepared by the following technical consultants in support of this application:

- Housing Supply and Demand Assessment: Urban Enterprise
- Site History and Contamination: Entura
- Natural Values Assessment: Entura
- Bushfire Assessment: Entura
- Landscape Impact Assessment: Entura
- Traffic Impact Assessment: Midson Traffic
- Stormwater Management Strategy and Servicing: ADG Engineers
- Geotechnical/Pavement Investigation: Scherzic
- Landscape/Open Space Design: Place Design Group

These reports are provided to demonstrate that rezoning of the site from MTZ to GRZ with the implementation of a SAP can occur and there are no constraints that prevent the rezoning.

The applicant for this project is Niche Planning Studio on behalf of the Developer and Landowner. The required application form and owners consent for this application is provided at **Appendix A**.

We therefore request Council's support for the initiation of the planning scheme amendment and commencement of the formal rezoning process.

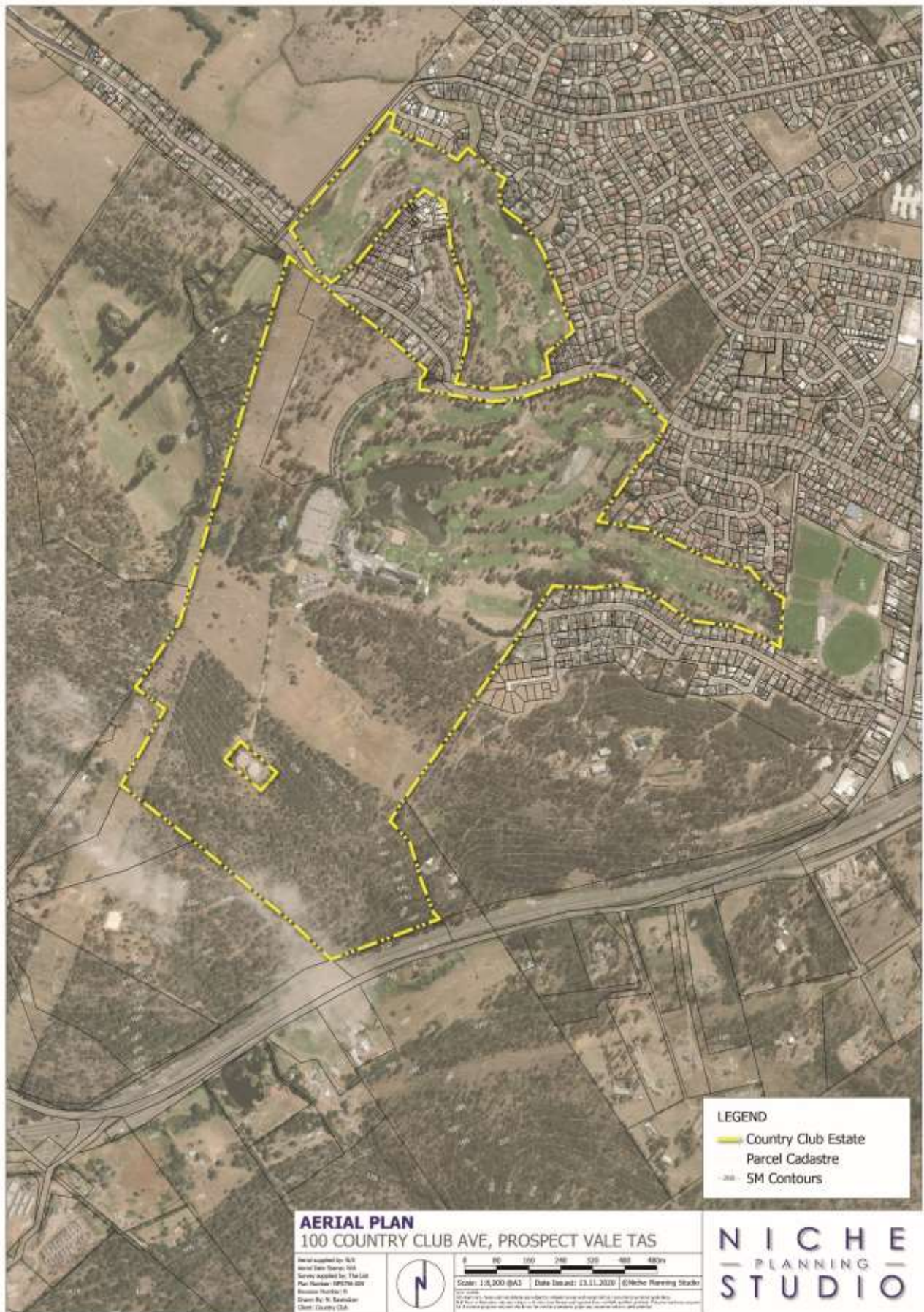


Figure 1: Subject Site Aerial

2. SUBJECT SITE AND SURROUNDS

2.1. SUBJECT SITE

The Country Club landholding is generally referred to as 100 Country Club Avenue, Prospect Vale. The property is located in Meander Valley Shire Council and is strategically located 8km to the south west of Launceston central area.

The landholding totals 144.28ha in area and comprises three independent titles which support the operation of the golf course and resort facilities (refer Figure 2). Of these three lots, the southern two will be impacted by the proposed scheme amendment, being that land generally located to the south of Country Club Avenue and Casino Rise.

Details of the two lots are listed below, and Property Titles are included within **Appendix A**:

Table 1: Landownership Detail

PROPERTY ID	VOLUME/FOLIO	AFFECTED LAND (HA)
2852135	33678/1	8.95
2852135	119422/1	116.18
TOTAL		125.13

These two lots define the subject site and can be described as follows:

- **Southern portion:** the southern extent of the site comprises the largest landholding and includes the Country Club, majority of the golf course and an expanse of vacant land which is both cleared and vegetated and currently unutilised by any golf course operations, extending up into Blackstone Hills. The entire site is bounded by the transmission easement to the west and includes two large reservoirs along Blackstone Hills, which are publicly owned and not owned by Federal Group.
- **Central portion:** the central portion of the site includes a separately titled area north-west of the Country Club Avenue entrance and south of existing residential lots along Casino Rise. This site is mostly cleared excluding patches of scattered vegetation and is utilised for horse-riding and other outdoor recreation activities.

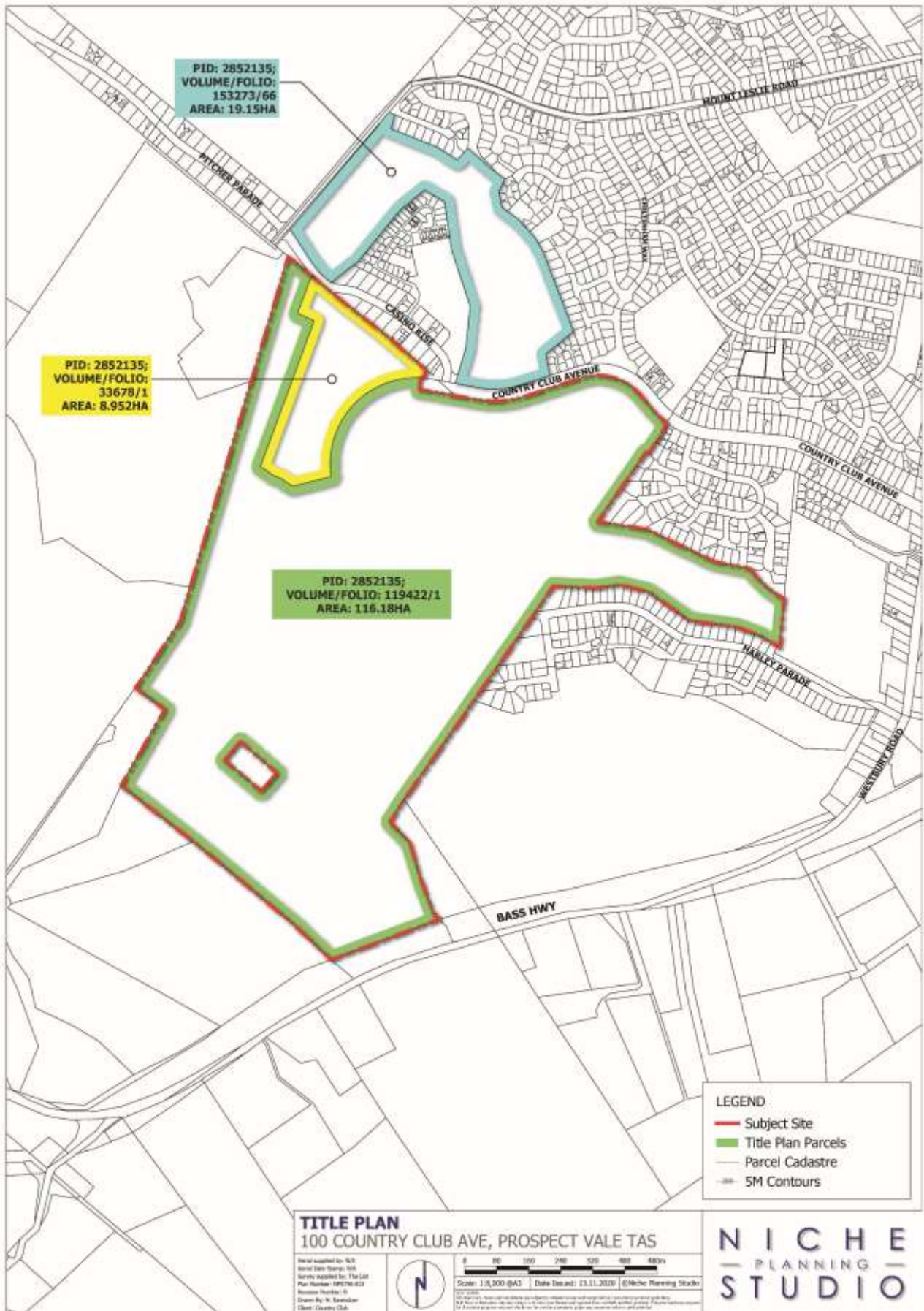


Figure 2: Land Ownership Details & Subject Site

2.2. REGIONAL CONTEXT

The Country Club forms a major tourism attraction for Launceston and the north of Tasmania.

Country Club was opened in 1982 as Australia's first resort-style casino, capitalising on the surrounding natural beauty and location on the rural fringe. The opening had a major impact on Tasmanian tourism, encouraging state level investment, more flights, restaurants, accommodation and an enhanced range of tourism experiences.

In its current operation, the Country Club includes a full 18 hole golf course, outdoor recreational facilities such as horse-riding and access to the Blackstone Hills for hiking as well as a suite of features within the club itself, including a casino, 200 room accommodation, restaurants and other associated facilities. This has ensured that Country Club is one of the major tourism drivers in the north-west of Tasmania.

The site is surrounded by a number of key regionally significant features.

To the south and west is located the Blackstone Hills and associated South Esk River providing a network of regionally and state significant conservation reserves, areas of landscape value and high levels of vegetation throughout the west of Greater Launceston.

The site is further defined and accessed by a series of regional roads namely Bass Highway to the south and key district roads, specifically Westbury Road to the east which together act as gateways to suburban Launceston, and more locally to Prospect Vale proper.

Adjacent to Prospect Vale are the townships of Blackstone Heights to the north-west and Summerhill to the north. Similar to the subject site, these residential estates also rely greatly upon Westbury Road to access Launceston and the Bass Highway.

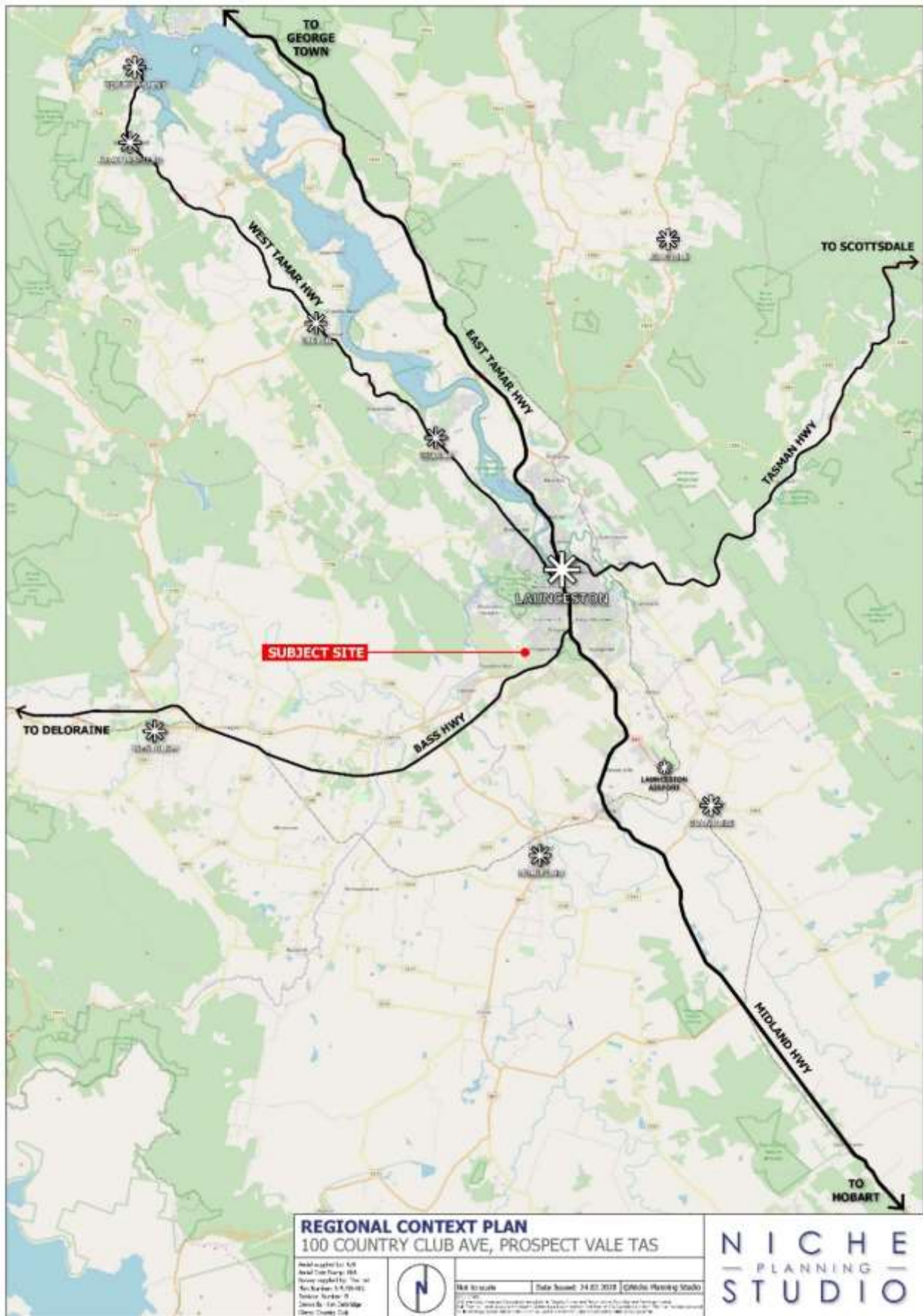


Figure 3: Regional Context Plan

2.3. LOCAL CONTEXT

The Country Club Estate comprises the existing Country Club together with surplus land to the west and south of the existing facilities. This land is currently underutilised, and is positioned within strategic planning thinking as being well located to ensure the consolidation of residential development within the Prospect Vale growth corridor.

Access to the broader site is provided by Country Club Avenue to the north, which acts as a connection between Blackstone Heights residential area and the broader Prospect Vale region. With its connection to Westbury Road, Country Club Avenue allows residents to easily reach the Bass and Midland Highways which links Prospect Vale with Launceston and the broader region.

The site is well located in relation to key local facilities which can support a growing residential community (refer Figure 4):

- **Retail:** Westbury Road supports a number of retail facilities including Prospect Vale Marketplace and Supa IGA Prospect as well as existing service centres located approximately 1km from the Country Club
- **Employment:** Employment opportunities also exist within close proximity to the site, including at the corner of the Bass Highway and Westbury Road, as well as the Department of Primary Industry further north along the Bass Highway.
- **Educational facilities:** Variety of facilities including Goodstart Early Learning centre, Summerdale Primary School Prospect High School and St Patricks College, forming a significant catchment of students for future residents.
- **Recreation:** The surrounding area comprises large areas of open space. Prospect Vale Park is recognised as the biggest park in northern Tasmania, being 10 hectares in size including a suite of sport and recreational facilities including various sporting clubs, playground areas and passive parkland. Directly abutting the eastern portion of the subject site, this park offers an abundant area of public open space for the future development of the Country Club Bestate. Beyond that, the subject site is located within close proximity to the Kate Reed and Trevallyn Nature Recreation Areas, which provide large areas of open space predominately used for informal recreation and conservation values. There is a strong network of public open space surrounding the site which, together with private open space facilities (ie tennis courts, walking trails, horse trails) associated with the golf course, ensures sufficient open space provision for the future residential community of Country Club Estate.

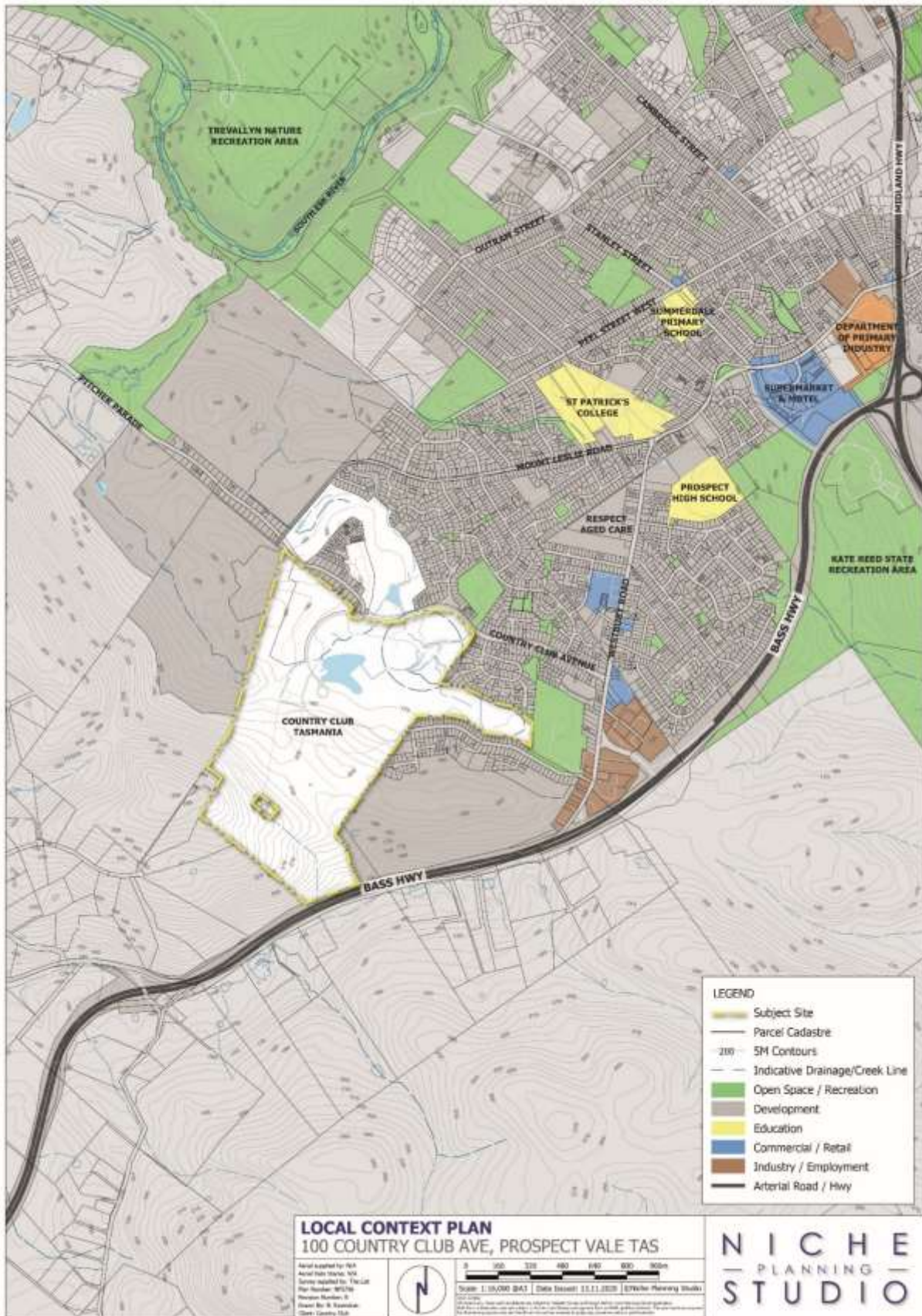


Figure 4: Local Context Plan

3. PLANNING CONTEXT

The following briefly summarises the planning controls and policies pertinent to the consideration and determination of this amendment application. The response to the planning control and policy influences are discussed later within the 'Strategic Justification' section of this report.

3.1. STRATEGIC CONTEXT

3.1.1. Northern Tasmania Regional Land Use Strategy 2018

The Regional Land Use Strategy (RLUS) is a statutory regional plan which is provided for within the Act. The RLUS is a broad policy document that will facilitate change, growth, and development within Northern Tasmania over the next 20 years and provides land use policies and strategies through:

- A defined regional vision and overarching strategic regional planning goals and directions
- Key regional land use categories, including urban growth boundary areas
- A comprehensive set of regional planning policies addressing the underlying social, economic, and environmental issues in Northern Tasmania.

As shown in Figure 5: D.1 Regional Framework Plan, the RLUS identifies the majority of the site as being within a 'Growth Corridor'. This reflects the sites identification within the Greater Launceston Plan (2014) as being within a 'New Growth Area/Growth Corridor'.

The 'Growth Corridor' within the RLUS is included within the broader 'Urban Growth Area' category, specifically:

- 'Urban Growth Areas will identify sufficient land to sustainably meet the region's urban development needs to 2032, considering population, housing, employment projections and reasonable assumptions about future growth'
- Specifically, growth of urban settlements is to occur within Urban Growth Areas as they are able to provide for future housing needs and are situated within close proximity to existing infrastructure capacity needs.

Growth Corridors comprise:

- '...land contiguous with existing urban areas, including greenfield land, which will be developed to accommodate project population growth where the land has been assessed against contemporary evidence and determined as being suitable for urban development'

With regard to the development of land within a Growth Corridor, the RLUS outlines that:

- "[the] rezoning of land for urban development in growth corridors will only be considered if all relevant policies and actions in the RLUS are met along with State Policies"

Furthermore, the north-eastern portion of the site, located along Country Club Avenue, has been identified as a 'Supporting Consolidation Area'. The purpose of the Supporting Consolidation Area is to provide for connectivity between urban settlements and existing communities through new development with direct linkages to transport and established areas. Any development within supporting consolidation areas must have regard to the Regional Settlement Hierarchy and Regional Activity Centre Hierarchy and provide a complementary mix of land uses in support of these hierarchies.

The RLUS provides a Regional Settlement Network, Regional Economic Development Policy and Regional Environment Policy which have relevant policy outcomes for this proposal.

Regional Settlement Network

The purpose of the Regional Settlement Network (RSN) is to define the purpose of settlements to establish strong linkages between regional development and the development of land-use policy and zoning provisions within individual planning schemes. The Regional Settlement Hierarchy links the settlement type and its function to help align the development of land-use policy, zoning and conditions to achieve the broader strategic objectives.

Settlement typologies are:

- Regional City
- Satellite Settlements
- District Centres
- Rural Towns
- Rural Villages
- Rural Localities

The RLUS identifies Prospect Vale within the Regional City settlement type. Relevant RSN regional policies and actions are discussed in the table below.

Table 2: Relevant RSN policies and actions

POLICY	ACTION	COMMENT
Regional Settlement Networks		
RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).	RSN-A1 Provide an adequate supply of well-located and serviced residential land to meet projected demand. Landowners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand. RSN-A2 Land supply will be provided in Urban Growth Areas identified as: <ul style="list-style-type: none"> • Priority Consolidation Areas; • Supporting Consolidation Areas; or • Growth Corridor. RSN-A3 Apply zoning that provides for the flexibility of settlements or precincts within a settlement and the ability to restructure under-utilised land.	The subject area is located within a designated growth corridor. The rezoning of the subject area will facilitate the restructuring and use of currently vacant and underutilised land.

<p>RSN-P2</p> <p>Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.</p>	<p>RSN-A4</p> <p>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.</p> <p>RSN-A5</p> <p>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.</p> <p>RSN-A6</p> <p>Encourage urban residential expansion in-and-around the region’s activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.</p> <p>RSN-A7</p> <p>Ensure all rural and environmental living occurs outside Urban Growth Areas.</p> <p>RSN-A8</p> <p>Identify areas with existing mixed land use patterns, and/ or ‘Brownfield’ areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.</p>	<p>The rezoning will incorporate existing and planned water and sewerage infrastructure capacity, with some additional water infrastructure requirements to internally service lots.</p> <p>The rezoning will facilitate the subdivision and development of a range of lot sizes as well as retirement living, supporting diverse housing options.</p> <p>The site is located within 1km of existing employment land located on Westbury Road as well as having easy access to Bass Highway and the broader region.</p>
<p>Housing Dwellings and Densities</p>		
<p>RSN-P4</p> <p>Provide a planning framework for new and upgraded infrastructure and facilities to support a growing and ageing population, and provide housing choice through a range and mix of dwelling types, size and locations in new residential developments.</p>	<p>RSN-A9</p> <p>Undertake a regional dwelling yield analysis.</p>	<p>A detailed dwelling yield analysis has been undertaken by Urban Enterprise and is appended for review.</p>

RSN-P5	RSN-A10	The application of the General Residential Zone to the subject area supports a variety of lot sizes within the rezoning area ranging from medium density retirement living lots to larger housing at the edge of the property adjacent to the Blackstone Hills.
Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.	Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.	
RSN-P7	RSN-A12	The rezoning of this site ensures the provision of a variety of residential lots within a 400m and 800m walkable catchment of the existing retail facilities at the Country Club resort.
In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services.	RSN-A13	
	Apply the Urban Mixed Use Zone to areas within or adjacent to Activity Centres that are appropriate for a mix of uses, including higher density residential development.	
Integrated Land Use and Transport		
RSN-P8	RSN-A14	Existing bus routes travel down Westbury Avenue and along Country Club Avenue on the northern boundary of the site. This infill proposal will therefore benefit from the existing public transport services afforded the site.
New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.	Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit-oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.	
RSN-P10		
Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport.		
RSN-P11	RSN-A15	The development responds to the overarching requirements of the NITP by providing future residential land that will have convenient access to the existing Principal Urban Cycling Network and public transport network along Westbury Road.
Coordinate land use and transport planning and the sequence of development with timely infrastructure provision.	Planning will be informed by the <i>Northern Integrated Transport Plan</i> (2013). Future iterations of the strategy are to require planning schemes provide appropriate zoning patterns and support land use activities by:	
RSN-P12	<ul style="list-style-type: none"> Identifying transport demands and infrastructure required; Protecting key transport corridors from incompatible land uses; and 	
Connect active transport routes to improve accessibility and encourage		

transport use by a broader range of people.	<ul style="list-style-type: none"> Creating sustainable land use patterns that maximise efficient use of all future transportation modes i.e. road/rail, freight routes (including land and sea ports), and public transport, pedestrian and cyclists networks.
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Residential Design

RSN-P17 Provide accessible and high quality public open space in all new 'Greenfield' and infill development by creating well-designed public places.	RSN-A17 Adopt and/or apply within infill and higher residential density areas any medium density guidelines developed by the State.	More than 14% of the subject site has been identified for open space, providing areas of visual relief within a network of parkland areas within the residential precinct.
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Regional Economic Development Policy

The policy aims to advance a nationally and internationally competitive region that applies innovation and infrastructure investment to advance economic development in a broad range of sectors. The policy specifically makes comment on:

- Economic development;
- Industrial land;
- Training and education;
- Rural land and natural productive resources; and
- Tourism

Of these, Tourism is most relevant to the subject site as a result of the adjacent Country Club landholding and has been addressed in the table on the following page:

Table 3: Relevant RED policies and actions

POLICY	ACTION	COMMENT
Tourism		
ED-P10 Support the development of the tourism sector by ensuring land use planning policies and principles do not unnecessarily restrict tourism use and development.	ED-A16 Identify key tourism sites within an appropriate land use zone to provide for the enhancement of existing and future tourism opportunities and visitor experiences.	The subject area is located within a designated growth corridor.
ED-P11 Provide for the opportunity in planning schemes to identify, protect and enhance distinctive local characteristics and landscapes.	ED-A17 Provide opportunities to economically support rural land uses (e.g. farming) by allowing diversification through tourism use and development.	The rezoning of the subject area will facilitate the restructuring and use of currently vacant and underutilised land.
	ED-A18 Encourage the establishment of small tourism businesses by allowing flexible locations and minimising regulation, such as working from home and farm gate tourism.	

ED-P12 Avoid unnecessary restrictions on new tourism sector innovation in planning schemes and acknowledge that planning schemes cannot always predict future tourist sites/developments.	ED-A19 Consider all options (such as planning scheme amendment or S 43A applications) to enable support for tourism proposals.
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Regional Environment Policy

The policy aims to apply a consistent approach to environmental management to:

- Protect and conserve the natural environment;
- Provide for the management and use of productive resources including agricultural lands, natural resources, water resources and coastal environments; and
- Plan for natural hazards and climate change adaption responses.

Specifically, this policy makes comment on Landscape and Scenic Amenity:

Table 4: Relevant RE policies and actions

POLICY	ACTION	COMMENT
Landscape and Scenic Amenity		
LSA-PO1 Consider the value of protecting the scenic and landscape amenity of key regional tourism routes having regard to the routes identified in Map E3 and local circumstances, as well as the: <ul style="list-style-type: none"> - Importance of scenic landscapes as viewed from major roads and tourist routes/ destinations as contributing to economic basis of the tourism industry as well as local visual amenity; - Importance of natural/native vegetation in contributing to scenic values of rural and coastal areas generally, with particular emphasis 	LSA-A01 Identify scenic corridors associated with identified tourism routes with an overlay in planning schemes. LSA-A02 Develop a regionally consistent approach to determining scenic corridor overlays around identified tourism routes. LSA-A03 Include performance criteria in planning schemes for development within scenic corridor overlays that address following considerations: <ul style="list-style-type: none"> - The impact of development skylines, ridgelines and prominent locations; - The establishment and/or retention of existing vegetation to provide screening in combination with other requirements for hazard management; - The bulk and form of buildings and earthworks and the ability of development to blend with the landscape; - The impact of materials, finishes and colours of buildings on the landscape setting; and - Whether existing native or significant exotic vegetation within the corridor is managed to retain the visual values of the tourism route. 	The existing Scenic Management Overlay in the southern portion of the subject site aims to protect view corridors from Bass Highway. As a result a Landscape Analysis has been undertaken by Entura and is appended to this report illustrating minimal impact on view corridors from the proposed development.

<p>on prominent topographical features; - Need to protect skylines and prominent hillsides from obtrusive development/works.</p>	<p>LSA-A04 Planning schemes may identify visually significant topographic, natural features and landscapes (e.g. Cataract Gorge) in an overlay, including objectives and discretionary criteria relating to the visual impact of use and development.</p>
<p>LSA-PO2 Protect specific topographic or natural features of significant scenic/landscape significance.</p>	

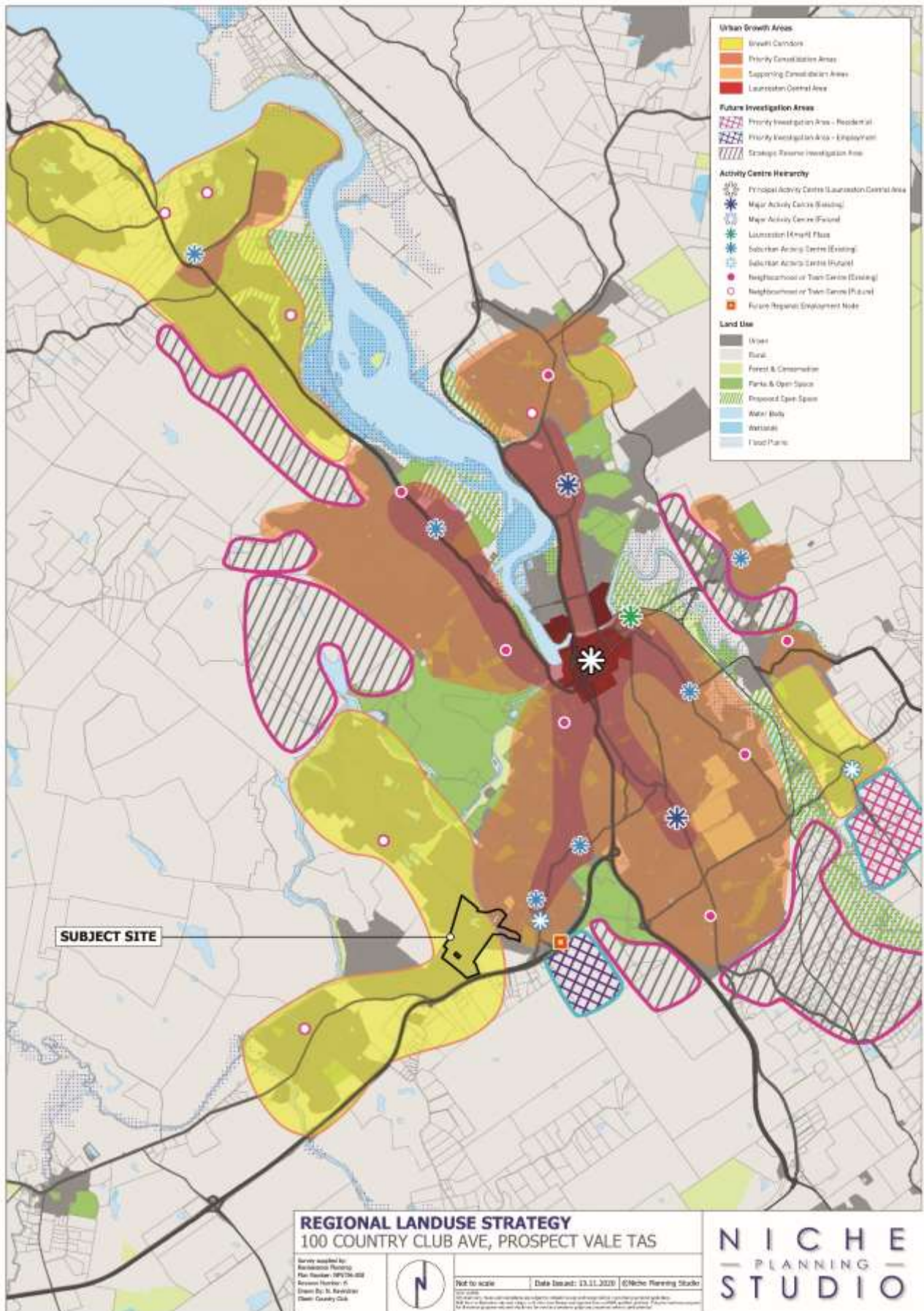


Figure 5: Map D.1 Regional Framework Plan

3.1.2. Prospect Vale Blackstone Heights Structure Plan 2014

The Prospect Vale Blackstone Heights Structure Plan (PVBHSP) was implemented in 2014 and sets out a blueprint for development in Prospect Vale and Blackstone Heights for twenty years. The plan outlines a number of opportunities associated with future development and provides discussion on the need to increase housing supply within the region to facilitate future growth.

Within the PVBHSP Urban Growth Framework Plan, the subject site is identified as partial golf course/ partial vacant land reflecting the current state of land ownership and usage (refer Figure 6). The plan also indicates a high level movement network, supporting the extension of Country Club Boulevard into the subject site and suggesting a 'potential private link' through the site from the existing Harley Parade road reserve in the east.

The plan identifies a series of residential neighbourhoods to the west of the subject site, beyond the transmission line. At the time of preparation of the PVBHSP there was no appetite from the landowners of Country Club to facilitate residential development within their surplus landholding.

With increased demand and lack of supply within this growth corridor, this Scheme Amendment is proposed to support the vision of the Structure Plan as well as deliver a diversity of housing product to the market.

The vision of the PVBHSP for regional development in the precinct 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"*

Beyond the vision, the Structure Plan tested the community to ascertain a series of community priorities which were then used to set a series of planning strategies. In preparing this Scheme Amendment, each of the community priorities has been unpacked and responded to, leading to a clear response to each of the proposed planning strategies.

Our response to each is detailed in the following tables:

Table 5: Consideration and Response to PVBHSP Community Priorities

COMMUNITY PRIORITIES	CONSIDERATION
Community disconnection – physical and social In Blackstone Heights, the lack of pedestrian pathways were an important issue. In Prospect Vale, issues of community cohesion, social connection and limited community activities were prominent.	The proposal provides enhanced opportunities for community cohesion and social connectedness through revitalisation of under-utilised land. This development provides the necessary housing choices demanded by the growing community. As part of the development, linear pathways are proposed, attributing to improved public realm for the community. This will improve connectivity and promote an active lifestyle for the residents who live within the country club estate, however, also enable neighbouring residents to utilise the facilities, further expanding the sense of community within Prospect Vale. The nearby NAC (Prospect Vale Market Place) is a 2km flat pathed walk from the subject site.
Lack of a physical 'community heart' A related theme was the lack of a community 'heart' or focal point. The lack of community facilities, local level retail and community meeting points in the study area were highlighted.	The proposal itself provides a community heart that the residents describe currently lacked within the PVBHSP. The residential expansion enhances the viability of providing community facilities within the estate. Residential expansion will draw more residents to the suburb, making it feasible to warrant increased investment into the

	neighbourhood. Funding will be best utilised to deliver the facilities desired by the community.
Access risks in Blackstone Heights There was high awareness of the safety issues associated with having a single road access into Blackstone Heights, especially during emergencies such as bush fires.	The proposal provides a vital link to Harley Parade which would otherwise remain a no through road. Country Club facilitates an additional emergency access route which addresses the community concerns of Bushfire egress concerns. Although this will usually be gated off in usual circumstances, it provides the community security in times of emergency.
Welcoming further growth There was strong support for further population growth, recognising the service, facility and employment benefits it would bring.	The proposal provides approximately 380 residential lots and approximately 120 residential living dwellings to the broader community. The SAP also proposes a total of 1.65ha of open space central to the site. Additional accommodation surrounding the golf course will bring strong economic benefits to the golf course, the Prospect Vale Market Place and many other small businesses within the locality.
Access to Lake Trevallyn and the river Poor public access to Lake Trevallyn limits recreational opportunities along the Lake for walkers, watercraft and swimming. Creating better pedestrian links and infrastructure around the Lake was a key theme throughout consultation.	<p>Lake Trevallyn is an approximate 10-minute drive or 25-minute walk from the subject site. Pitcher Parade well paved, which continues onto Panorama Road and discontinues at Neptune Drive. Increased population into the area will assist Council in providing these necessary facilities (such as the proposed Blackstone Road Footpath outlined in the Structure Plan) to fill the missing footpath gap to connect Bayview Drive for pedestrians between Blackstone Heights and Prospect Vale.</p> <p>Existing Infrastructure currently surrounding the lake is basic and through additional funding into the area, Infrastructure such as Toilets, Shelters, Picnic Facilities, Paths and other recreational activities can be maintained and improved.</p>
Public transport Infrequent bus services, lack of shelters and poor walking access to bus stops were prominent issues.	<p>The site has access to two bus services: 161 to Blackstone Heights and 160 to Casino. These services run every hour off-peak and approximately every 30 minutes on-peak. With the current levels of demand and population within the area, these service levels are not considered unreasonable.</p> <p>Nearby the subject site, the Country Club Ave Before Casino Rise bus stop has a new and modern bus shelter on the northern portion of the road travelling east toward the NAC. The site has great walking access to this bus stop, although the Country Club Casio (opp. Watergarden Entrance) is even closer to the proposed residential area. A bus shelter can be constructed as part of the development should it be required.</p> <p>Additional funding gained through the development can assist in Council's ability to provide additional bus services, shelters and walking access.</p> <p>Figure 13 of the Structure Plan proposes a potential public transport network through our site onto Harley Parade. As this road will be private, this will not be able to occur, however the proposal will enable public transport to better access the site</p>

from Country Club Avenue and achieve the objectives of the Structure Plan.

Figure 12: Proposed new roads



Figure 13: Potential public transport network



Internet access

Poor Internet speeds throughout the study area were commonly cited as an impediment to both home businesses and entertainment.

With increased residential expansion to the area, telecommunication companies will likely upgrade infrastructure in keeping with demand.

Traffic issues

Many community members noted traffic issues at particular 'pinch points' including Mount Leslie Road near where it meets Westbury Road.

The proposal will not significantly impact or exacerbate existing traffic issues at pinch point such as Mount Leslie Road/Westbury Road as the development does not depend on that route. Traffic at that pinch point is likely attributed to the two schools adjacent to one another (St Patrick's College and Prospect High School).

Alternative routes can be taken to reach the NAC, such as access from Country Club Avenue to Westbury Road, and additionally, access to the BASS Hwy does not require use of the existing pinch-point at Mount Leslie Road/Westbury Road.

The road condition deteriorates at Blackstone Road and Panorama Road and therefore the road condition is supportive of development on the lower half of Pitcher Parade and Country Club Avenue.

Value of the natural environment

There is a strong value of the local natural amenity and environment, including open space, Lake Trevallyn, views and hills in the area.

The proposal supports the community's values of providing natural amenity to the locality. The proposal provides of 1.65ha of open space central to the site, which without residential development, would not be made possible.

With improved traffic to the area, greater investment to Lake Trevallyn is made more viable.

The proposal does not significantly impact the scenic value of the views and hills within the area, due to downward fall of the topography from the road reserve. The development will not be visible from Country Club Avenue and therefore does not interfere with vistas.

Regionally significant tourism assets

There is an opportunity to build upon tourism assets such as Country Club Casino and Golf Course, and Richardson's Harley Davidson.

The proposal will allow Country Club to best fill the community expectations by best utilising this regionally significant tourism asset. Currently, the asset is underutilised and has the potential provide much better public amenity and economic stimulus to the local community than what is currently offered.

The graphic below from the Structure Plan shows that the site is within a tourism and entertainment precinct, although this area is indicative and most of the subject site concerning the proposal is located outside the identified area.

Figure 11: Tourism and entertainment precincts



Table 6: Consideration and Response to PVBHSP Planning Strategies

PLANNING STRATEGIES	RESPONSE
Create a network of linear open space, pedestrian and cycling pathways	The proposal will include a network of linear open space, pedestrian and cycling pathways. The Structure Plan shows a red path through the site which is accommodated as part of the development proposal. The intent of this pathway is to connect and link Prospect Vale and Country Club Tasmania to other tourism assets in Greater Launceston.

Figure 16: Proposed public open space and pathway network



Distribute road traffic to enhance safety and minimise congestion

The traffic will be disbursed on to Country Club Avenue, Cheltenham Way and Westbury Road.

Midson Traffic's report found significant spare capacity to absorb the traffic generated by the development without any significant loss of efficiency. An upgrade to the existing roundabout at Country Club Avenue/Westbury Road will be required as it is currently approaching capacity. This is associated with the proposed development and the background traffic growth through nearby surrounding developments as the area increases in popularity. A signalised intersection is recommended.

The development proposes 3 roads through the estate. A Future 30m and 20m Trunk Road and an indicative 18m Private Road. This will ensure traffic can easily manoeuvre around the development without causing bottlenecks or pinch points.

Protect and leverage the area's environmental qualities

Entura's Landscape Visual Impact Analysis found the most visible areas from across all the observation points are existing areas, including Blackstone Hills and the ridgeline behind the water tanks south of the project area.

These areas are untouched as part of the future development. Considering the scale of development within the current landscape, the visual impact from the neighbouring established areas into the project area arising from the future residential development is minor.

	<p>Entura's Natural Values assessment identifies that no suitable habitat for threatened species were observed in the field survey or through past sightings. The species were unlikely to be significantly affected by the proposed development given there is surrounding habitat for migration. Notwithstanding, it was recommended that vegetation be temporarily removed in the development area and be rehabilitated after. No threatened flora species were encountered during the site survey, although a threatened flora survey was recommended prior to the proposed site development.</p> <p>These comprehensive assessments ensure the areas environmental qualities are protected and leveraged.</p>
Develop new community focal points	<p>The proposal enhances an existing community focal point which otherwise would not occur without residential land development surrounding the Golf Course. Country Club will act as a community heart for the emerging neighbourhood and facilitate open space for residents and the surrounding community.</p>
Naturally manage the impacts of storm water	<p>ADG's Engineering Services Report (refer Appendix J1), contends the development has accommodated new urban infrastructure as appropriate. Infrastructure including water reticulation, sewerage, stormwater drainage and road network already exists within the area, although is to be upgraded within the relevant networks to facilitate connection and appropriate capacity to the proposed development. This will mitigate against any potential impacts of stormwater runoff.</p>
Optimise the use of constrained land	<p>As per Urban Enterprises Economic Report, the established areas of Launceston are well occupied, especially to the south-west, creating a scarcity of infill opportunities. Demand is therefore transferring to outer areas and other municipalities. Land within the Structure Plan area is largely constrained and therefore, this development optimises the use of constrained developable land within the study area. The residential areas on the subject site have relatively flat land. It is the highest and best use for the site and provide a unique development opportunity for the locality. The developer will also dedicate constrained land for public open space contributions.</p>
Provide a diversity of housing choices	<p>As discussed in Urban Enterprises report, with the age profile expecting to increase considerably in the coming years, there will be a strong increase in residents over 65 requiring a greater diversity of housing options. Therefore, the proposal assists to facilitate an improved product offering on the site through reinvestment into the Country Club and optimises the use of this opportunity for retirement uses with an increasing demand for this product type. The development also proposes 2-storey homes, of the same character as the Prospect Vale neighbourhood. The development also proposes retirement</p>

	living in well-located apartments to the golf course and hotel facilities. Housing facilitates more open space opportunities and allows for greater investment in active transport infrastructure for residents.
Encourage facilities that respond to the needs of an ageing population	The proposed development has existing facilities which respond to the needs of an aging population. The Golf Course facilitates a sense of community/belonging that many residents will be attracted to. There is also a restaurant and a hotel on site which may interest residents. The Prospect Vale NAC is within 2km of the subject site which is appealing for those no longer wanting to travel far for their daily needs.
Support the expansion of the Westbury Road Activity Centre	Not relevant
Provide for a mix of transport choices	<p>The proposed development provides a mix of transport choices such as active walking and cycling as the Golf Course is within a 400m walkable catchment of the residential areas. Footpaths/bicycle paths will surround the development, ensuring safety and accessibility for residents.</p> <p>Public Transport will continue to be accessible from the Main Building at Country Club and roads were well designed to ensure people can manoeuvre around in private transport safely and securely.</p>
Build upon Prospect Vale's regional tourism function	The proposed development builds upon Prospect Vale's regional tourism function as stipulated in the Structure Plan. To support this, tourism assets need to be connected through pathways wherever practical. We have proposed a pathway through our site as per the structure plan to assist in the facilitation of Country Club as a regional tourism function. Residential development will assist in the greater utilisation and development of the course which benefits the immediate locality and the state of Tasmania.
Promote safe access to the water at Lake Trevallyn	Not relevant

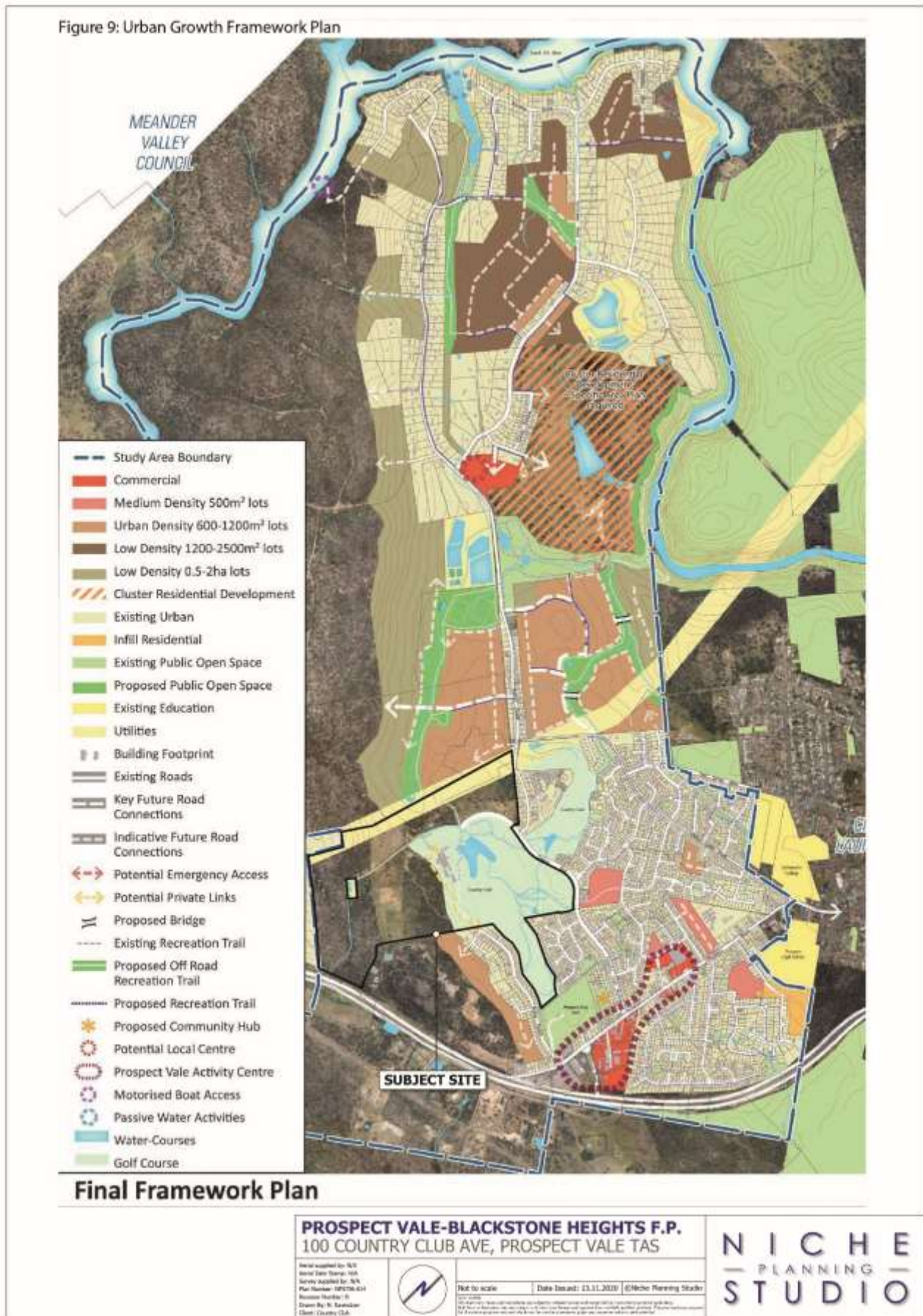


Figure 6: Prospect Vale Blackstone Heights Framework Plan

3.1.3.Strategic Summary Justification

Following preparation and adoption of the RLUS and the PVBHSP, the strategic narrative of the country club site has evolved with the landowners keen to pursue more efficient development of the underutilised land surrounding the resort facilities.

Over the last six years, the willingness to develop this additional land has been realised as a result of increasing demand, lack of residential supply and an understanding of the synergy that could be achieved between increased residential development surrounding the resort, and an upgraded, more modern and more economically viable facility.

Within the RLUS, the site has always been identified within a designated Growth Corridor and as a result, the proposed scheme amendment is considered consistent with the RLUS.

The intent of the Growth Corridor within the RLUS is to identify sufficient land to sustainably meet the regions urban development needs to 2032. The proposed amendment responds to this intent providing for future housing needs situated within close proximity to existing infrastructure capacity needs. The RLUS also specifically states that identified Growth Corridors comprise land contiguous with existing urban areas which will be developed to accommodate projected population growth where the land has been assessed against contemporary evidence and determined as being suitable for urban development. The various technical reports appended to this scheme amendment report further illustrate that the proposed development of the site for residential purposes is sufficient within the current state and regional planning context.

At a local level, the proposed scheme amendment is inconsistent with the Framework Plan presented in the PVBHSP yet consistent with the intent of the Community Priorities and Planning Strategies within the PVBHSP.

The Framework Plan includes the site within the study area but fails to allocate a specific use to the land surrounding the golf course. Elsewhere within the PVBHSP, the central Country Club facility is broadly identified as a tourism ‘node’ with key strategies being to “...connect tourism assets through pathways” and “...promote the development of entertainment facilities that complement tourism at the Country Club”. The Tourism node or precinct is shown generally around the extent of the existing Country Club resort area and not around the larger landholding. The area subject to this scheme amendment therefore remains within the study area but without specific recommendation for use. Our proposal to rezone the land from Major Tourism to General Residential must therefore be considered in the broader context of the PVBHSP.

An assessment of the proposal against the broader intent of the Community Priorities and Planning Strategies has therefore been undertaken highlighting that the proposal supports a number of key priorities of the Structure Plan, specifically the proposal:

- enables residential development to occur within a 400m and 800m walkable catchment of existing community facilities, public transport and employment areas.
- allows for public transport routes within the site, mooted within the PVBHSP but unachievable when the land remained in private ownership
- facilitates east-west movements through linear parklands that were previously not available for public access, providing continued benefit for the greater population of Prospect Vale and Blackstone Heights.
- Identifies east-west pathways as proposed within the PVBHSP

- protects residential values on Harley Parade by not encouraging through traffic, yet providing a new emergency access route from the PVBHSP area adding additional access points to minimise key concerns regarding bushfire safety and access
- minimises visual intrusion on the nearby Blackstone Hills by maximising residential development on the flatter, cleared areas of the site. A Landscape Visual Impact Assessment has been undertaken by Entura, the results of which demonstrates that while some visibility of the future development is unavoidable, the proposed landscape masterplan is expected to result in a considerable reduction of visual impact for observers from outside of the project area looking into the new subdivision area. It also demonstrates the difference of mere perimeter vegetation screening with a layered vegetation approach – that being afforded by a street tree approach as adopted in the landscape masterplan.

The proposal can therefore be seen to be consistent with both the RLUS and the strategic intent of the Community Priorities and Planning Strategies within the PVBHSP.

Crucial to the consideration of allowing an amendment, which results in the increase or decrease of residential land, is the consideration of the adequacy of residential land supply in relation to demand and its context within the broader planning setting.

The landowners appointed Urban Enterprise (UE) to undertake a Supply and Demand analysis (refer Appendix D). The UE report found the following:

- Established areas of Launceston are well occupied, especially to the south-west, creating a scarcity of infill opportunities. Demand is therefore transferring to outer areas and other municipalities.
- Lot supply in Greater Launceston is mostly found in the south-west and Rocherlea in the north district. Only small sections are available near Prospect Vale, highlighting the necessity of more residential land in this location to meet population demand. Prospect Vale leads dwelling growth and sales transactions in the south-west corridor, although the declining availability of development sites and lack of active subdivisions limits growth and consequently leads to unmet demand.
- The age profile of the area is expected to increase considerably in the coming years. There will be a strong increase in residents over 65 years, requiring a greater diversity of housing options, including retirement living units. This development will attract second and third home buyers as well as retiring citizens due to the close proximity of retail, hospitality, schools and leisure/entertainment facilities. The proposal is therefore well placed to meet the needs of the community.
- Residential development of the subject site will also help facilitate improved product offering on the site through reinvestment into the Country Club and strengthening the role of tourism for the region.
- Rezoning of the area will address latent demand issues and facilitate the necessary development in a market which has very few options in the south-west corridor.

3.2. STATUTORY CONTEXT – MEANDER VALLEY INTERIM PLANNING SCHEME

3.2.1. Major Tourism Zone

The site is currently zoned 'Major Tourism Zone' (MTZ) under the Meander Valley Interim Planning Scheme (refer Figure 7). Specifically, the zoning of MTZ allows for the continued use and operations of the Country Club Golf Course and associated Casino Facilities within Prospect Vale.

Any proposal for use or development must specifically protect the amenity of surrounding uses and further the local area objectives and desired future character statement as outlined below:

Local Area Objective – Country Club Casino, Prospect Vale:

- a) *'To provide for certainty in the operation of and continued investment in significant tourism assets'*
 - a. *'Allowable uses together with development standards provide for the specific requirements of the facility whilst protecting the amenity of the surrounding residential zone'*

Desired Future Character Statement:

- a) *'To maintain the concentrated building forms of the main complex and buffering to adjoining residential zones by the golf course and larger setbacks to other boundaries'*

As outlined in Section 30.2, the relevant uses provisions apply (with qualifications):

Table 7: Zoning Use Provisions

NO PERMIT REQUIRED	PERMITTED	DISCRETIONARY
Passive Recreation	Food Services (If not for a take-away foot premises)	Business and professional services
Utilities (if for minor utilities)	Hotel Industry (if not for a bottle shop)	Community meeting and entertainment
Natural and cultural values management	Sports and Recreation	General Retail and hire
Sports and Recreation (if for a golf course)	Tourist operation (if for the expansion or alteration of existing uses)	Hotel industry (if for a bottle shop)
	Visitor accommodation	Residential
		Tourist operation
		Transport depot and distribution (if for passenger distribution)
		Utilities (if not for minor utilities)
		Vehicle Parking

*All other uses are prohibited.

The Country Club currently operates under several permitted and discretionary uses under the MTZ and will continue to operate in accordance with these zoning provisions into the future.

Whilst residential is a discretionary use under the MTZ, no residential uses currently occur under this zone within the subject site. In order to be able to gain a planning permit for residential subdivision and use of the land for residential purposes (including Retirement Village), the subject site will need to be rezoned to General Residential Zone (GRZ).

Adoption of the new Meander Valley LPS will see the introduction of discretionary use tests regarding amenity impacts from MTZ uses on adjoining residential zones, specifically within 50 metres. Items for consideration include hours of operation, external lighting/noise, storage and commercial vehicle movements.

To ensure compliance with both the current Interim Planning Scheme and proposed LPS, the SAP proposes an area of open space adjacent to the Country Club buildings to ensure that a 50m buffer can be maintained in perpetuity between MTZ and GRZ land. The open space area is proposed within the GRZ but application of the Open Space Zone (OSZ) could also be applied, reflecting the SAP and resulting in the same outcome. We are happy to be guided by Council in this matter.



Figure 7: Identification of uses within 50m buffer of SAP

The subject site also abuts existing Rural Resource Zone (RRZ) land in the Interim Planning Scheme which we believe will be translated to the Rural Zone (RZ) in the LPS as a result of the limited agricultural potential of the surrounding properties. The LPS requires a separation distance of 200m from adjacent sensitive uses. As a result of the transmission easement on the western side of the property, this can easily be achieved. On the eastern side, a bushfire buffer will separate residential properties from the RRZ/RZ land. Although not 200m wide, the property to the east supports low level grazing with a residential property located on site. The proposed buffer is therefore considered significant enough and appropriate for the area.

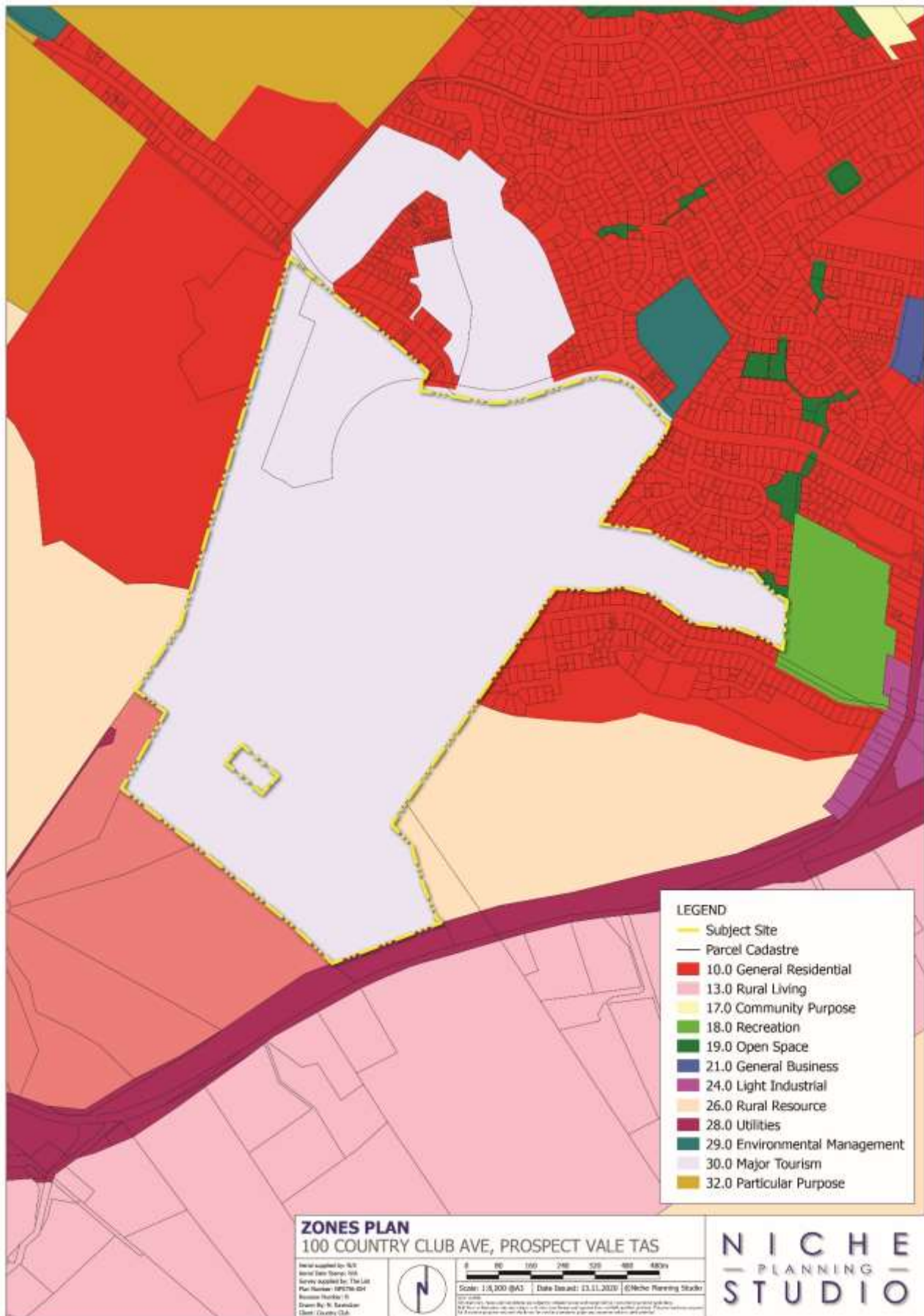


Figure 8: Current Zoning Plan

3.3. OVERLAYS

The subject site is currently affected by two overlays (refer Figure 8):

- Salinity Risk Overlay
- Scenic Management Overlay

3.3.1. Salinity Risk

The subject site, and majority of the surrounding land, is affected by the Salinity Risk Overlay, which triggers the provisions of the Urban Salinity Code over the site. The purpose of the code is to:

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

As the site is identified in an area of salinity risk, a series of development standards are relevant to the ultimate development of the site:

Table 8: Overlay Development Standards

DEVELOPMENT STANDARDS	OBJECTIVE:
Stormwater	To ensure that stormwater runoff from buildings and hardened surfaces does not increase the risk of salinity through ground saturation or raising the water table
Excavation	To ensure that intercepted groundwater is appropriately managed and drained to prevent adverse on-site and off-site salinity impacts
Vegetation Clearance	To minimise changes in groundwater recharge that may result from the removal of vegetation
Roads and Impervious Surfaces	To ensure that where roads are constructed, there is no increased risk of salinity on the infrastructure and on surrounding land
Subdivision	To ensure that subdivision of land is designed to provide for appropriate siting of future development in areas at risk of salinity

The code sets out a series of acceptable solutions and associated performance criterion for each of the development standards, which are required to be addressed at development stage.

3.3.2. Scenic Management

The site is affected by the Scenic Management Overlay, which triggers the provisions of the Scenic Management Code over the site. The purpose of the code is to:

- ‘ensure that siting and design of development protects and complements the visual amenity of defined tourist road corridors; and
- ‘ensure that siting and design of development in designated scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape’

Specifically, the site is located within a local scenic management area, which includes the following specific objective relating to subdivision:

- ‘to ensure subdivision and the subsequent development of land does not compromise the scenic management objectives of the local scenic management area’

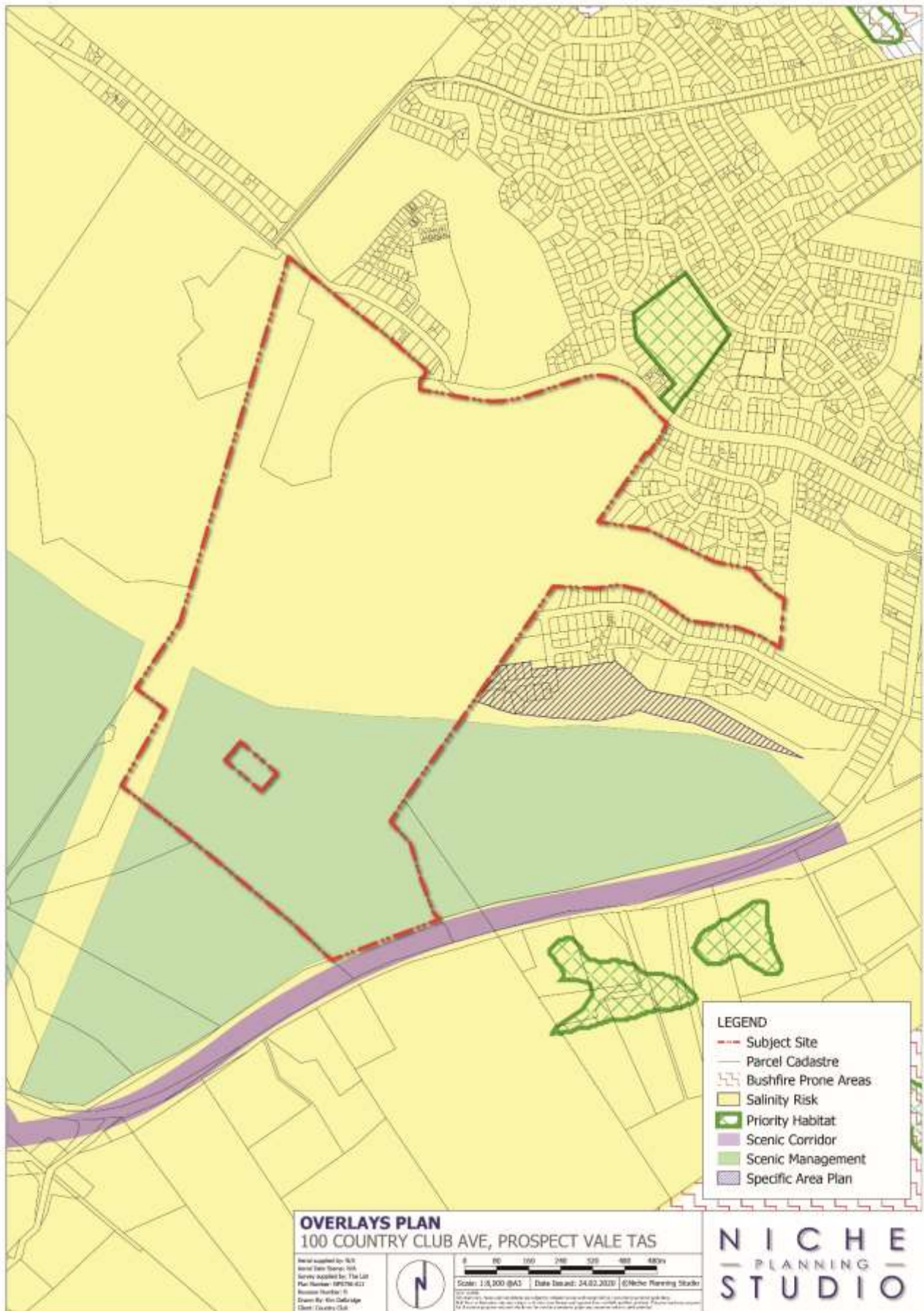


Figure 9: Current Overlay Plan

3.4. CODES

The Meander Valley Interim Planning Scheme contains codes, for specific areas or planning issues, with additional provisions which must be complied with. Development on this site will be subject to:

- E1 Bushfire-Prone Areas Code
- E3 Landslip Code
- E4 Road And Railway Assets Code
- E6 Car Parking And Sustainable Transport Code
- E7 Scenic Management Code
- E8 Biodiversity Code
- E10 Open Space & Recreation Code
- E16 Urban Salinity Code

Relation to proposed new Codes and Overlays as included within the TPS is attached at Appendix C.

3.4.1.E1 Bushfire Prone Area Code

As the site is located within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare, the site is defined as a bushfire-prone area and the Bushfire Prone Area Code applies. A Hazard Management Area Advice letter has been prepared by North Barker which supports the inclusion of a Bushfire and Landscape Buffer around the perimeter of the SAP (refer Appendix F).

3.4.2.E3 Landslip Code

This Code applies to areas potentially subject to a landslip hazard. The LIST website provides a landslide inventory which shows no historic landslide activity within 2km of the site. An excerpt of the MRT Landslide Susceptibility map of the area indicates there is some risk outside the development to the south east. As a result, consultants Scherzic Ground Investigations prepared a report (refer Appendix L) and found that that the site shows no credible risk of landslides for future subdivision.

3.4.3.E4 Road and Railway Assets Code

Pursuant to the Code the proposal intensifies the use of an existing access. A Traffic Impact Assessment from Midson Traffic (Refer Appendix I) has therefore been undertaken to demonstrate the suitability of use of the existing access for the proposed development.

3.4.4. E6 Car Parking and Sustainable Transport Code

This Code applies to all use and development of land. The development must provide adequate parking and vehicle facilities on site.

3.4.5. E7 Scenic Management Code

As a result of the Scenic Management Overlay on the adjacent parcel of land to the south, this Code is considered to apply. Entura have therefore undertaken a Landscape Visual Impact Assessment in accordance with Council requirements (refer Appendix).

3.4.6.E8 Biodiversity Code Flora and Fauna Code

Council has indicated that this may not be an issue, however the Scheme requires that if any native vegetation is proposed to be removed we have to prepare a Flora and fauna report undertaking a site survey, assessing the value of the habitat and assessing the full range of impacts. Entura has therefore undertaken an assessment which is attached in Appendix G.

3.4.7.E10 Recreation and Open Space Code

This Code applies to use or development of land for subdivision in the GRZ. Legislation requires 5% of the gross land area be provided as open space. Council has set requirements that need to be addressed in the provision of these open space areas.

3.4.8.E16 Urban Salinity Code

As the site is located within the Greater Launceston Urban Salinity Management Area shown on the planning scheme maps, this Code applies. We have therefore considered stormwater implications in the proposed scheme amendment specifically addressing potential impacts of development on water quality, flow regimes and water levels. Engineering consultants ADG have prepared a Conceptual Stormwater Management Plan and associated cross sections for Council's review (refer Appendix K).

4. PROPOSED AMENDMENT

4.1. THE PROPOSAL

The following is proposed as part of the Planning Scheme Amendment (refer Figure 9):

- Rezone approximately 44ha of land from Major Tourism Zone (MTZ) to:
 - o General Residential Zone (GRZ)
- Retain the existing Overlays:
 - o Salinity Risk Overlay
 - o Scenic Management Overlay
- Introduce the Country Club SAP at F6 in the Meander Valley Interim Planning Scheme

4.2. CONSULTATION AND ENGAGEMENT

A comprehensive communication and consultation strategy has been enacted to support the preparation of the Scheme Amendment report. This strategy has involved preliminary discussions with key stakeholders and community members as follows:

4.2.1. Stakeholder Engagement

The consultant group has undertaken a series of meetings with Council's planning and engineering officers to discuss preliminary concepts, technical constraints and ensure a clear line of communication was maintained.

The group has also engaged with all service and supply authorities including TasWater, TasFire and TasNetworks to discuss the draft proposal, including possible yield outcomes.

4.2.2. Community Consultation

A detailed series of community doorknocks and letter drops have been enacted to ensure locals and neighbours to the site were aware of the proposed rezoning and likely resulting development. In total, 25 on-site door knock discussions were had with neighbours and more than 1000 homes received information via letterdrop. Details showing the location of these properties is included in **Appendix B**.

Further to initial consultation, we have listened to the community and amended the development proposal to mitigate any concerns and ensure minimal impact on neighbouring properties. Specifically, we have listened to feedback and community concern about existing traffic in Harley Parade and as such, propose only a pedestrian link and access for emergency vehicles.

Further consultation will occur during the statutory planning process.

5. STRATEGIC JUSTIFICATION

To enable both Council and the Commission to determine whether the requirements under section 32 of the Act have been met, a detailed analysis and rationale providing evidence relevant to the proposed amendment has been provided below.

Although not a specific requirement under section 32 of the Act, a Draft Scheme Amendment is taken to be a relevant scheme (section 20(2A)) and therefore section 20(1) is also applicable and the draft amendment must seek to further the objectives in Schedule 1 of the Act and be in accordance with State Policies.

Preliminary assessments have been undertaken by the following technical consultants in support of the rezoning from Major Tourism Zone to General Residential Zone:

- Housing Supply and Demand Assessment: Urban Enterprise
- Site History and Contamination: Entura
- Natural Values Assessment: Entura
- Bushfire Assessment: Entura
- Landscape Impact Assessment: Entura
- Traffic Impact Assessment: Midson Traffic
- Stormwater Management Strategy and Servicing: ADG Engineers
- Geotechnical/Pavement Investigation: Scherzic
- Landscape/Open Space Design: Place Design Group

All supporting documentation including relevant technical reports has been **appended** for reference.

Our assessment is provided on the following pages

5.1. SECTION 32(E) - AVOIDING POTENTIAL LAND USE CONFLICT WITH USE AND DEVELOPMENT PERMISSIBLE UNDER A PLANNING SCHEME APPLYING IN THE ADJACENT MUNICIPAL AREA

The proposed amendment seeks to rezone the site to General Residential Zone in which a dwelling is a permitted use where it would otherwise be discretionary and required to meet the objectives of the Major Tourism Zone (ie short stay accommodation etc). The amendment will allow the zoning of the property to match the future use.

The subject site will generally avoid the potential for land use conflicts in the area due to:

- The site is located on the outer edge of the Prospect Vale development front, with the southern boundary defined by existing vegetation within the Blackstone Hills
- Land to the north of the site consists of an existing golf course and associated resort/accommodation buildings which will not be negatively impacted by the proposed development. The proposed SAP has been designed to ensure a synergy between the tourism and residential uses, while ensuring visual and access impacts are kept to a minimum.
- Land to the west of the site is defined by the existing north-south transmission easement. Care has been taken to ensure the SAP carefully responds to this high-level infrastructure while also enabling future connections east to the adjacent landholding (if required).
- Opportunity for two key vehicular access points and one additional pedestrian/cyclist and emergency vehicle access point into the site, dispersing traffic across the network. Country Club Avenue and Cheltenham Way have sufficient spare capacity to absorb the traffic generated by the development without any significant loss of efficiency. Removal of any east-west connection through Harley Parade ensures minimal impact for residential properties to the east of the site.
- The existing roundabout at Country Club Avenue/ Westbury Road is approaching capacity. The traffic generation associated with the proposed development, in conjunction with background traffic growth and other nearby developments, will result in the requirement to upgrade the roundabout to a signalised intersection. This upgrade has been acknowledged and planned for by Council in forward transport planning.
- Landscaping and retention of vegetation will assist in reducing potential visual amenity loss to Blackstone Hills for existing residential users to the north.

5.2. SECTION 30(O) - BEING, WHERE PRACTICABLE, CONSISTENT WITH THE RELEVANT REGIONAL LAND USE STRATEGY AND ANY COMMON PROVISIONS (REQUIRED BY A PLANNING DIRECTIVE) OR OVERRIDING LOCAL PROVISIONS

Section 30O requires the amendment to be consistent with the Regional Land Use Strategy, and not to be inconsistent with mandatory provisions of the planning scheme.

As shown in the detailed assessment and table included at **Appendix C**, the proposal is consistent with the RLUS.

In regard to consistency with the Meander Valley Interim Planning Scheme, the following table responds:

Table 9: Relevant Objectives of the Meander Valley Interim Planning Scheme

OBJECTIVES	COMMENT
3.1.1 Planning for Population Change <ul style="list-style-type: none"> - Ensure land use and development is responsive to the changing level and distribution of population in the Meander Valley. - Provide land for future housing development that reflects the changing demographic trends in the municipality and reflect predicted levels of growth. - Ensure development, especially in new residential areas, provides for housing for older people, community and commercial facilities that cater for a range of age-based needs and alternative means of transport. 	<p>As per Urban Enterprise's (UE) Housing Assessment (refer Appendix D), the established areas of Launceston are well occupied, especially to the south-west, creating a scarcity of infill opportunities.</p> <p>The report identified demand transferring to outer areas and other municipalities. Lot supply in Greater Launceston is mostly found in the south-west and Rocherlea in the north district. Only small sections are available near Prospect Vale, highlighting the necessity of more residential land in this location to meet population demand. Prospect Vale leads dwelling growth and sales transactions in the south-west corridor, although the declining availability of development sites and lack of active subdivisions limits growth and consequently leading to unmet demand.</p> <p>The UE Report also suggests the age profile of the area is expected to increase considerably in the coming years. There will be a strong increase in residents over 65 years, requiring a greater diversity of housing options, including retirement living units. This development will attract second and third home buyers as well as retiring citizens due to the close proximity of retail, hospitality, schools and leisure/entertainment facilities. The development is well placed to meet the needs of the community.</p> <p>Residential development of the land would also help facilitate improved product offering on the site through reinvestment into the Country Club and strengthening the role of tourism for the region.</p> <p>Rezoning of the area would address latent demand issues and facilitate the necessary development in a market which has very few options in the south-west corridor.</p> <p>As shown in the detailed assessment and table the proposal is consistent with the RLUS.</p>

<p>3.2.1 Integrating Transport and Planning</p> <ul style="list-style-type: none"> - Ensure development does not compromise the safe, effective and efficient operation of the transport network and provide opportunity for alternative modes of transport. - Consolidate traffic-generating development into existing settlements or identified hubs, and discourage such development outside of these areas. - To ensure appropriate protection is afforded state roads and limited access roads, and that individual development is served by safe and efficient access. 	<p>As per Midson Traffic's (MT) Impact Assessment (refer Appendix I), the development is likely to facilitate a capacity of 4,712 vehicles per day, with a peak of 586 vehicles per hour. This traffic will be disbursed on to Country Club Avenue, Cheltenham Way and Westbury Road.</p> <p>The report found significant spare capacity to absorb the traffic generated by the development without any significant loss of efficiency. An upgrade to the existing roundabout at Country Club Avenue/Westbury Road will be required as it is currently approaching capacity. This is associated with the proposed development and the background traffic growth through nearby surrounding developments as the area increases in popularity. A signalised intersection is recommended.</p> <p>Traffic generated from the development will coincide with surrounding development in neighbouring settlements.</p> <p>The internal road network is designed according to Council Standards and therefore has a well-designed road hierarchy. This will provide a safe operating environment for all road users.</p>
<p>3.2.2 New Urban Infrastructure</p> <ul style="list-style-type: none"> - New urban development is to be provided with appropriate levels of residential services including water supply, sewerage reticulation of sufficient capacity, reticulated stormwater drainage with satisfactory capacity and treatment and sealed roads with kerbs and gutters. - Focus development in areas that can be serviced by existing infrastructure systems. 	<p>As Per ADG's Engineering Services Report (refer Appendix J1), the development has accommodated new urban infrastructure as appropriate.</p> <p>Infrastructure including water reticulation, sewerage, stormwater drainage and road network already exists within the area, although is to be upgraded within the relevant networks to facilitate connection and appropriate capacity to the proposed development.</p> <p>Electrical supply, communications and gas connections are serviced within the area and require assessment by the relevant authorities to provide commentary on possible upgrades.</p>
<p>3.4.1 Biodiversity and Vegetation Management</p> <ul style="list-style-type: none"> - Ensure that the impact of development on biodiversity is considered as an integral part of decision making to support the importance of biodiversity and the maintenance of ecosystems within the municipality. 	<p>As per Entura's Natural Values Assessment (refer Appendix G), the development has appropriately managed the impact on biodiversity and maintenance of ecosystems within the municipality.</p> <p>Soil stabilisation and erosion control measures are implemented following the completion of the development to minimise the risk of ongoing erosion, sedimentation and weed establishment.</p> <p>Areas of temporary native vegetation clearing to facilitate development, are rehabilitated to allow native vegetation to re-establish.</p> <p>These recommendations will mitigate impacts to biodiversity and allow it to regenerate, prosper and thrive.</p>

<p>3.5.3 Urban Design</p> <p>- Ensure that new use and development respects the surroundings and contributes to the attractiveness and amenity of settlements through consideration of visual design, landscaping, access for people with disabilities, parking, walking and cycling provisions, community safety and provision of open space.</p>	<p>The land use and design response respects and compliments the surrounding context. The layout and design adds value and aesthetically improves the existing Country Club.</p> <p>It provides open space interfaces onto the golf course, the southern retained bushland and paddocks.</p> <p>Numerous residential housing options are proposed, such as retirement, golf course, hillside and neighbourhood residential living.</p> <p>The road hierarchy is thoughtfully designed, facilitating a 30m Truck Collector Road (extension of Country Club Avenue) at the entrance. A 20m Collector runs along the outer spine of the golf course and a series of 18m Local Through Roads and Cul-de-sacs with footpaths on one side move people throughout the development. The Country Club facility will continue to utilise a private system of access roads within its own title including the final southern approach to the building.</p>
<p>10 General Residential Zone</p> <p>10.1.1 Zone Purpose Statements</p> <p>10.1.1.1 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.</p> <p>10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.</p> <p>10.1.1.3 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.</p> <p>10.1.1.4 To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.</p>	<p>The proposal is consistent with this objective in that it is applying a residential use and development, providing a range of dwelling types and densities. Approximately 380 dwellings will be developed and an additional 120 retirement living dwellings. Full infrastructure services are available with some upgrades required to ensure efficiency and appropriate capacity.</p> <p>Non-residential uses are not proposed as part of this development.</p> <p>The proposed development respects the neighbourhood character and provides a high standard of residential amenity through thoughtful urban design, utilising open space interfaces, landscape buffers and good street layout and design. The development centred around the golf course respects the history of the site's primal use and allows more people to live, work and play in the precinct. Further consultation with Council is required to refine a subdivision design that complies with the proposed zone and SAP.</p>

5.3. SECTION 32(F) - HAVING REGARD TO THE IMPACT ON THE REGION IN ENVIRONMENTAL, ECONOMIC AND SOCIAL TERMS

The proposal has considered the impact of the development upon the region, and considers:

- The development will respond to the latent demand for housing in Prospect Vale, enabling the provision of homes for second and third homebuyers not currently provided in the south-western corridor.
- The development will ensure a diversity of housing is provided, responding to the projected strong increases in residents over 65 years, specifically identifying retirement living within the SAP.
- The development will assist economic growth in the region through the provision of services and employment opportunities, primarily during construction
- The development will not impact threatened flora or fauna species. To respond to landscape provisions, vegetation will be retained where possible. Weed management measures will be introduced to reduce the spread of weeds.
- The proposal sensitively integrates the proposed residential subdivision into the existing environment, to minimise the visual impact of adjoining land users
- The development provides a series of public open spaces to provide residents and the general public with a variety of recreational opportunities across the site.
- The development will adhere to best practice urban design guidelines including Crime Prevention Through Environmental Design (CPTED) to ensure a high quality, functioning and safe estate.
- Underground services will be designed to minimise trench depth due to the presence of dolerite rock and boulders.

5.4. SECTIONS 20(2), (3), (4), (5), (6), (7), (8) AND (9) - BEING CONSISTENT WITH THE OVERARCHING REQUIREMENTS FOR PLANNING SCHEMES

In accordance with section 20(2) we propose to implement an existing zone within the Meander Valley Interim Planning Scheme and introduce new provisions through the Country Club SAP F6.

All requirements of sections 20 (3), (4), (5), (6), (7), (8) and (9) have been complied with specifically as the proposal does not:

- prevent the continuation of existing use rights
- prevent the reconstruction/restoration of buildings
- affect forestry operations, mineral exploration, fishing or marine farming in State waters
- legitimise an illegal use or development

5.5. SECTION 21(1)(A) - FURTHER THE OBJECTIVES SET OUT IN SCHEDULE 1 WITHIN THE AREA COVERED BY THE SCHEME

The tables below provide an analysis of the amendment against the Schedule 1 Objectives. A detailed discussion of the proposed SAP against the criteria of section 32(4) is provided in Section 6 of this report.

Table 10: Objectives Schedule 1

PART 1 - OBJECTIVES OF THE RESOURCE MANAGEMENT AND PLANNING SYSTEM OF TASMANIA	
Objectives	Response
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and	The proposal is located within the urban area of Prospect Vale. This site is predominantly cleared; however, an area central to the site, and a portion to the south of the site contains localised vegetation. Entura were appointed to undertake a Natural Values Assessment and have concluded that the site is suitable for development (refer Appendices).
(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and	The proposal is considered to be fair, orderly and sustainable. The surrounding zoning of the site as general residential shows that this use is consistent with the development of the area.
(c) to encourage public involvement in resource management and planning; and	Public involvement is addressed by the public exhibition, representations and a public hearing process as outlined in the Act.
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c) ; and	The amendment provides for residential dwellings to further support the commercial activities of the existing Country Club estate and Prospect Vale centre which will contribute to economic development.
(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.	The assessment and approval process has involved the public as well as local and State Government. Consultation has occurred with relevant referral authorities and Meander Valley Council.

PART 2 - OBJECTIVES OF THE PLANNING PROCESS ESTABLISHED BY THIS ACT	
Objectives	Response
(a) to require sound strategic planning and co-ordinated action by State and local government; and	<p>The proposal is consistent with State Policies and local strategies. The proposal seeks to further the objectives and meet the requirement of the Act.</p> <p>As amended, the proposal is consistent with the provisions of the Meander Valley Interim Planning Scheme and provides a needed and useful residential extension to Prospect Vale.</p>
(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; and	The amendment and SAP are being processed through the Planning Scheme mechanism.
(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; and	The proposal will not decrease the adequacy of available tourism/economic options. The proposal provides for a residential use within the proposed growth corridor, therefore reducing pressure to locate this use in other areas.
(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; and	The proposal is consistent with relevant policies
(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; and	This Objective is not relevant to the proposal
(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; and	The proposal will not unreasonably impact upon residential amenity of neighbouring residential land. The relevant provisions of the Scheme are shown to have been met.
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and	This Objective is not relevant to the proposal as it is not a heritage site, or within a heritage precinct.
(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; and	The development can be accommodated within the existing infrastructure systems.
(i) to provide a planning framework which fully considers land capability.	This Objective is not relevant to the proposal.

5.6. SECTION 21(1)(B) – BE IN ACCORDANCE WITH STATE POLICIES MADE UNDER SECTION 11 OF THE STATE POLICIES AND PROJECTS ACT 1993

The following outlines the various planning policies, strategies and controls which are currently applicable to the site.

The Tasmanian Planning Commission sets out three state planning policies which identifies the State Government’s position on issues of sustainable development, relevance to land-use planning, land management, environmental management and environmental protection. These policies are:

- Tasmania State Coastal Policy 1996
- State Policy on Water Quality Management 1997
- State Policy on the Protection of Agricultural Land 2009

Any new State Planning Policy or scheme amendment must have regard to the following policies.

5.6.1. Tasmania State Coastal Policy 1996

The Tasmania State Coastal Policy is implemented through the Land Use Planning and Approvals Act 1993 and sets out three main principles for sustainable coastal development within Tasmania:

- Natural and Coastal Values should be protected
- The Coast shall be used and developed in a sustainable manner
- Integrated management and protection of the coastal zone is a shared responsibility.

As the site is an existing tourism use and is not located adjacent to, or in proximity of, any marked waterway or coastal zone, it is considered that this policy is not applicable to the subject site.

5.6.2. State Policy on Water Quality Management 1997

The State Policy on Water Quality Management outlines the following objective for sustainable development across the state:

“To achieve the sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource Management and Planning System.”

The policy sets out specific requirements, tests and principles for the management of stormwater, sewage and other discharges throughout Tasmania. The proposed SAP identifies three indicative stormwater management assets likely comprising sewer rising mains, stormwater harvesting assets and a pump station. These assets will be further confirmed during detailed design. Any future development on the site will have consideration for the requirement set out in this policy.

5.6.3. State Policy on the Protection of Agricultural Land 2009

The State Policy on the Protection of Agricultural land sets out the various strategies associated with preserving important agricultural land throughout the state. The objective of the policy is to:

“To conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.”

As the site is currently utilised for the purposes of a Golf Course, it is not utilised for any agricultural purposes and therefore does not require protection under this policy.

5.7. SECTION 21(1)(D) - HAVE REGARD TO THE STRATEGIC PLAN OF A COUNCIL REFERRED TO IN DIVISION 2 OF PART 7 OF THE LOCAL GOVERNMENT ACT 1993 AS ADOPTED BY THE COUNCIL AT THE TIME THE PLANNING SCHEME IS PREPARED

The proposal pays due regard to the Meander Valley Council Community Strategic Plan 2014 – 2024.

The vision is stated as:

The backdrop of the Great Western Tiers, the mix of urban lifestyle and rural countryside give Meander Valley its unique look and feel, offering livability and healthy lifestyle choices. A community working together growing for generations to come.

The scheme amendment will facilitate this vision, creating a new urban community nestled amongst the Blackstone Hills with easy access to the adjacent Country Club facilities and located within 1km of the Prospect Vale centre.

The Strategic Plan outlines six future directions which are responded to in the proposal:

Table 11: Meander Valley Community Strategic Plan

FUTURE DIRECTIONS AND RESPONSE	
Future Directions	Response
1. A sustainable natural and built environment	The proposal manages the balance between growth and conservation of the natural and built environment. The majority of the land proposed for rezoning is cleared and devoid of natural values.
2. A thriving local economy	The subject site represents an underutilised parcel of land surrounding the Country Club. Realisation of this land for residential purposes will further the ongoing viability and success of the Country Club facility.
3. Vibrant and engaged communities	Country Club and Federal Group are engaged with the local community through local events and community programs. To facilitate the rezoning, detailed discussions have been undertaken with local residents to ensure information regarding the proposal was disseminated early and initial comments could be taken into consideration.
4. A healthy and safe community	The site is well located in relation to a comprehensive open space and network trail with Prospect Vale Park, the biggest part in Northern Tasmania, being located on the sites eastern boundary. The landowner proposes to continue a series of informal trails through the bushfire setback areas creating a series of linear multi-purpose trails.
5. Innovative leadership and community governance	Public involvement is addressed by the public exhibition, representations and a public hearing process as outlined in the Act.
6. Planned infrastructure services	A comprehensive infrastructure plan has been prepared in consultation with Council and details are appended within the Services and Stormwater appendices within this report.

5.8. SECTION 21(1)(E) - HAVE REGARD TO THE SAFETY REQUIREMENTS SET OUT IN THE STANDARDS PRESCRIBED UNDER THE GAS PIPELINES ACT 2000

Major headworks extend to the site but not within the site. The development will be adequately serviced with upgrade works to be determined by the gas consultant if required. Therefore this section is not considered relevant.

6. COUNTRY CLUB SPECIFIC AREA PLAN (F6)

6.1. PROPOSED SAP

This Scheme Amendment also proposes the inclusion of a Specific Area Plan (SAP) for the site (refer Figure 10).

The SAP applies to the total Scheme Amendment rezoning area, being 43.7ha generally bound by Country Club Avenue and associated residential areas to the north, transmission easement to the west, Blackstone Hills to the South and the Prospect Vale residential area to the east. Primary access to the SAP area will be provided through the existing Country Club Avenue, with access for pedestrians/cyclists and emergency vehicles provided through Harley Parade.

The SAP enables the provision of approximately 380 residential lots with a minimum lot size of 450m² and an additional 120 residential living dwellings. The SAP also proposes a total of 1.65ha of open space central to the site.

Specifically, the SAP includes a variety of land-uses which are specified in the below table:

Table 12: Land Use Budget Table

SAP LAND USE BUDGET TABLE	AREA	PERCENTAGE
Developable Residential Area	36.15ha	82.7%
Retirement Living	1.1ha	2.5%
Bushfire and Landscape Buffers	4.8ha	11%
Bushland Reserves	1.65ha	3.7%
Total SAP Area	43.7ha	100%

As stipulated above, open space areas are proposed to act as both landscaping and bushfire buffers and as bushland reserves for the amenity of local residents. The total area of open space provided equals approximately 14.7% of the total SAP area.

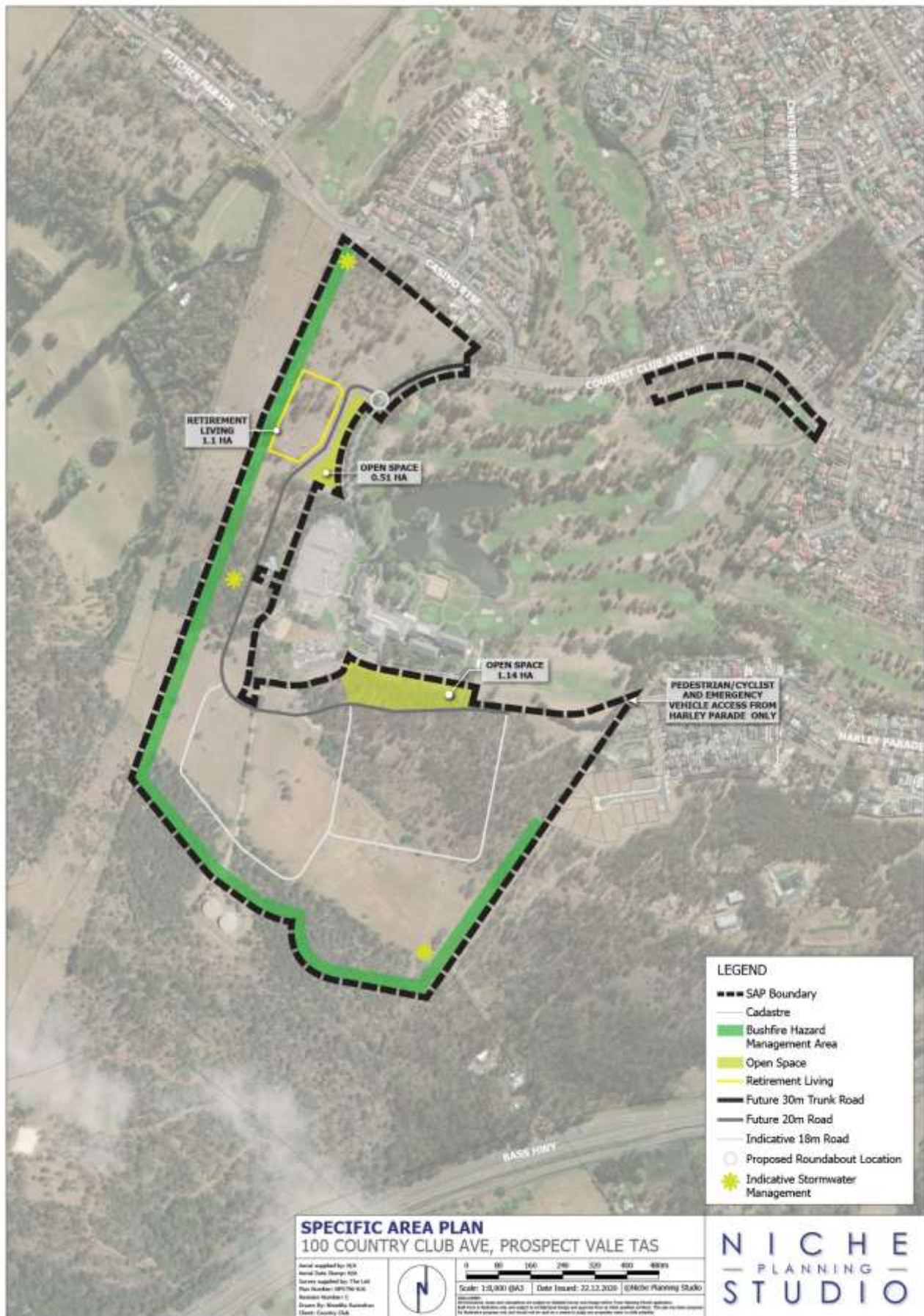


Figure 11 - Specific Area Plan

The SAP comprises the following elements:

6.1.1. Bushland Reserve

The SAP proposes two bushland reserves: one located directly south of the Country Club; and one located east of the proposed retirement living within the western portion of the site. The southern bushland reserve has been sited alongside the Country Club and provides a buffer between the Country Club and residential area.

Refer to attached Landscape Master Plan prepared by Place Design Group.

6.1.2. Integrated Water Management Assets

Three indicative stormwater management assets are proposed throughout the residential portion of the SAP area, marked within the SAP plan by green asterisks. These water management assets would likely comprise the following:

- Sewer rising mains
- Stormwater harvesting assets if required
- Pump stations to ensure that all lots may be serviced appropriately

These water assets are yet to be confirmed and are provided at indicative locations.

Refer to attached Stormwater Management and Servicing Strategies prepared by ADG Engineers for further detail.

6.1.3. Future Road Reservations

Indicative road reserve locations and widths, including intersection treatments, have been included within the SAP to give certainty to the network moving forward. These have been analysed and justified through the preparation of a Traffic Impact Assessment (TIA) by Midson Traffic.

The following road reserves are proposed:

- **30m entrance road** is proposed as an extension to Country Club Avenue and will provide the sole access point for residential and Country Club traffic. This road reserve is proposed to include a roundabout treatment to allow the entrance of traffic into the residential estate.
- The **private Country Club access road** has been designed to feed off the 30m trunk entrance road and separates all golf course and Country Club traffic from the residential traffic entering the estate.
- **20m road reserves** are proposed throughout the estate to act as 'connector roads' running north-south along the western entrance point and curving east-west around the south of the Country Club. This road network will provide the main connection towards the entrance road for the majority of lots, with smaller road reserves ultimately feeding into these 20m roads.
- **18m Road Reserves** are proposed around the southern portion of the residential area and will run in both north-south and east-west directions along the sloped south-western portion of the site. These road reserves will feed into the 20m road reserves and act as a secondary connector road for the southern portion of the estate.

6.1.4.Active Open Space Buffers

An active open space reserve and buffer has been proposed surrounding the entirety of the western and southern portions, and partially along the eastern portion of the residential estate. This landscape buffer is designed to allow for a network of open space trails to occur in line with existing tourism operations (in the form of hiking and horse-riding) and also serves as a buffer between the surrounding vegetated area and residential estate.

This buffer will help assist the future subdivision and ultimately, proposed dwellings, to obtain the required Bushfire Attack Level (BAL) ratings to ensure the safety of future residents. Within this buffer, vegetation controls are proposed to ensure that fire mitigation measures are appropriately considered for the safety of future residents.

Further details are provided within the Bushfire Memorandum prepared by Entura.

6.1.5.Retirement Living

A dedicated Retirement Living lot is proposed within the western portion of the site off the entrance road into the residential estate. The Retirement Living will comprise approximately 1.1ha of land and will support approximately 120 dwellings featuring bespoke built form and opportunities for integrated ageing in place associated with the Country Club. Most variations incorporated in the SAP relate to the Retirement Living Development Standards for Building and Works.

6.1.6.Emergency and Pedestrian Access off Harley Parade

Emergency and pedestrian access is proposed to be provided off Harley Parade to the east of the subject site.

This access point will comprise an extension of the pedestrian pathway along Harley Parade and provides a linkage from Harley Parade and Prospect Vale Park, to the east of the subject site, through to the Country Club and associated facilities.

Furthermore, Harley Parade access provides emergency vehicle access to the entirety of the Country Club area and associated future residential area in order to provide a secondary point of access in case of an emergency.

6.2. SAP JUSTIFICATION

The introduction of the Country Club SAP at F6 in the Meander Valley Interim Planning Scheme is in accordance with section 32(3) of the Act, which states:

“...an LPS may, if permitted to do so by the SPPs, include

(a) a particular purpose zone, being a group of provisions consisting of

*(b) a **specific area plan**, being a plan consisting of*

(i) a map or overlay that delineates a particular area of land; and

(ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs”

Pursuant to section 32(4), inclusion of a SAP within the Scheme may only occur if the following applies:

“An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –

(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or

(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

We contend that the site has particular environmental, economic, social and spatial qualities that require provisions that are unique to the site. These qualities are specific to the Country Club landholding and are best addressed through the introduction of a new Country Club SAP at F6 rather than through modification to the provisions of the SPPs.

Given the future zone and code standards of the Tasmanian Planning Scheme (TPS) will likely be in effect when the draft amendment is determined, a comparative analysis of the proposed SAP under both the current Meander Valley Interim Planning Scheme and proposed Meander Valley LPS has been appended at Appendix C. This analysis ensures the SAP accommodates any variations as a result of the imminent standards of the TPS.

6.2.1. Planning Rationale

To justify the preparation of a SAP pursuant to section 32(4), a clear list of planning rationale has been devised from the detailed consultant work undertaken together with information drawn from stakeholder and community engagement. This rationale highlights that the site has particular environmental, economic, social and spatial qualities that require provisions that are unique to the site:

Environmental Qualities

- The site includes a unique position with its close proximity to Blackstone Hills, which is currently vegetated and flagged as a potential bushfire risk area.
- To respond to the bushfire requirements of the site, an integrated and controlled set of controls is required to be implemented to ensure that BAL requirements are met for the entire estate and that the risk of bushfire is not exacerbated by residential development.
- Due to the significance of the landscape within the subject site primarily along Blackstone Hills, specific responses are required to ensure that landscape views are maintained.

- The implementation of a SAP best allows a response to the landscape provisions of the planning scheme and allows the inclusion of specific controls to the various landscape elements applicable to the site.

Economic Qualities

- The majority of the remaining residential land supply in the Launceston municipality is in the north and south east districts (St Leonards, Waverly and Rocherlea). There is no further supply in the south west district, other than in the Meander Valley municipality
- Prospect and Prospect Vale have very limited remaining land supply, which is primarily limited to small infill development sites, with the exception of a section of land between Prospect Vale and Blackstone Heights which is not currently under development. The lack of supply is resulting in demand for additional housing shifting further west.
- As the demand for infill housing is strong within Prospect Vale, the implementation of a SAP is required to ensure development of the area occurs in a coordinated manner to provide a logical infill of the township to attract established buyers including second and third homebuyers, families and retirees.

Social Qualities

- The site provides a unique context in which aged living and ageing in place can be implemented close to the existing Country Club facilities, which are popular amongst elderly residents of both Prospect Vale and the greater Launceston.
- This unique context provides an opportunity to include a SAP to dictate the relationship between the existing Country Club facilities and future retirement facilities to ensure that ageing in place is able to be achieved as part of the future residential area.

Spatial Qualities

- It is currently understood that the neighbouring property to the west of the SAP area is intended to be subdivided and developed in future.
- The implementation of a SAP ensures the forward planning of connecting roads and parkland areas between the two estates.
- Traffic capacity issues including the flow of traffic and width of road reserve associated with Harley Parade were flagged by Council as an issue with the site, requiring the SAP to control the flow of traffic to only include pedestrians/cyclists and emergency vehicles.
- The existing access to the Country Club itself through Country Club Avenue provides a unique entrance point for any future development and requires specific controls to preserve the function, appearance and safety of Country Club Avenue.
- As Casino Rise is identified as a 'bottle-neck' by Council's Traffic Department and the works proposed by Council to rectify the road network issues in the area, the SAP best addresses the current and future road network and potential layout points into and out of the site.

To illustrate potential development options for the site which responds to the proposed SAP, a proposed Concept Plan has been prepared and is included for illustrative purposes only at Figure 11.

7. CONCLUSION

It is considered that the site represents an excellent opportunity for rezoning from the Major Tourism Zone to the General Residential Zone with an associated Specific Area Plan – Country Club (F6) based on the following reasons:

- The Amendment assists in defining a logical boundary to residential development, protecting the landscape qualities of Blackstone Hills. The site represents a highly underutilised parcel of land in a context ideally suited to residential development to support the growth of Meander Valley.
- The proposal contains a high level of consistency with the strategic planning framework, generally complying with the intent of the Northern Tasmania Regional Land Use Strategy, Greater Launceston Plan and Prospect Vale Blackstone Heights Structure Plan
- The amendment addresses all legislative requirements of the Land Use Planning and Approvals Act in regard to amendment of the Meander Valley Interim Planning Scheme. A separate assessment against the Meander Valley Local Provisions Schedule has also been undertaken to assist Council and the Commission with their assessment. The proposal complies with both current and future requirements.
- Development in line with the requirements of the GRZ would be consistent with the surrounding housing typology and would ensure consistency with the neighbourhood character.
- There appears to be significant demand for new housing within Meander Valley to warrant the supply of more residentially zoned land.
- A new Specific Area Plan has been justified in regard to the unique environmental, economic, social and spatial qualities of the site.
- Specifically, the proposed zoning and associated SAP will provide for additional residential land and key service and infrastructure to support future growth, protect against the erosion of significant landscape qualities and coastal viewsheds and assist in supporting the efficiency of the Country Club facility.
- Detailed technical studies have been undertaken in regard to land capability and contamination; ecology and botany; bushfire; stormwater management strategy and drainage analysis; and traffic & transport. These studies do not raise any items of concern which would prevent the proposed Scheme Amendment from proceeding. Most detailed items will be addressed through design implications within the SAP.

Overall, it is considered that the proposed rezoning of the site is consistent with the key objectives and requirements of the Act and is consistent with the relevant planning policy and strategic objectives identified within the Meander Valley Interim Planning Scheme.



APPENDICES

APPENDIX A: APPLICATION FORM, OWNERS CONSENT & PROPERTY TITLES

PROVIDED BY: NICHE PLANNING STUDIO

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

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OFFICE USE ONLY

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DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

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

PROPERTY DETAILS:

Address:	<input type="text" value="100 Country Club Avenue"/>	Certificate of Title:	<input type="text" value="33678"/>
Suburb:	<input type="text" value="Prospect Vale"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="115ha"/>	ha / ha	
Present use of land/building:	<input type="text" value="Land currently used for tourism (Country Club of Tasmania) and associated ancillary uses."/>	(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 type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input checked="" 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: m² New building height: m

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

OWNER DETAILS:

Owner/s name:	Tasmanian Country Club Casino Pty Ltd ABN 25 009 516 189	Mobile No:	0407 211 690
Email address:	company.secretary@mulawa.com.au	Phone No:	-
Postal address:	PO Box 256 Sandy Bay, TAS, 7006		

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

APPLICANT DETAILS:

Applicant:	Nicola Smith, Director, Niche Planning Studio	Mobile No:	0401 138 996
Email address:	nicola@nicheplanningstudio.com.au	Phone No:	
Postal address:	1/286 Ferrars Street, South Melbourne VIC 3205		

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

☒ Email

Australia Post

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

COPYRIGHT AUTHORITY:

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

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


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

ENTRY TO LAND:

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

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

	Name: (Print)	Signed:	Date:
Applicant:	Nicola Smith		13/11/2020

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.

	Name: (Print)	Signed:	Date:
Crown Consent: (if required)			

PRIVACY STATEMENT

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APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

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OFFICE USE ONLY

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

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

PROPERTY DETAILS:

Address:	<input type="text" value="100 Country Club Avenue"/>	Certificate of Title:	<input type="text" value="36754"/>
Suburb:	<input type="text" value="Prospect Vale"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="8"/>
Land area:	<input type="text" value="115ha"/>	<input checked="" type="checkbox"/> / ha	
Present use of land/building:	<input type="text" value="Land currently used for tourism (Country Club of Tasmania) and associated ancillary uses."/>	(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 type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input checked="" 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: m² New building height: m

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

OWNER DETAILS:

Owner/s name:	Tasmanian Country Club Casino Pty Ltd ABN 25 009 516 189	Mobile No:	0407 211 690
Email address:	company.secretary@mulawa.com.au	Phone No:	-
Postal address:	PO Box 256 Sandy Bay, TAS, 7006		

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

APPLICANT DETAILS:

Applicant:	Nicola Smith, Director, Niche Planning Studio	Mobile No:	0401 138 996
Email address:	nicola@nicheplanningstudio.com.au	Phone No:	
Postal address:	1/286 Ferrars Street, South Melbourne VIC 3205		

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

☒ Email

Australia Post

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

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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.

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

	Name: (Print)	Signed:	Date:
Applicant:	Nicola Smith		13/11/2020

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.

	Name: (Print)	Signed:	Date:
Crown Consent: (if required)			

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OFFICE USE ONLY

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

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

PROPERTY DETAILS:

Address:	<input type="text" value="100 Country Club Avenue"/>	Certificate of Title:	<input type="text" value="119422"/>
Suburb:	<input type="text" value="Prospect Vale"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="115ha"/>	ha / ha	
Present use of land/building:	<input type="text" value="Land currently used for tourism (Country Club of Tasmania) and associated ancillary uses."/>	(vacant, residential, rural, industrial, commercial or forestry)	

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- Indicate by ✓ box
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Description of work:

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

New floor area: m² New building height: m

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Roof cladding: Colour:

OWNER DETAILS:

Owner/s name:	Tasmanian Country Club Casino Pty Ltd ABN 25 009 516 189	Mobile No:	0407 211 690
Email address:	company.secretary@mulawa.com.au	Phone No:	-
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• Owners details **MUST** be completed **IN FULL** for the current owner as per the Certificate of Title.

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Applicant:	Nicola Smith		13/11/2020

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DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

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Land area:	<input type="text" value="115ha"/>	<input checked="" type="checkbox"/> / ha	
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	Name: (Print)	Signed:	Date:
Applicant:	Nicola Smith		13/11/2020

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	Name: (Print)	Signed:	Date:
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SEARCH OF TORRENS TITLE

VOLUME 33678	FOLIO 1
EDITION 3	DATE OF ISSUE 17-May-2018

SEARCH DATE : 17-Dec-2020

SEARCH TIME : 04.58 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL
Lot 1 on Sealed Plan 33678
Derivation : Part of 375A-1R-0Ps. Gtd. to J. Goodger, Part of
300 Acres Gtd. to J. Penny
Prior CT 4446/62

SCHEDULE 1

A944666, A828545, A979664, SP20213 & E135548 TASMANIAN
COUNTRY CLUB-CASINO PROPRIETARY LIMITED Registered
17-May-2018 at noon

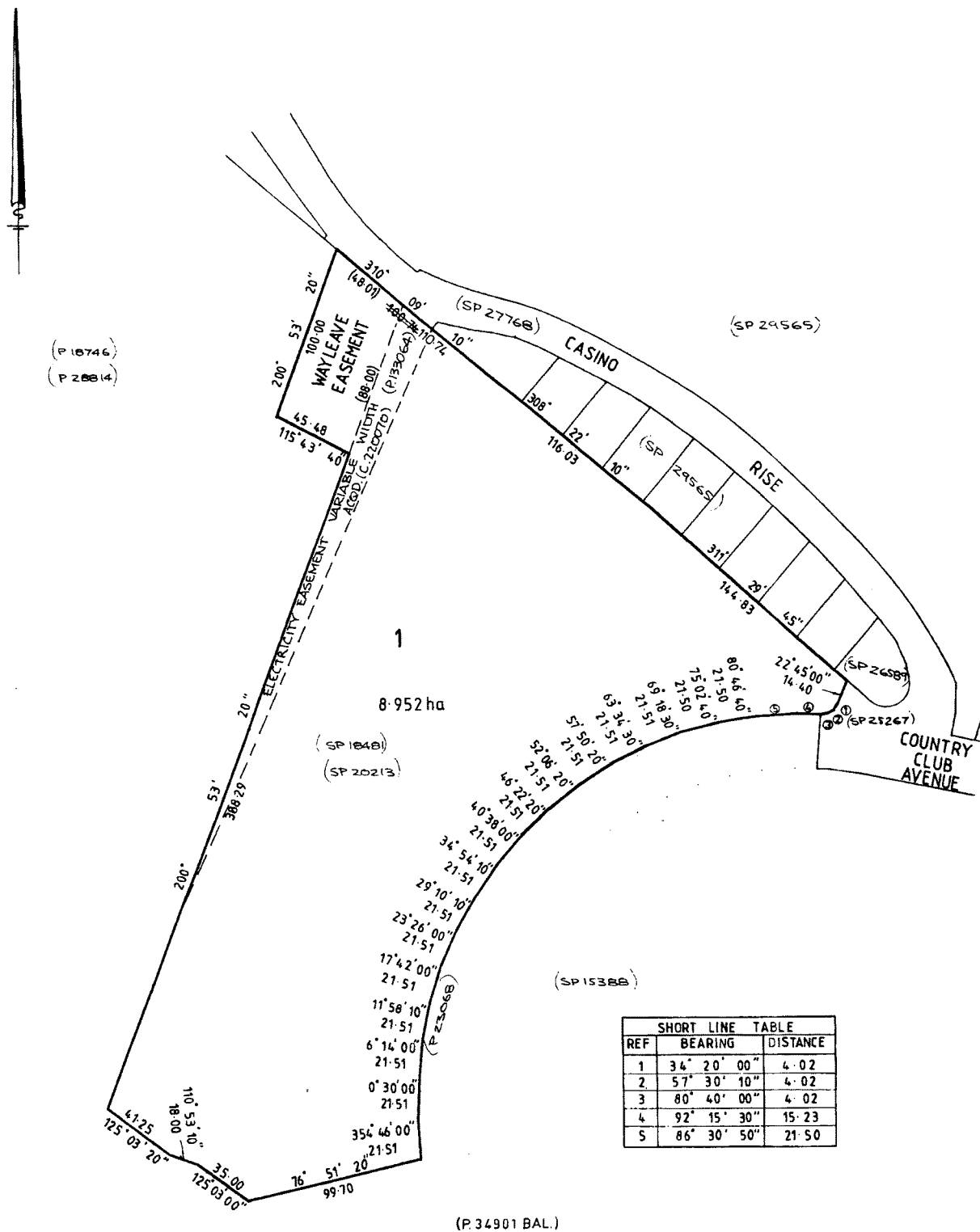
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 33678 BURDENING EASEMENT: Wayleave Easement
SP 18481 FENCING COVENANT in Schedule of Easements
B388899 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 09-Nov-1990 at 12.02 PM
C220070 BURDENING ELECTRICITY EASEMENT with the benefit of a
restriction as to user of land fully defined therein
in favour of Transend Networks Pty Ltd over the
Electricity Easement Variable Width on SP 33678
Registered 30-May-2000 at noon
E135550 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 17-May-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: TASMANIAN COUNTRY CLUB CASINO PTY LTD	PLAN OF SURVEY by Surveyor PAUL ANTHONY PHELPS of land situated in the	Registered Number: S.P33678
Title Reference: CT Vol 4166 Fol 98 375-1-0	TOWN OF PROSPECT VALE LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON	Approved: Effective from: 6 APR 1988
Grantee: PART OF 375-25-0 GRANTED TO JAMES GOODGER & 300AC GTD TO JOSEPH PENNY	SCALE 1: 2 000 MEASUREMENTS IN METRES	<i>M. S. G. D.</i> Recorder of Titles



Form No. 1

Owners' consent

Accompanying draft planning scheme amendment requests under section 33(1), including combined permit applications under section 43A of the *Land Use Planning and Approvals Act 1993*.

Requests for draft amendments or combined permit applications require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s): Nicola Smith, Director, Niche Planning Studio

Address: 1/286 Ferrars Street, South Melbourne VIC 3205

Email address: nicola@nicheplanningstudio.com.au

Contact number: 0401138996

2. Site address:

Address:

100 Country Club Avenue, Prospect Vale TAS 7250

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

PID 7305739

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner : Tasmanian Country Club-Casino Pty Ltd (009 516 189)

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

PID 7305739

Position (if applicable): ~~Director - Nicholas Linnett~~

Signature:

Date:

Registered owner (please print): Tasmanian Country Club-Casino Pty Ltd (009 516 189)

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

PID 7305739

Position (if applicable): Company Secretary - Colin Dewhurst

Signature:



Date: 12-11-2020

Registered owner (please print):

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

PID 7305739

Position (if applicable): Director - Nicholas Linnett

Signature:



Date: 12-11-2020

NOTES:

a. Who can sign as owner?

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

b. Strata title lots

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

- i. a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,
- ii. the consent of each owner of each lot on the strata plan.

c. Companies

If the land is owned by a company then consent must be signed in accordance with the *Corporations Act 2001 (Cwth)* as follows:

- i. one company director and company secretary; or
- ii. two company directors; or
- iii. if a sole director/sole shareholder who is also the sole secretary, the sole director; or,
- iv. a company with a common seal may execute a document if the seal is fixed to the document and witnessed by two directors; or one director and a company secretary, or for a proprietary company that has a sole director who is also the sole company secretary, that director.

The ABN or ACN, the names and positions of those signing the consent, and a current ASIC company extract (www.asic.gov.au) must be provided.

d. Associations

If the land is owned by an incorporated association then the document must be signed in accordance with the rules of the association by, for example being:

- i. sealed and witnessed in accordance with the association's rules; or,
- ii. signed by a person authorised in accordance with the association's rules.

The ABN, the names and positions of those signing the consent, and copy of the association's rules must be provided.

e. Council or the Crown

If the land is owned by a council or the Crown then consent must be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: 30 March 2020

¹ References to provisions of the *Land Use Planning and Approvals Act 1993* (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. The commencement day was 17 December 2015.

Information Sheet 1/2020

Subject: Owners' consent form

Purpose: To provide background information about the new owners' consent form for draft amendment requests or applications for a combined permit and amendment.

Introduction

The Commission has issued an owners' consent form under section 33(2) of the former provisions of the *Land Use Planning and Approvals Act 1993*. The form requires each request for a draft amendment or application for a combined permit and amendment to be accompanied by a completed owners' consent form when lodged with a planning authority after **30 March 2020**.

The Commission has noticed an increasing number of requests for draft amendments and applications for combined permits have been accompanied by inadequate evidence of owners' consent.

Owners' consent is a requirement under section 33(2A) of the Act and must be provided before the planning authority initiates and certifies a draft amendment. It cannot be provided retrospectively.

Where owners' consent is later found to be deficient, the Commission would be without jurisdiction. Such a circumstance is costly and time consuming for everyone.

The form gives detailed information about how owners' consent must be demonstrated, including the requirement for documentary evidence in some instances.

Implementation

The form is available on the [Commission's website](#) under publications.

Planning authorities and practitioners are encouraged to review their administrative processes so that when accepting requests for draft amendments or applications for combined permits and amendments, they ensure the completed owners' consent form is provided in all instances.

After 30 March 2020, the Commission will require a completed form to accompany each new request or application.

If the form is not provided, the Commission will advise the planning authority that it will not proceed with its consideration of the draft amendment or combined permit and amendment. The planning authority would need to resolve to initiate and certify the draft amendment or combined permit and amendment after it has received a completed owners' consent form.

Further information

For further information contact the Tasmanian Planning Commission:

Telephone: (03) 6165 6828

Email: tpc@planning.tas.gov.au

Website: www.planning.tas.gov.au

Peter Fischer

Acting Executive Commissioner

Tasmanian Planning Commission

10 March 2020

Note: References to provisions of the *Land Use Planning and Approvals Act 1993* (the Act) are references to the **former provisions** of the Act as defined in Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. Parts 2A and 3 of the **former provisions** remain in force until a Local Planning Schedule comes into effect for the municipal area.

Form No. 1

Owners' consent

Accompanying draft planning scheme amendment requests under section 33(1), including combined permit applications under section 43A of the *Land Use Planning and Approvals Act 1993*.

Requests for draft amendments or combined permit applications require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s): Nicola Smith, Director, Niche Planning Studio

Address: 1/286 Ferrars Street, South Melbourne VIC 3205

Email address: nicola@nicheplanningstudio.com.au

Contact number: 0401138996

2. Site address:

Address:
100 Country Club Avenue, Prospect Vale TAS 7250

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

PID 2852135

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner : Tasmanian Country Club-Casino Pty Ltd (009 516 189)

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

PID 2852135

Position (if applicable): ~~Director - Nicholas Linnett~~

Signature:

Date:

Registered owner (please print): Tasmanian Country Club-Casino Pty Ltd (009 516 189)

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

PID 2852135

Position (if applicable): Company Secretary - Colin Dewhurst

Signature:



Date: 12-11-2020

Registered owner (please print):

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

PID 2852135

Position (if applicable): Director - Nicholas Linnett

Signature:



Date: 12-11-2020

NOTES:

a. Who can sign as owner?

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

b. Strata title lots

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

- i. a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,
- ii. the consent of each owner of each lot on the strata plan.

c. Companies

If the land is owned by a company then consent must be signed in accordance with the *Corporations Act 2001 (Cwth)* as follows:

- i. one company director and company secretary; or
- ii. two company directors; or
- iii. if a sole director/sole shareholder who is also the sole secretary, the sole director; or,
- iv. a company with a common seal may execute a document if the seal is fixed to the document and witnessed by two directors; or one director and a company secretary, or for a proprietary company that has a sole director who is also the sole company secretary, that director.

The ABN or ACN, the names and positions of those signing the consent, and a current ASIC company extract (www.asic.gov.au) must be provided.

d. Associations

If the land is owned by an incorporated association then the document must be signed in accordance with the rules of the association by, for example being:

- i. sealed and witnessed in accordance with the association's rules; or,
- ii. signed by a person authorised in accordance with the association's rules.

The ABN, the names and positions of those signing the consent, and copy of the association's rules must be provided.

e. Council or the Crown

If the land is owned by a council or the Crown then consent must be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: 30 March 2020

ⁱ References to provisions of the *Land Use Planning and Approvals Act 1993* (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

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APPENDIX B: LETTERBOX DROP AND DOOR KNOCK PLANS

PROVIDED BY: CLIENT



1008 Houses

Google

INTER-ROOM TV LTD
Imagery ©2020 CNRS / Airbus / Launceston City Council / Mapbox Technologies / Mapbox



Chelsea Ct

Eversham Ct

Grantham Ct

Somerset Pl

Cheltenham Way

Cheltenham Way

Las Vegas Dr

Country Club Ave

Watergarden Dining
Temporarily closed

St Andrews Cir



Launceston Residential
Retirement Village

Bolters Grill
Bar and Pizzeria
Temporarily closed

Bolters Grill
Temporarily closed

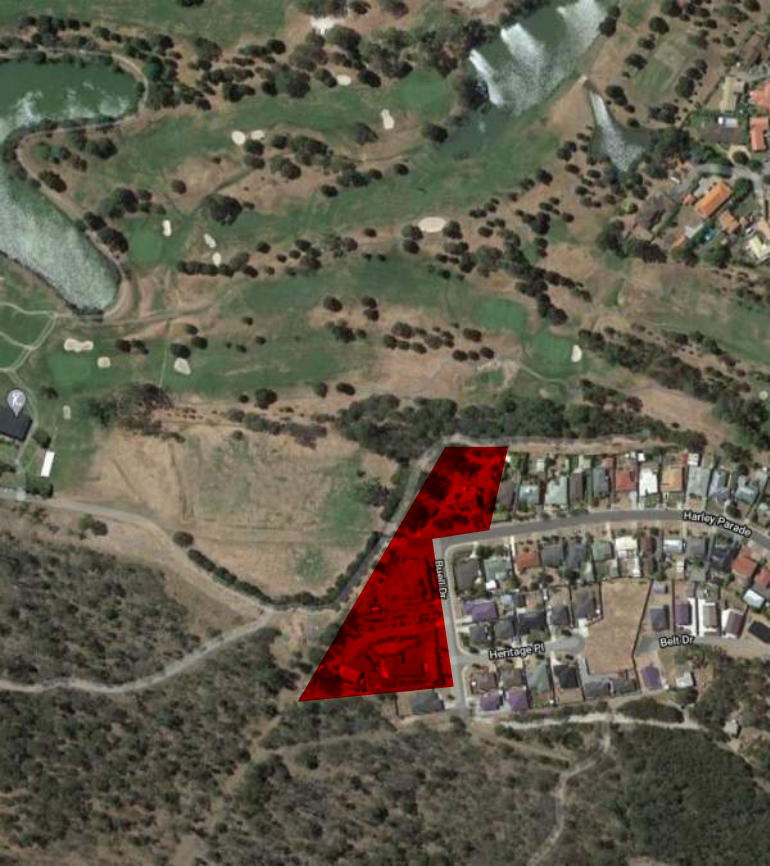
Casino Rise

Casino Rise

Casino Rise

Country Club Ave





APPENDIX C: COMPARATIVE ANALYSIS BETWEEN INTERIM PLANNING SCHEME AND TASMANIAN PLANNING SCHEME

PROVIDED BY: NICHE PLANNING STUDIO

COMPARATIVE ANALYSIS

Whilst we are cognisant that there is no legislative requirement to assess the proposal against the draft LPS, we understand that Councillors will be aware of the requirements of the new Tasmanian Planning Scheme and as such we provide a table to assist with an understanding of how the new proposal may address the new scheme provisions.

Please be advised that this assessment is preliminary in nature and can be updated following adoption of the finalised LPS by the Tasmanian Planning Commission

Table 13: Zone changes and implications

Meander Valley Interim Planning Scheme (CURRENT)	Tasmanian Planning Scheme and Local Provisions Schedule (PROPOSED)	Comments
Major Tourism Zone	Major Tourism Zone	Zone continues to cover the majority of the site.
	Req: Impacts on residential zones if within 50m	This has been addressed within the report. An area of open space has been identified behind the Country Club resort buildings to ensure a minimum spacing of 50m is retained in perpetuity.
NA	Landscape Conservation Zone	Introduction of a new zone replacing the Scenic Management Overlay. This new zone allows for a lower level of use with almost all being discretionary. Discretionary use tests for landscape values exist. These have been tested through the considerations in the Entura Landscape Visual Impact Assessment.
	Req: Min lot size – 50ha	Subdivision minimums are not appropriate to support residential development. We would therefore recommend that part of the area shown as Landscape Conservation Zone is also rezoned to General Residential Zone or a requirement is placed within the SAP to control visual impact for surrounding properties.
General Residential Zone	General Residential Zone	Proposed zone for totality of proposal area. This does not alter as a result of the new TPS
	Req: Min lot size – 450m ²	The minimum lot size is proposed to change from 700m ² to 450m ² . The SAP has therefore been designed to reflect this changing lot size, ensuring a greater diversity of housing within a walkable catchment of public transport, employment and the country club facilities.

Table 14: Overlay and Code changes and implications

Meander Valley Interim Planning Scheme (CURRENT)	Tasmanian Planning Scheme and Local Provisions Schedule (PROPOSED)	Comments
Salinity Overlay E16 Urban Salinity Code	NA	This overlay and associated code has been removed from the TPS

Scenic Management Overlay	NA	This overlay has been replaced with the Landscape Conservation Zone (refer above)
	Inner Protection Area Overlay	These are new overlays introduced in the TPS. Development is guided by the Electricity Transmission Infrastructure Protection Code. The intent is to ensure that use and development does not adversely affect the safe and reliable operation of that infrastructure while protecting use and development against hazards associated with proximity to electricity transmission infrastructure. For ease of assessment, all development has been proposed outside of these overlays.
	Electricity Transmission Corridor Overlay Electricity Transmission Infrastructure Protection Code	
E1 Bushfire-Prone Areas Code	Bushfire-Prone Area Overlay Bushfire-Prone Code	This is a new overlay introduced in the TPS. The consultant team has been liaising with TasFire and has appended a relevant memo. This memo responds to the requirements of the Bushfire-Prone Code.
E3 Landslip Code	Landslip Hazard Land (Low & Medium) Overlay Landslip Hazard Code	This is a new overlay introduced in the TPS. As the site falls partially within the low and medium areas, a report has been prepared by Scherzic Ground Investigations in regard to the Landslip Hazard Code.
E4 Road And Railway Assets Code	Road and Railway Assets Code	Continues to be relevant
E6 Car Parking And Sustainable Transport Code	Parking and Sustainable Transport Code	Continues to be relevant
E7 Scenic Management Code	Scenic Protection Area Overlay Scenic Protection Code	This is a new overlay introduced in the TPS. An assessment prepared by Entura has been appended to address the current scheme requirements. This can be updated to reflect the new requirements of the Scenic Protection Code as relevant
E8 Biodiversity Code	Priority Vegetation Area Overlay Natural Assets Code	This is a new overlay introduced in the TPS. Clearance of native vegetation within a priority vegetation area triggers the Natural Assets Code. As a result, Entura have prepared a report which substantiates that development can occur in accordance with the Code.
	Waterway and Coastal Protection Area Overlay Natural Assets Code	This is a new overlay introduced in the TPS and is also controlled by the Natural Assets Code. A stormwater report has been prepared to address these requirements.

APPENDIX D: RESIDENTIAL LAND SUPPLY DEMAND ASSESSMENT

PROVIDED BY: URBAN ENTERPRISE

CELEBRATING
30
YEARS
1989-2019

urban planning
enterprise economics+tourism

COUNTRY CLUB ESTATE

RESIDENTIAL LAND DEMAND & SUPPLY ASSESSMENT

COUNTRY CLUB ESTATE | NOVEMBER 2020



www.urbanenterprise.com.au

AUTHORS

Paul Shipp, Director

Kurt Ainsaar, Senior Associate

VERSION

1

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ACRONYMS

AAG	Average Annual Growth
AAGR	Average Annual Growth Rate
CBD	Central Business District
ELZ	Environmental Living Zone
FY	Financial Year
GRZ	General Residential Zone
LGA	Local Government Area
LDZ	Low Density Zone
MTZ	Major Tourism Zone
NTRLUS	Northern Tasmania Regional Land Use Strategy
REIT	Real Estate Institute of Tasmania
RLDS	Residential Land Demand Supply

EXECUTIVE SUMMARY

BACKGROUND

Urban Enterprise was engaged to undertake an independent market assessment for a residential development proposal at Country Club Estate in Prospect Vale, Tasmania.

The purpose of the assessment is to inform an application for a partial rezoning of land within the Country Club Estate which is required to facilitate the proposed development.

COUNTRY CLUB ESTATE & SUBJECT AREA

Country Club Estate (the **subject site**) is located in Prospect Vale within the Meander Valley Local Government Area, approximately 9km south west of Launceston's CBD. Country Club Estate includes an 18-hole golf course, clubhouse, visitor accommodation and entertainment including bars, restaurant and a casino.

The landowners and operators of Country Club Estate have declared that the subject area is surplus to their current tourism needs and are proposing to redevelop the subject area for residential uses. Country Club wish to develop vacant surplus land primarily to the south and west of the existing tourism and recreation uses for residential purposes (the **rezoning area**).

A preliminary concept plan has been prepared for the rezoning area and includes 380 residential lots ranging between 450 and 800+ sqm in size, retirement living and public open space.

RESIDENTIAL LAND SUPPLY

The key findings in respect of residential land supply are as follows:

- The established areas of Launceston are well occupied, especially to the south-west, with few large infill development opportunities. Demand is transferring to outer areas and other municipalities.
- The majority of existing and future lot supply in Greater Launceston is in the south west district and Rocherlea in the north district with only small sections in the south-west near Prospect Vale.
- In the south west growth corridor, the overwhelming majority of residential land supply is located in Hadspen, an area which primarily serves first home buyers. This is in contrast with the buyer profiles in Prospect Vale and Blackstone Heights, which primarily includes a mix of families and homebuilders (second, third home buyers), as well as retirees, semi-retirees and seniors.
- Although several areas zoned for residential purposes in the Prospect Vale and Blackstone Heights area are yet to be developed, very few are currently under development, and those that are being developed in the broader region are experiencing very high sales rates when new lots are released.

DEMAND FOR HOUSING

The key findings in respect of demand for housing in Greater Launceston, the south west growth corridor and Prospect Vale include the following:

- Greater Launceston's housing market has been performing well in the past three years, with an upward trend in demand throughout 2020 that is largely being driven by local buyers.
- Dwelling approvals within the City of Launceston are declining as a natural result of constrained land supply and built-out established areas. This is resulting in demand transferring into the urban growth corridors of the Greater Launceston region, including the south west corridor in Meander Valley.
- The south west growth corridor is sought after and attractive to buyers due to its location, proximity and access to the CBD, good quality housing and access to amenity such as retail, hospitality, schools, leisure and recreation. Strong demand for housing in the south west growth corridor is evidenced by its overall share of

dwelling growth across all corridors, as well as consistent house price growth, steady house sales activity and high price growth for vacant lots.

- Opportunities for new dwellings in Prospect Vale are limited and according to agents, demand for housing in this area remains strong. In these circumstances, it is likely that demand from key market segments, such as second and third home buyers has not been met.
- There are varying quantitative indicators of demand for housing in Launceston and the south-west corridor. In most cases, the demand indicators are likely to have been restricted to some extent by a lack of consistent delivery of new residential lots to the market, especially in the south-west corridor, and also do not capture the more recent increase in demand for new lots and housing post-2019.
- More critical than the overall dwelling capacity of an area is the suitability of the supply to meet the needs of various market segments. This assessment has found that the most attractive housing product in the south-west corridor is new housing in proximity to Prospect and Prospect Vale for both first home buyers and upgraders. First home buyers are well serviced by land supply in Hadspen, however land suitable for upgraders in the Prospect Vale is limited and most is not currently under development.
- Current levels of housing demand are not being met by sufficient creation of new residential lots, resulting in the accumulation of latent demand for housing in the south-west growth corridor. These conditions are likely to be the main driver of strong land and house price growth in recent years.

RECOMMENDATION

The proposed concept plan for the subject site is needed, and is considered suitable for the following reasons:

- It would provide much needed housing in an area with strong demand, but a declining availability of development sites and active subdivisions.
- The rezoning area would address demand from second and third home buyers and older residents, a market which currently has very few options in the area.
- Development of the area would address latent demand for housing in Prospect Vale and address the overall lack of active supply in the south-west corridor, helping to mitigate strong price growth and provide greater choice and competition in the housing market.
- The development would help to address a short term lack of actively developed housing supply which has corresponded with a recent increase in demand for housing in Greater Launceston.
- The range of lot sizes will provide housing options for markets that are currently not well-served by alternative land supply that may be developed in the corridor, including in Hadspen and Blackstone Heights.
- Development of the subject site would extend an existing urban area in a desirable location that will appeal to a mix of market segments.
- The proposal aligns with the strategic direction and priorities of the Northern Tasmanian Regional Land Use Strategy by:
 - Providing an adequate supply of well-located and serviced residential land to meet projected demand;
 - Providing diverse housing choices that are affordable, accessible and reflect changes in demographics; and
 - Encouraging urban residential expansion in-and-around the region's activity centre network.
- Developing surplus land for residential uses will allow Country Club to re-invest into maintaining and upgrading existing facilities. This would improve the current product offering on the site and strengthen the tourism role of Country Club Estate, resulting in further economic benefits to the region and State.

1. BACKGROUND

1.1. ENGAGEMENT

Urban Enterprise was engaged on behalf of Kin Capital (developer) and Federal Group (landowner) to undertake a market assessment for a residential development proposal at Country Club Estate in Prospect Vale, Tasmania.

The purpose of the assessment is to inform an application for a partial rezoning of land within the Country Club Estate which is required to facilitate the proposed development.

1.2. SCOPE OF WORK

Urban Enterprise has undertaken an independent assessment of the proposed development through the following scope of work:

- Review of the strategic priorities for Greater Launceston's urban growth corridors based on the Northern Tasmanian Regional Land Use Strategy (2018).
- Prepare a profile of each of Greater Launceston's urban growth corridors and discuss key differences in location, housing role, housing product and mix, price and buyer profiles.
- Assess the available residential land supply in Greater Launceston, with a specific focus on existing and proposed supply in the south west urban growth corridor and Prospect Vale.
- Assess the demand for housing in Greater Launceston, the south west corridor and Prospect Vale and analyse the market segments for each main location and housing product.
- Assess the suitability of the subject area and preliminary concept plan to provide residential land supply for Prospect Vale and the South West Growth Corridor.

1.3. INFORMATION AND DATA SOURCES

This assessment utilises the following information and data sources:

- The Northern Tasmanian Regional Land Use Strategy, Minister for Planning Tas, 2018;
- Census of Population and Housing, Australian Bureau of Statistics, 2011, 2016;
- Residential Land Demand Supply Assessment, Renaissance Planning, 2019;
- Dwelling Approvals, Australian Bureau of Statistics, 2016 to 2020 Financial Years (FY); and
- House Sales and Median House Prices, Real Estate Institute of Tasmania (REIT), 2015 to 2020 FY.

GEOGRAPHIC AREAS

The following geographic areas are referenced throughout this assessment:

- Northern Tasmania Region;
- Greater Launceston;
- The South West Urban Growth Corridor;
- Meander Valley Municipality; and
- Other municipalities comprising Greater Launceston.

Maps of each area are provided in **Appendix A**.

1.4. COUNTRY CLUB ESTATE & SUBJECT AREA

Country Club Estate (the **subject site**) is located in Prospect Vale within the Meander Valley Local Government Area, approximately 9km south west of Launceston's CBD. Country Club Estate includes an 18-hole golf course, clubhouse, visitor accommodation and entertainment including bars, restaurant and a casino.

Country Club wish to develop vacant surplus land primarily to the south and west of the existing tourism and recreation uses for residential purposes (the **rezoning area**).

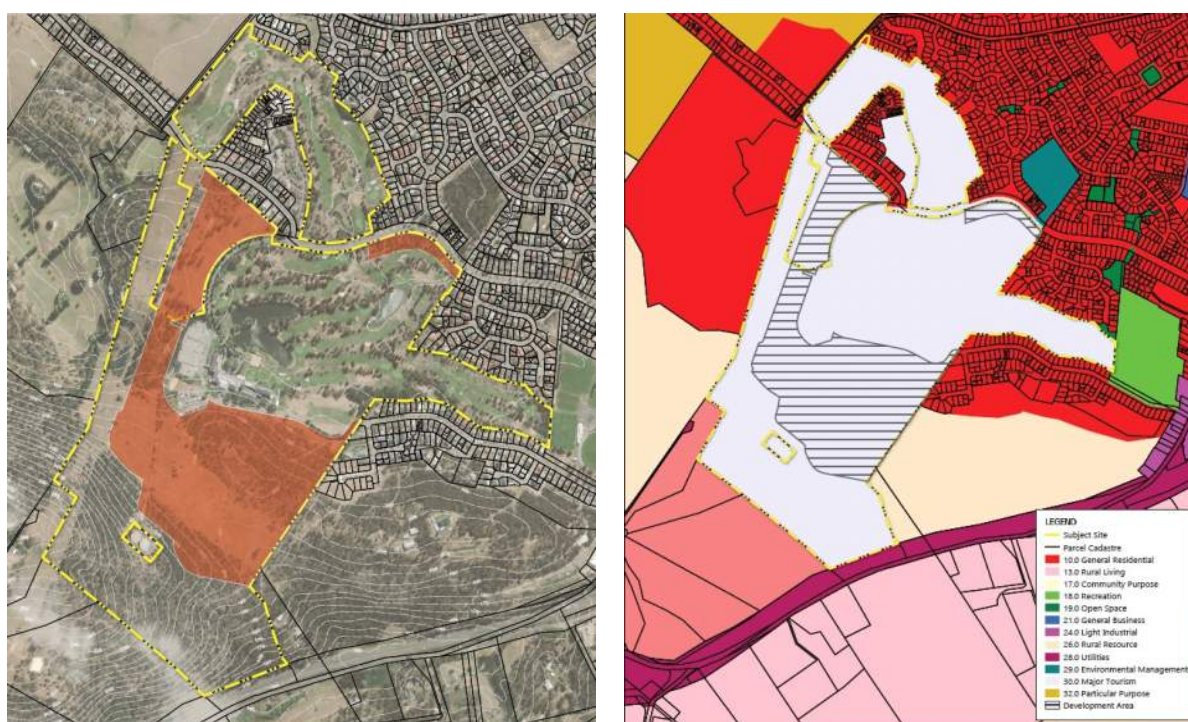
A plan of the subject site and rezoning area and a map of the current planning zones are shown in Figure 1. The subject site boundary is shown in yellow and the rezoning area is shaded in red. The Major Tourism Zone (MTZ) currently applies to all land in the subject site. The Meander Valley Planning Scheme (2013) sets the following objectives for the MTZ:

- *"To provide for major tourist sites, including those located outside activity centres."*
- *"To provide opportunities for use and development that complements or enhances the tourist operations in the zone."*

The local area objective for the Country Club is *"to provide for certainty in the operation of and the continued investment in significant tourism assets."* The landowners and operators of Country Club Estate have declared that the subject area is surplus to their current tourism needs and are proposing to redevelop the subject area for residential uses.

Redeveloping the surplus land for residential uses will allow Country Club Estate to re-invest into their existing facilities. This will improve the current product offering on the site and strengthen the tourism role of Country Club Estate in the south west region.

F1. MAPS OF SUBJECT SITE AND REZONING AREA



Source: Niche Planning Studio, 2020.

1.5. CONCEPT PLAN

A preliminary concept plan has been prepared for the rezoning area and is shown in Figure 2. The expected yield includes:

- 380 residential lots ranging between 450 and 800+ sqm in size;
- Retirement living;
- A local retail centre; and
- Public open space (parks and gardens).

F2. PRELIMINARY CONCEPT PLAN, COUNTRY CLUB ESTATE



Source: Place Design Group, 2020.

2. STRATEGIC CONTEXT

2.1. OVERVIEW

The suburb of Prospect Vale, including the subject site, is located in the Meander Valley Local Government Area but also forms part of the contiguous urban area of Greater Launceston. The overarching land use strategy for this area is the Northern Tasmania Regional Land Use Strategy (NTRLUS), which was prepared in 2018.

The Strategy applies to all land in the region and provides the policy basis to facilitate and manage urban growth and change to 2032. The Northern Tasmania region consists of the following local government areas: Launceston, Meander Valley, West Tamar, George Town, Dorset, Northern Midlands, Break O'Day and Flinders.

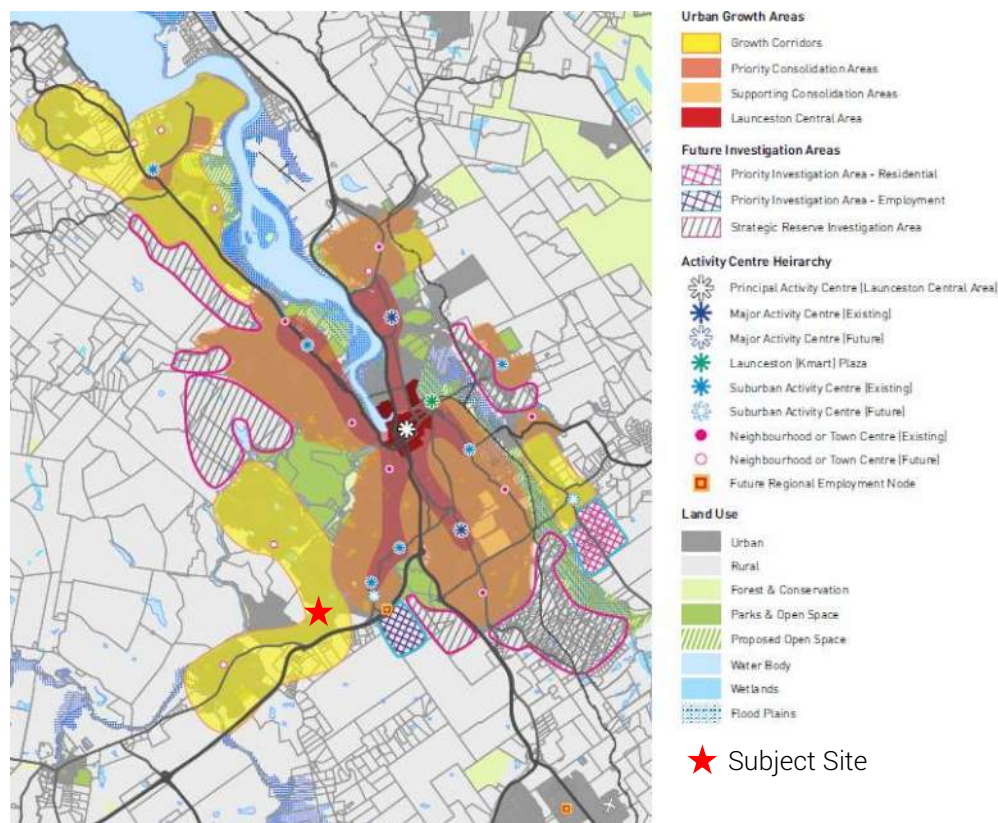
2.2. URBAN GROWTH CORRIDORS

The NTRLUS provides specific direction for urban growth in the Greater Launceston area, identifying four urban growth corridors shown in yellow in Figure 3. The growth corridors include:

- **South west Launceston** – generally including the suburbs of Prospect Vale, Blackstone Heights, Travellers Rest, Hadsphen (all within Meander Valley LGA);
- **North west Launceston** – around the suburb of Legana (West Tamar LGA);
- **South east Launceston** – around the suburb of St Leonards (Launceston LGA); and
- **North east Launceston** – around the suburb of Rocherlea (Launceston LGA).

The subject site is located within the South West 'Growth Corridor', a designated 'Urban Growth Area'.

F3. REGIONAL FRAMEWORK PLAN, GREATER LAUNCESTON



Source: Northern Tasmania Regional Land Use Strategy, 2018. Annotated by Urban Enterprise.

The north west and south west corridors are located outside of the Launceston municipality, but are considered to be a part of the Greater Launceston region given that residents utilise central Launceston as the regional service hub for higher order goods and services such as retail, health, employment and education.

The NTRLUS also identifies **consolidation areas** within established suburbs where greater intensification of housing is encouraged (these are also defined as 'Urban Growth Areas'), as well as several '**Strategic Reserve Investigation Areas**' where long term residential or employment land may ultimately be provided subject to future investigation.

FACILITATING URBAN GROWTH

Urban Growth Areas comprise land within the developed urban settlement or in areas intended for urban development as identified in a Priority Consolidation Area, Supporting Consolidation Area or Growth Corridor shown in the Regional Framework Plan.

The NTRLUS includes the following relevant comments on urban growth areas:

"Urban Growth Areas will identify sufficient land to sustainably meet the region's urban development needs to 2032, considering population, housing, employment projections and reasonable assumptions about future growth" (p. 14)

"opportunities to increase the capacity of existing Urban Growth Areas should be given higher priority than to their expansion. Expansion of Urban Growth Areas should only occur where additional demand to accommodate growth in an area has been identified" (p. 19).

Land considered for inclusion within an Urban Growth Area should:

- Be physically suitable;
- Exclude areas with unacceptable risk of natural hazards, including predicted impact of climate change;
- Exclude areas with significant biodiversity values;
- Be appropriately separated from incompatible land uses; and
- Be a logical expansion of an existing urban area or be of sufficient size to support efficient social and economic infrastructure.

The policies and actions in the NTRLUS that are the most relevant to residential land uses and the concept plan for the subject area are detailed on Page 25 and include:

- **RSN-P1:** Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).
 - **RSN-A1:** Provide an adequate supply of well located and serviced residential land to meet projected demand.
 - **RSN-A3:** Apply zoning that provides for the flexibility of settlements or precincts within a settlement and the ability to restructure under-utilised land.
- **RSN-P2:** Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.
 - **RSN-A5:** Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; 'ageing in home' options should be provided.
 - **RSN-A6:** Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.

2.3. GROWTH CORRIDOR ATTRIBUTES

Although all four growth corridors are within 15 km (20 min drive) of central Launceston, each corridor has fundamental differences in terms of locational attributes, amenity, housing role, buyer profile, housing product and price. A growth corridor comparison is summarised in Table 1.

The south west growth corridor is the second most populous growth corridor behind the north west corridor (in West Tamar). The development of the south west corridor commenced with Prospect Vale and has extended further south to Hadspen and takes in the low density lifestyle locations of Blackstone Heights and Travellers Rest. Prospect Vale is now the equal second closest suburb in a growth corridor to the Launceston CBD, with only Waverly closer in terms of road distance.

The median house price in the south west growth corridor is \$475,000, which is the highest of any growth corridor. The south-west corridor also has a higher proportion of residents in older age cohorts than other corridors.

According to the local real estate agents consulted as part of this assessment, the south west growth corridor is the most attractive corridor in Greater Launceston and appeals to a diverse range of buyers, due to:

- Good access and proximity to the CBD (via the Bass Highway);
- High amenity and services such as retail, hospitality, schools, leisure and recreation facilities; and
- Attractive housing.

T1. GROWTH CORRIDOR ATTRIBUTES, GREATER LAUNCESTON

	South West Corridor	South East Corridor	North West Corridor	North East Corridor
Municipality	Meander Valley	Launceston	West Tamar	Launceston
Suburbs & Approximate Distance from Launceston CBD	Prospect Vale (7 km) Travellers Rest (12 km) Hadspen (13 km) Blackstone Heights (14 km)	Waverly (5 km) St Leonards (7 km)	Legana (13 km)	Rocherlea (9 km)
Activity Centres	Prospect Vale (Neighbourhood Centre)	Norwood (Local centre) Meadow Mews (Neighbourhood Centre)	Legana (Local Centre)	Mowbray (Neighbourhood Centre)
Population (2019)	9,389	2,260	12,625	1,181
Dwellings	3,960	849	4,903	458
Ave Household size	2.5 persons	2.5 persons	2.55 persons	2.3 persons
Common Service age groups (top 4)	Parents & homebuilders (35-49) Older workers & pre-retirees (50-59) Primary and secondary schoolers (5-17) Empty nesters and retirees (60-69)	Parents & homebuilders (35-49) Primary & secondary schoolers (5-17) Older workers & pre-retirees (50-59) Empty nesters & retirees (60-69)	Parents & homebuilders (35-49) Primary & secondary schoolers (5-17) Older workers & pre-retirees (50-59) Empty nesters & retirees (60-69)	Parents & homebuilders (35-49) Primary & secondary schoolers (5-17) Young workforce (24-34) Older workers & pre-retirees (50-59)
Median house price (2020)	\$475,000	\$360,000	\$430,000	\$220,000

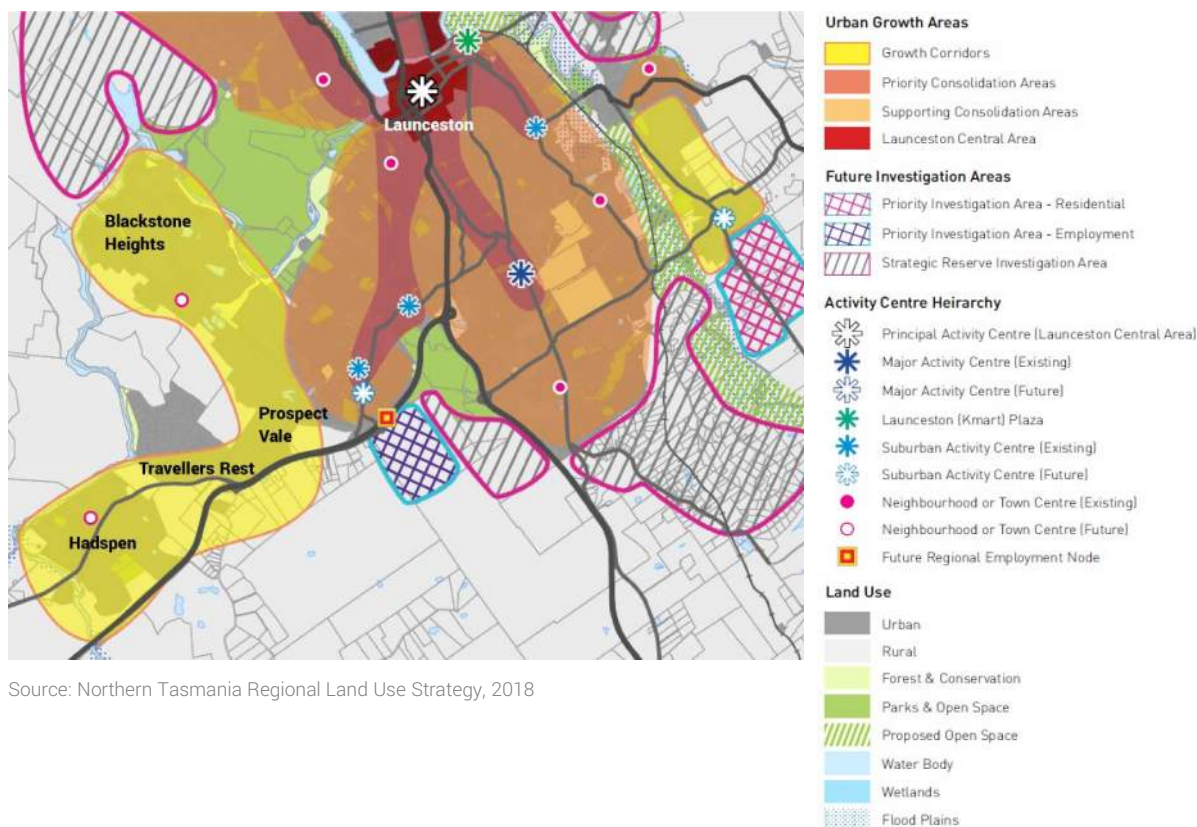
Source: Urban Enterprise 2020, derived from Community Id, Id Consulting 2020 / Median House Prices, Real Estate Institute of Tasmania 2020

2.4. SOUTH WEST GROWTH CORRIDOR

The south west urban growth corridor is shown in 'yellow' in Figure 4 and generally takes in the suburbs of Prospect Vale, Blackstone Heights, Travellers Rest and Hadspen.

The corridor can be accessed via the Bass Highway or Westbury Road. Each suburb within the corridor differs in terms of location (proximity and access to the CBD), housing product and mix, and market segments.

F4. SOUTH WEST GROWTH CORRIDOR



Source: Northern Tasmania Regional Land Use Strategy, 2018

2.4.1. PROSPECT VALE & BLACKSTONE HEIGHTS

Prospect Vale is situated to the north-west of the Bass Highway and is approximately 6-7 km (10-11 min drive) from the Launceston CBD. Prospect Vale is a more established residential location compared with Hadspen and Blackstone Heights due to the corridor primarily developing as an extension of Summerhill and Prospect to Prospect Vale first, and then other areas being established later.

Prospect Vale largely consists of conventional, separate houses (81% of housing stock is separate houses), with allotments ranging between 300sqm and 1,000 sqm. The remaining 19% of housing stock is categorised as medium density and mostly consists of older units and flats.

The market segments of existing residents in Prospect Vale are diverse, with the most common service age profiles in the area a mix of older workers and pre-retirees, seniors, homebuilders and young workforce. Consultation with local real estate agents indicated that there is very limited vacant residential land available that is suitable for multi-lot subdivision development, meaning that the only opportunities for new housing in the area based on existing zoned land will come in the form of infill development on strategic sites that are unlikely to provide separate houses.

Blackstone Heights is situated in between the Trevallyn River and South Esk River, 13-14 km west of the Launceston CBD. Blackstone Heights is a low density residential area (99% separate houses) consisting of larger allotments that are almost all larger than 1,000 sqm, with many exceeding 1,500sqm.

Blackstone Heights is acknowledged as a lifestyle location based on its proximity to the river system, environmental setting and separation from central Launceston.

Local agents indicated that Blackstone Heights is attractive to buyers who are seeking larger lot sizes and a quieter neighbourhood. The low density residential zone that applies to Blackstone Heights means that the potential to accommodate meaningful population and dwelling growth in existing zoned properties is limited. The Structure Plan for the area identifies development opportunities in sections of land to the south-east of the suburb towards Prospect Vale as described below.

PROSPECT VALE AND BLACKSTONE HEIGHTS STRUCTURE PLAN

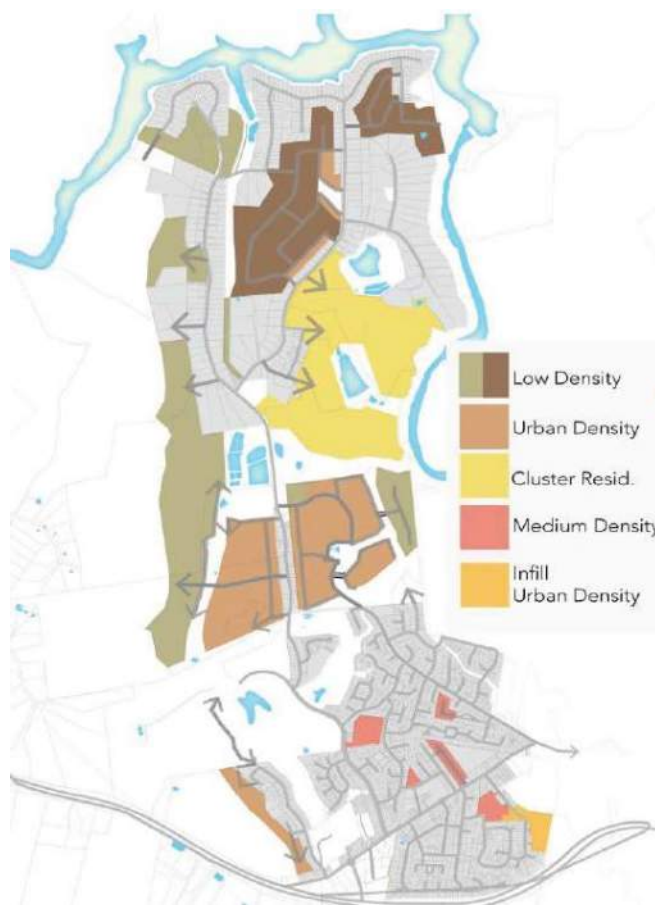
The Structure Plan was prepared for the Prospect Vale and Blackstone Heights area by Geografia, David Lock Associates and Arup in 2015. The Structure Plan outlines growth and development priorities in the area to 2035 including locations for new housing, neighbourhood character and key infrastructure and services.

The Structure Plan projects that by 2031, the population of Prospect Vale and Blackstone Heights will reach 8,600 residents, or an additional 1,900 residents when compared to 2011, concluding that *"This population growth, coupled with decreasing household sizes in the area, will create demand for an additional 1,700 dwellings in the area by 2031"* (p. 5), equating to an average of 85 new dwellings required per year in the area. The Structure Plan states that *"around 50% of this growth can be accommodated within currently available and appropriately zoned land supply, and therefore additional land will need to be released to accommodate projected demand."* (p. 5)

The Structure Plan supports and encourages three key housing types: conventional suburban densities, low-density housing, and medium density / small lot housing, citing that a greater diversity of housing is required to meet market and demographic changes. Figure 5 shows the locations of different housing types proposed to be accommodated in the area:

- A small number of medium density housing opportunities in the established area of Prospect Vale;
- Conventional urban density areas in between Prospect Vale and Blackstone Heights that are suitable for lots between 600 and 800 sqm; and
- Low density residential areas in Blackstone Heights.

F5. NEW HOUSING, PROSPECT VALE & BLACKSTONE HEIGHTS



Source: Prospect Vale & Blackstone Heights Structure Plan, 2015

The main opportunities for new land supply at conventional urban densities in the Structure Plan area are:

- A narrow strip of land south of Prospect Vale near the Country Club and the rezoning area;
- An infill area near Prospect High School which is now mostly developed; and
- Two large future urban areas between Prospect Vale and Blackstone Heights either side of Pitcher Parade – much of this land is yet to be rezoned, and the zoned area is yet to be developed.

2.4.2. HADSPEN

Hadspen is located further south-west along the Bass Highway corridor, approximately 12-13 km (15 min drive) from the Launceston CBD and has developed in between Meander Valley Road and the South Esk River. Hadspen is a residential growth area that is designated for urban expansion and population growth.

The most common service age profiles in Hadspen are parents and homebuilders, primary and secondary schoolers and young workforce; a younger age profile compared with Prospect Vale and Blackstone Heights. Local real estate agents indicated that housing in Hadspen is particularly attractive to first home buyers, homebuilders and lifestyle seekers due to the more competitive property prices and proximity to the river.

The Hadspen Growth Area Masterplan prepared by AECOM in 2015 for the area south of Meander Valley Road shows that future development of this area will consist of a mix of conventional allotments (450-750 sqm) and low density lots (2,000 sqm). At full development, the master planned area is projected to accommodate approximately 1,170 lots (approx. 850 conventional lots and 320 low density lots).

Based on a review of aerial imagery (March 2020), land development works appear to have recently commenced.

2.4.3. SOUTH-WEST GROWTH CORRIDOR PROFILE SUMMARY

Table 2 provides a summary of the key indicators of each area within the south-west growth corridor.

T2. MARKET SUMMARY OF SUBURBS IN THE SOUTH WEST GROWTH CORRIDOR

	Prospect Vale	Blackstone Heights/Travellers Rest	Hadspen
Distance from CBD	Prospect Vale (7 km)	Blackstone Heights (14 km) Travellers Rest (12 km)	Hadspen (13 km)
Population (2019)	5,259	1,661	2,469
Common service age profiles	18% older workers and homebuilders (35-49)	22% parents and homebuilders (35-49)	22% parents and homebuilders (35-49)
	14% seniors (70-84)	21% older workers and pre-retirees	18% primary and secondary schoolers (5-17)
	14% older workers and pre-retirees (50-59)	19% primary and secondary schoolers (5-17)	14% older workers and pre-retirees (50-59)
	12% empty nesters and retirees (60-69)	12% empty nesters and retirees (60-69)	12% young workforce (25-34)
	11% young workforce (25-34)		11% empty nesters and retirees (60-69)
Dwellings	2,378	594	988
Dwelling types	81% separate houses 19% medium density	99% separate house 1% medium density	81% separate house 16% medium density
Household type	32% lone person	46% couples with children	32% couples with children
	26% couples with children	33% couples without children	30% couples without children
	26% couples without children	9% lone person	24% lone person
	12% one parent families	8% one parent families	8% one parent families
Average HH size	2.2	2.8	2.5
Median House price (Aug 2020)	\$408,000	\$572,000	\$450,000

Source: Profile Id, Id Consulting 2020, derived by Urban Enterprise 2020

Note: Profile Id is based on Census of Population and Housing data published by the Australian Bureau of Statistics (ABS).

Table 2 shows that each of the three main sections of the south-west growth corridor have different attributes and the housing in each area largely serves different markets. The implications of this are that new residential land and housing provided in one part of the corridor will not meet all of the demand across the various market segments, including:

- First home buyers and homebuilders targeting affordable vacant land and larger housing;
- Second and third home buyers, primarily families and empty nesters seeking quality housing in desirable locations;
- Lifestyle seekers, couples and large families seeking larger properties in scenic locations;
- Downsizers, investors and older residents seeking smaller housing, including smaller blocks, units and retirement dwellings, generally in close proximity to services.

Although some new residential land and housing supply is planned within the corridor, the only new opportunities that are currently under development are within the Hadspen area which is primarily suitable to the first market segment. Opportunities in the other three segments are limited and almost none of the zoned land in Prospect Vale which could meet demand from second and third home buyers is currently under development.

More detailed analysis and discussion of available land supply is provided in Section 3.

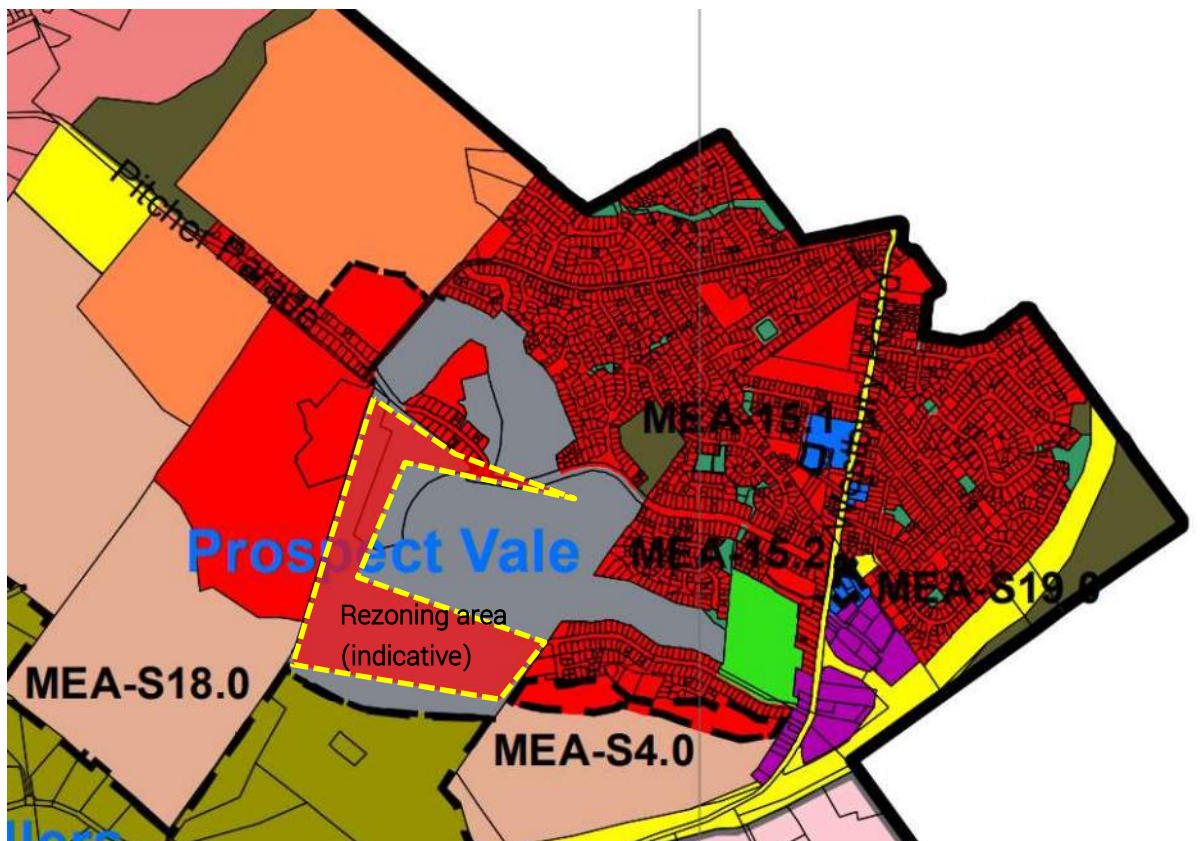
2.5. COUNTRY CLUB ESTATE

The rezoning area is within the south west growth corridor in the suburb of Prospect Vale and would result in a direct extension of an existing residential area. The rezoning area would add to the supply proposed within the section of land between Prospect Vale and Blackstone Heights which is identified in the Structure Plan as the focus for urban growth in the area to meet housing demand given that existing zoned land was insufficient to meet projected housing needs.

The rezoning area is not specifically identified in the NTRLUS as a residential development opportunity given that it is currently within the broader Country Club Major Tourism Zone. The subject land, however, has many attributes which are suitable for residential development and which align with the outcomes that the NTRLUS seeks to encourage based on the following:

- The rezoning area is vacant and has been declared surplus to the tourism needs of Country Club Estate. The land is not intended to be used for tourism purposes and therefore represents a significant housing opportunity;
- The NTRLUS seeks to direct housing growth areas, including consolidation areas and growth corridors. The Strategy prioritises land within existing growth areas prior to extending the boundaries of a growth area – the rezoning area presents one such opportunity to utilise existing land within a designated corridor that is readily serviceable and accessible to existing activity centres and services;
- The rezoning area would provide a logical and relatively straightforward expansion of an existing urban area. In several parts, the new housing would abut existing housing and would not need major infrastructure upgrades to facilitate the development. The rezoning area would 'connect' the existing residential areas of southern Prospect Vale with the proposed new housing areas to the west of the Country Club land as shown in Figure 6.

F6. PLANNING ZONES AROUND THE COUNTRY CLUB ESTATE AND REZONING AREA



Source: Meander Valley Planning Scheme, annotated by Urban Enterprise.

The following sections provide an assessment of the demand and supply for housing across the south-west growth corridor and the specific need for housing that the rezoning area is proposed to provide.

3. RESIDENTIAL LAND SUPPLY

3.1. OVERVIEW

This section provides an overview of residential land supply in the area, with a specific focus on the south west urban growth corridor and Prospect Vale. The assessment identifies the scale and type of land supply which would meet various market needs.

3.2. LAND SUPPLY IN THE SOUTH WEST GROWTH CORRIDOR

The current supply profile of the South West Growth Corridor has been obtained by reference to land supply estimates detailed in existing planning strategies, including the Hadspen Growth Area Masterplan (2015), Prospect Vale and Blackstone Heights Structure Plan (2015) and the NTRLUS (2018), supplemented through a desktop assessment of development activity that has occurred since these reports were prepared.

In 2015, the lot capacity in the south west growth corridor was estimated at 2,020 lots across suitably zoned residential land. Hadspen accounts for 58% (1,170 lots) of the lot capacity, with the balance (850 lots) located across Prospect Vale and Blackstone Heights. Further land supply could also be made available in areas designated as 'Future Urban Zone' between Prospect Vale and Blackstone Heights.

A Strategic Reserve Investigation Area is shown in the NTRLUS in an area to the immediate south of Prospect across the Bass Highway from the existing urban area. The NTRLUS states that this area *"comprises land identified for strategic evaluation to assess potential for development beyond 2032 which will consolidate the urban area of Greater Launceston"* (p. 15). The exact land area and development potential of this area is currently unknown. If this investigation area is found to be suitable and appropriate for residential uses, it would represent a long term development proposition given that no planning has been completed for the area and that considerable new infrastructure would be required in an area that is currently separated from the existing urban area.

T3. HOUSING SUPPLY POTENTIAL AND PROFILE, SOUTH WEST GROWTH CORRIDOR, 2015

Area	Estimated dwelling capacity (2015)	Supply Profile	First home market	Second and third home market	Low density / lifestyle	Medium density / retirement
Prospect Vale / Blackstone Heights	850 ¹	Combination of low density, conventional density and medium density opportunities, although most conventional density is yet to commence any development.	No	Yes	Yes	Yes (limited)
Hadspen	1,170 ²	850 conventional lots and 320 low density lots.	Yes (850)	No	Yes (320)	No
Strategic Reserve Investigation area	Unknown ³	Unknown	Unknown			
Total	2,020					

Source: 1. Prospect Vale & Blackstone Heights Structure Plan, 2015. This includes land in residential zones which permit immediate development. Other land is in the "Future Urban Zone" which could accommodate further housing subject to a subsequent rezoning process. When the potential capacity of the Future Urban Zone land is combined with the current dwelling capacity of residential zones, Meander Valley Council estimates that the area could ultimately have capacity to accommodate in the order of 1,600 lots.

2. Hadspen Growth Area Masterplan, 2015.

3. NTRLUS, 2018.

DEVELOPMENT ACTIVITY

Small sections of residential development activity have occurred in Prospect Vale and Blackstone Heights over the past five years since the relevant Structure Plan was prepared which has delivered lots and dwellings to the market and reduced the remaining residential land supply in the area.

Between March 2016 and March 2020, a total of 200 dwellings were approved in the Prospect Vale and Blackstone Heights Structure Plan area, an average of 40 dwelling per annum. 93% of those dwellings (or 186) were in Prospect Vale, with the balance (14 dwellings) approved in Blackstone Heights, as shown in Table 4.

T4. DWELLING APPROVALS, PROSPECT VALE & BLACKSTONE HEIGHTS, 2016 TO 2020 (YTD)

Period	Prospect Vale			Blackstone Heights			Total
	Houses	Other residential	Sub Total	Houses	Other residential	Sub Total	
2016-2020	132	54	186	14	0	14	200

Source: Dwelling Approvals, Australian Bureau of Statistics (ABS), 2016 to 2020 (FY)

In simple terms, the additional 200 dwellings approved in the area are likely to have reduced the lot capacity of zoned land from 850 lots to 650 lots in the area. The Structure Plan projected demand for 85 dwelling per annum in this area, however only 40 have been approved annually. This could indicate that there has not been sufficient new supply made available to meet demand (or that the original projections were overstated).

Discussions with local real estate agents and Council officers anecdotally confirmed that there has been very limited new supply made available to the market in recent years, and that lots in new land releases have sold very quickly. These discussions also revealed that:

- The experience of limited land releases and fast sales is common across many of Greater Launceston's popular growth fronts, demonstrating a recent 'step-change' (i.e. over the past 2-3 years) in the rate at which lots are selling compared with previous periods;
- From 2018 to mid 2020, lot prices increased strongly despite the new releases, indicating latent demand;
- Several larger properties zoned for residential development have not commenced development and for some properties, there is uncertainty as to if and when they might be brought to market.

These circumstances indicate that the rate of new supply has clearly not kept pace with demand in recent years and that the rate of underlying demand for housing in Greater Launceston's growth areas is likely to now be substantially higher than the rate indicated by lot sales and dwelling approvals. These circumstances are discussed further in Section 4.

SUPPLY CONDITIONS IN ESTABLISHED PROSPECT VALE

Based on a review of aerial imagery and in consultation with agents, there is very limited residential land supply that is available and suitable for development in Prospect Vale - development opportunities are mostly confined to infill development in select locations.

The most recent major residential development completed in Prospect Vale was the estate between the Bass Highway and Westbury Road south of Prospect Vale High School (see Figure 7). The development was delivered in several stages over at least 10 years – the most recent stages were delivered around Kate Reed Drive and Carlwood Place. The overwhelming majority of the development is now complete, with only a very small number of single lot opportunities remaining. The lot and housing product delivered in this estate largely consists of:

- Lots ranging from 400 to 1,000 sqm, with the majority in the order of 600-900 sqm;
- Large (3+ bedrooms), single storey brick veneer dwellings; and
- House prices in the order of \$450,000 to \$550,000.

F7. AERIAL PHOTOGRAPHY OF RESIDENTIAL ESTATES, PROSPECT VALE, 2011 & 2020



Source: Aerial Imagery, Near Map December 2011 & March 2020

Beyond this estate, there are very limited examples of multi-lot subdivisions that have been delivered in Prospect Vale, with exception of the 16 lot subdivision at the end of Buell Drive, at the southern interface of the Country Club Golf Course.

3.2.1. HADSPEN

Since the Growth Area Masterplan was prepared in 2015 and a subsequent rezoning of the land to the south east of the Highway was approved, it appears that development of a portion of that land is now underway, but no lots or dwellings have been constructed. Therefore, the lot capacity remains at an estimated 1,170 lots.

Based on a review of aerial imagery over the past decade, the key area of development that has been delivered is in the south west section of the township. The lot and housing product delivered in Hadspen in this area generally consists of:

- Lots ranging between 400 to 1,000 sqm, with the majority in the order of 700 to 900 sqm;
- Large (3+ bedrooms), single storey brick veneer dwellings; and
- Median house prices in the order of \$350,000 to \$500,000.

F8. HADSPEN AERIAL PHOTOGRAPHY, 2011 & 2020



Source: Aerial Imagery, Near Map December 2011 & March 2020.

3.3. RELATIONSHIP BETWEEN SOUTH WEST CORRIDOR AND LAUNCESTON

The South West Growth Corridor forms one of three important corridors which make up the majority of the residential land supply across Greater Launceston. The other major growth corridors include north-west (in the municipality of West Tamar, with land primarily in Legana) and south-east (in the City of Launceston, with land primarily in Waverly and St Leonards).

As described in Section 2, the growth corridors are spatially separated and each perform a different role in accommodating population growth and market needs. Therefore, this assessment has primarily focused on the quantum and suitability of residential land in the south-west corridor to meet the needs of the market.

It is also relevant, however, to consider some of the broader factors impacting land supply and availability in nearby parts of Greater Launceston, primarily in the City of Launceston to the immediate east of Meander Valley.

The Residential Land Demand Supply Assessment (RLDSA) prepared by Renaissance Planning for the City of Launceston in March 2019 relied on a residential land supply assessment prepared in 2018 which found that:

- The City had an estimated capacity of 2,761 lots across vacant and zoned land;
- The majority of residential lot capacity is located in the north district (1,099 lots), with some supply in the south east district (734 lots) and south district (308 lots).
- In the South West District of the City of Launceston, there was a residential capacity of just 35 lots, meaning that all of the new supply to service demand for housing in the south west growth corridor needs to be provided in Meander Valley.

The RLDSA found that “less than 30 per cent of [the City of] Launceston’s residential land supply is located to effectively serve high demand areas. This represents less than seven years’ supply at current rates of development.” (p.7). The study subsequently recommended the designation of two major long term new urban growth areas within the City of Launceston.

The RLDSA advocates responding to the declining share of residential development in Greater Launceston that is taking place in the City of Launceston by seeking to provide for substantial additional development within the municipality itself. This approach overlooks the important, ongoing role of neighbouring municipalities in providing residential land and development in parts of Greater Launceston that are attractive to the market, such as sections of Meander Valley and West Tamar.

Importantly, the RLDSA acknowledges that the Greater Launceston housing market extends well beyond the boundaries of the City of Launceston and that the neighbouring municipalities “have had significant growth based on the planned development of new suburban and urban communities” (p.26).

3.4. KEY FINDINGS

The key findings in respect of residential land supply are as follows:

- **Prospect and Prospect Vale have very limited remaining land supply, which is primarily limited to small infill development sites, with the exception of a section of land between Prospect Vale and Blackstone Heights which is not currently under development. The lack of supply is resulting in demand for additional housing shifting further west.**
- **Most of the zoned residential land supply in the south west growth corridor is located in Hadspen’s growth area, which is primarily attractive to first home buyers and is considerably further from the Launceston CBD than Prospect Vale.**
- **Although several areas zoned for residential purposes in the Prospect Vale and Blackstone Heights area have theoretical capacity for new housing, very few are currently under development, and those that are being developed in the broader region are experiencing very high sales rates when new lots are released.**
- **The majority of the remaining residential land supply in the Launceston municipality is in the north and south east districts (St Leonards, Waverly and Rocherlea). There is no further supply in the south-west growth area, other than in the Meander Valley municipality.**

4. DEMAND FOR HOUSING

4.1. OVERVIEW

This section provides an assessment of demand for housing in the Greater Launceston region, the south west growth corridor and (in particular) the Prospect Vale area.

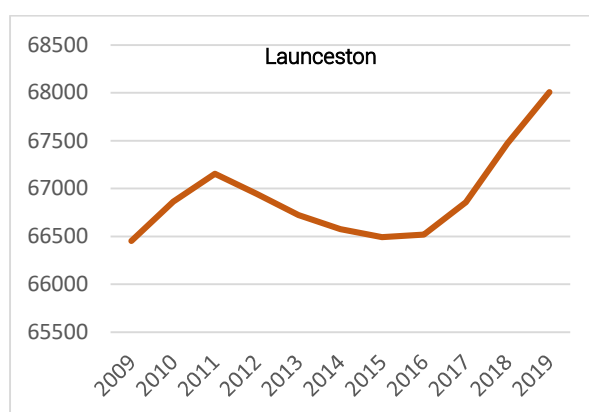
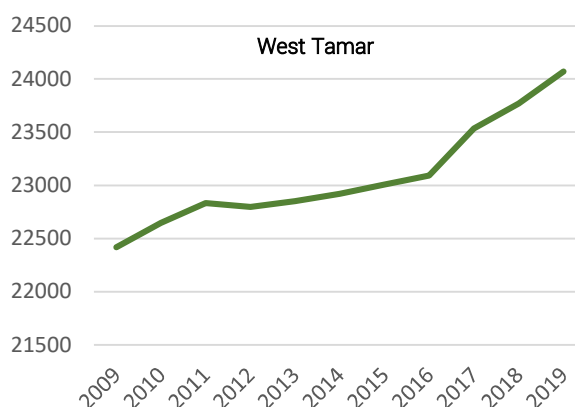
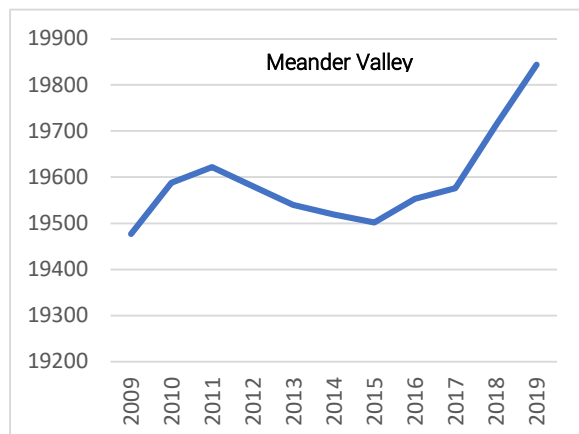
Indicators used to assess the level demand for housing include historical and projected population and dwelling growth, development activity and investment (e.g. dwelling approvals) and property market performance and outlook (e.g. sales activity and house price growth). Consultation with two real estate agents who are active across Greater Launceston was undertaken to obtain market commentary and supplement secondary research.

4.2. POPULATION GROWTH

Table 5 shows the population growth across the three municipalities of Meander Valley, Launceston and West Tamar. Each municipality experienced limited or negative growth between 2009 and 2014, however all municipalities have experienced growth since 2015. The graphs show that both Meander Valley and Launceston experienced similar patterns of growth over the period 2009 to 2019, while population growth was more consistent in West Tamar.

T5. MUNICIPAL POPULATION GROWTH, 2009 – 2019

LGA	2009	2014	2019
Meander Valley	19477	19519	19844
West Tamar	22420	22921	24070
Launceston	66452	66576	68007



Source: ABS Regional Population Growth.

Table 6 shows an assessment of population figures from Census years (2011 and 2016) for Greater Launceston, the South West Growth Corridor and the City of Launceston. The table shows that:

- 54% of population growth in the Greater Launceston region took place in the City of Launceston, with the remaining 46% occurring in other municipalities;
- Population growth in the south west growth corridor averaged 172 residents per annum.

T6. HISTORICAL POPULATION GROWTH, 2011 TO 2016

Area	2011	2016	Change (2011-16)	AAG	AAGR%
Greater Launceston	81,352	83,364	2,012	402	0.49%
South West Growth Corridor	8,003	8,863	860	172	2.06%
City of Launceston	64,193	65,274	1,081	216	0.33%

Source: Census of Population & Housing, Australian Bureau of Statistics (ABS), 2011, 2016.

4.2.1. COMPONENTS OF POPULATION CHANGE

The components of population change between 2017 and 2019 in the Cities of Launceston and Meander Valley indicates that population growth in the period was driven by a combination of births (natural increase) and overseas migration. Whilst both municipalities attract a significant number of interstate arrivals, a large portion of the population also depart to other parts of Australia, thus resulting in a minor net loss of internal migration over the period.

T7. COMPONENTS OF POPULATION CHANGE, LAUNCESTON & MEANDER VALLEY LGA'S, 2017 TO 2019

Year	Internal Arrivals	Internal Departures	Net Internal Migration	Net Overseas Migration	Natural Increase	Total
2017-2019	16,654	17,188	-534	1,856	458	+1,780

Source: Components of Population Change, Launceston & Meander Valley LGAs, Australian Bureau of Statistics (ABS), 2017 to 2019

4.2.2. POPULATION PROJECTIONS

State Government population forecasts were published in 2019 and project population change across all Tasmanian municipalities over a 25 year period. The projections provide potential scenarios (low, medium and high) for the composition and size of the Tasmanian population under certain assumptions regarding natural population increase and migration. No allowance has been made for the impact of any future policies that may influence future population trends.

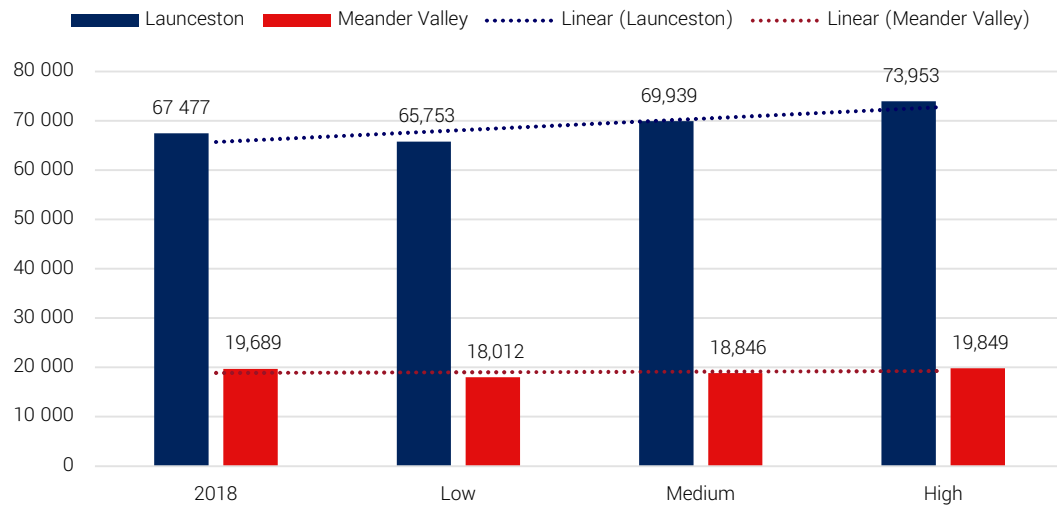
The population projections for Launceston and Meander Valley are summarised in Figure 9. Key observations are as follows:

- The medium scenario for Launceston projects an annual increase of 137 residents per annum and the high scenario projects an annual increase of 360 residents per annum;
- The low and medium scenarios for Meander Valley project an overall decline in population between 2018 and 2036, with the high scenario only projecting an increase of 9 residents per annum.

The eastern municipal boundary of Meander Valley forms part of Greater Launceston, including Hadspen, Prospect Vale and Blackstone Heights. These areas are designated to accommodate urban growth and therefore are expected to accommodate population growth associated with the urban area of Launceston over the projection period. When the Meander Valley population projections are considered alongside the development that has emerged in the south west growth corridor in Meander Valley and the growth that is planned in Hadspen and the Prospect Vale/Blackstone Heights Structure Plan area, it is apparent that the state government population projections do not have regard to the planning policy and strategy which directs growth to these areas.

It is therefore more appropriate to use a combination of other indicators as a guide to assess housing demand, including dwelling growth, development activity, price growth and the experience of real estate agents. It is relevant that population projections prepared for the Prospect Vale and Blackstone Heights Structure Plan area in 2015 found that demand for housing in the area was expected to equate to 85 new dwellings per annum in the area.

F9. POPULATION PROJECTIONS, LAUNCESTON & MEANDER VALLEY LGA, 2018 TO 2036



Source Population projections, Tasmania's Department of Treasury and Finance, 2019

4.3. DWELLING GROWTH

4.3.1. HISTORICAL DWELLING GROWTH

In 2016, Greater Launceston had 37,600 dwellings. Based on an assessment of dwelling figures from Census years (2011 and 2016), the following observations are made:

- Greater Launceston added close to 300 dwelling per annum;
- Approximately 160 dwellings (54%) were delivered in the Launceston municipality, with the remaining 46% (136 dwellings) delivered outside of the municipality; and
- The south west growth corridor averaged 90 new dwellings per annum, accounting for almost a third of new dwellings in the region.

Between 2011 and 2016, the majority of Launceston's annual increase in dwellings occurred outside the central area of Launceston, indicating that most of the larger, multi-lot development opportunities are located on the urban fringe and in the urban growth corridors. The south west corridor accounted for close to one-third of the region's new dwellings at an average annual increase of 5%; highlighting the popularity and attractiveness of this corridor to buyers.

T8. DWELLING GROWTH, 2011 TO 2016

	2011	2016	Change (2011-16)	AAG	AAGR%
Launceston municipality	29,212	30,012	800	160	0.8%
Balance of Launceston region outside Launceston municipality	6,936	7,615	679	136	1.9%
Total Greater Launceston region	36,148	37,627	1,479	296	1.6%
South West growth corridor	3,448	3,899	451	90	2.5%
<i>% of dwelling growth that is outside of the Launceston municipality</i>			46%		
<i>% of new dwelling growth that is in the south west growth corridor in the Greater Launceston region</i>			30%		

Source: Census of Population & Housing, Australian Bureau of Statistics (ABS), 2011, 2016

4.4. DWELLING APPROVALS

Dwelling approvals provide a more up-to-date view of dwelling growth and development activity across the Launceston region and the south west growth corridor. Approvals have been assessed annually for the period between the 2016 and 2020 (financial years), indicating the level of dwelling growth since the 2016 Census.

4.4.1. LAUNCESTON REGION

The Launceston region averaged 381 dwelling approvals per annum between 2015-16 and 2019-20, with 82% (312) separate houses and 18% (61) other residential buildings (apartments, flat and units). This rate of dwelling increase represents a 29% increase compared with the period 2011 to 2016.

Since 2015-16, approvals for new houses have increased year on year, with a peak of 406 in 2019-20. The number of dwelling approvals has exceeded historical averages and an increasing number of approvals indicates growing demand for new housing.

T9. DWELLING APPROVALS, LAUNCESTON REGION, 2016 TO 2020 (FY)

Year	New houses	New other residential building	Total dwellings
2015/16	275	148	428
2016/17	205	64	272
2017/18	319	54	375
2018/19	357	35	411
2019/20	406	6	418
Total	1,562	307	1,904
Average	312 (82%)	61 (18%)	381

Source: Dwelling Approvals, Australian Bureau of Statistics (ABS), 2016 to 2020 (FY).

4.4.2. SOUTH WEST GROWTH CORRIDOR

The south west growth corridor averaged 50 dwelling approvals per annum from 2015-16 to 2019/20 (39 houses and 11 other residential). Prospect Vale accounted for more than two-thirds of these approvals, including a peak of 42 (70%) in 2017-18. More recently, house approvals in Prospect Vale fell to 18 and 29 respectively in the 2019 and 2020 financial years.

The average annual dwelling approvals in the south west growth corridor between 2016 and 2020 is much lower when compared with the Census period between 2011 and 2016. Whilst dwelling approvals in the corridor averaged 50, this level of dwelling approvals is unlikely to be sustained given the diminishing supply of residential land and multi-lot subdivision opportunities. The remaining development opportunities in Prospect Vale are smaller, targeted infill opportunities that are unlikely to accommodate meaningful dwelling growth.

T10. DWELLING APPROVALS, SOUTH WEST GROWTH CORRIDOR, 2016 TO 2020 (FY)

Year	South West Growth Corridor			Prospect Vale (% of the SWGC)		
	Houses	Other residential*	Total	Houses	Other residential	Total
2015/16	50	23	73	28 (56%)	21	49
2016/17	22	15	37	15 (68%)	15	30
2017/18	60	8	68	42 (70%)	8	50
2018/19	28	6	34	18 (64%)	6	24
2019/20	35	4	39	29 (83%)	4	33
Total	195	56	251	132 (68%)	54	186
Average	39	11	50	26 (68%)	11	37

Source: Dwelling Approvals, Australian Bureau of Statistics (ABS), 2016 to 2020 (FY)

* Other residential includes apartments, flats and units.

4.5. PROPERTY PRICES & SALES

A review of median houses prices and house sales in the south west growth corridor was undertaken. Key observations include:

- Prospect Vale, Blackstone Heights and Hadspen have recorded strong median house price growth over the past five years.
- Prospect Vale has averaged 58 house sales per annum with a peak of 80 sales in 2018, which coincided with peak dwelling approvals.
- Hadspen recorded the highest price growth, with an average annual growth rate of 6.4%. Hadspen's strongest price growth occurred in 2019 and 2020 (YTD), which is when the lowest number of sales occurred. This is likely to be a result of a low availability of housing stock on the market.

The south west growth corridor has recorded strong price growth over the past five years which confirms agents' views that suburbs in the area are popular with buyers. The strong sales activity that has occurred in 2020 thus far indicates that the market remains buoyant, despite Covid-19 border closures which has restricted interstate migration. This highlights that local buyers are driving the majority of sales activity within the corridor.

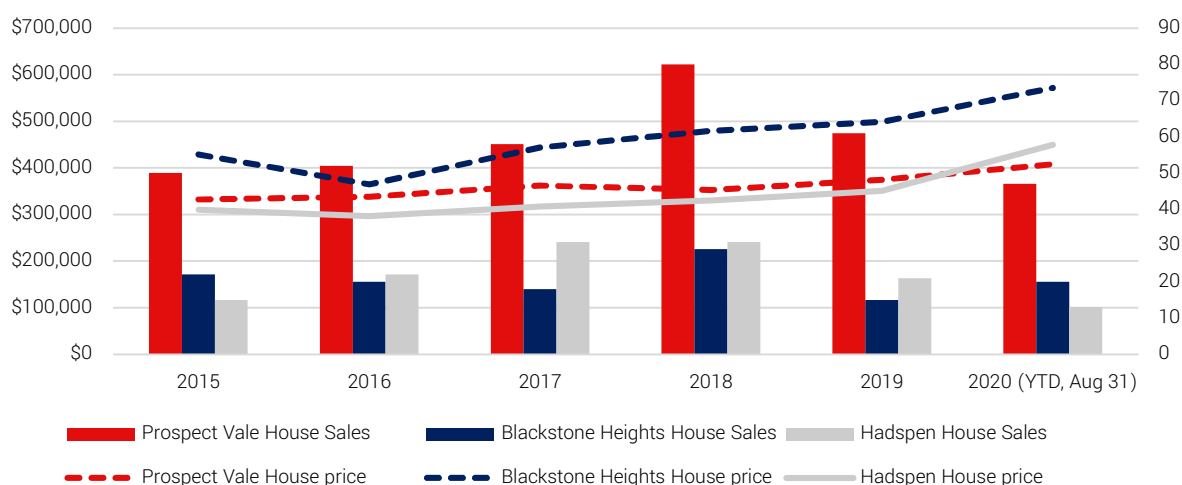
T11. MEDIAN HOUSE PRICE GROWTH - PROSPECT VALE, BLACKSTONE HEIGHTS, HADSPEN, 2015-2020

Suburb	2015	2020 (YTD, Aug 31)	Change (2015-2020 YTD)	Change %	AAGR %
Prospect Vale	\$332,500	\$408,000	\$75,500	23%	3.5%
Blackstone Heights	\$429,000	\$572,000	\$143,000	33%	4.9%
Hadspen	\$310,000	\$450,000	\$140,000	45%	6.4%
Launceston municipality*	\$360,000	\$447,000	\$87,000	24%	4.4%

Source: Suburb Report, Real Estate Institute of Tasmania, 2020

* REIT data unavailable for Launceston municipality, sourced from RealEstate.com.au and relates to period 2015-2019

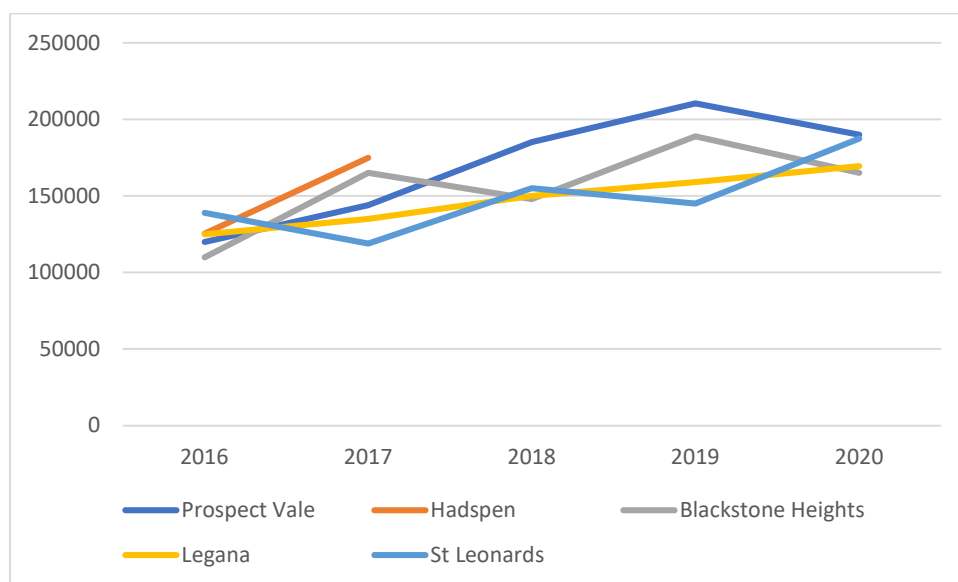
F10. MEDIAN HOUSE PRICE & SALES - PROSPECT VALE, BLACKSTONE HEIGHTS, HADSPEN, 2015- 2020



Source: Suburb Report, Real Estate Institute of Tasmania, 2020

Vacant lot prices in suburbs in the south west growth corridor are summarised in Figure 11, along with St Leonards (Launceston) and Legana (West Tamar) as a comparison. The figure shows that the strongest price growth in vacant lots has been in the Prospect Vale area (12% per annum), with strong price growth also recorded in Hadsphen (+11% p.a.) and Blackstone Heights (+11% p.a.), compared with 8% per annum median price growth in St Leonards and Legana.

F11. VACANT LOT PRICE MEDIANS, SOUTH WEST GROWTH AREA AND OTHER GROWTH SUBURBS



Source: REIT.

4.6. GREATER LAUNCESTON HOUSING MARKET

Consultation with two local agents in the Greater Launceston area was undertaken to obtain market commentary relating to the current performance and outlook for the housing market and provide an overview of the market in the south west growth corridor, including buyer profiles and the key attractions of the area.

The findings of the discussions are summarised below.

CURRENT STATE & OUTLOOK FOR GREATER LAUNCESTON'S HOUSING MARKET

Key findings include the following:

- The housing market in Greater Launceston has performed very strongly in 2020, evidenced by a high level of transactions and enquiries, and the sales prices that have been recorded. Over the last two years, the market in Launceston has been performing consistently and achieved sustainable growth, but there is a particularly noticeable 'boom' in 2020.
- Due to Covid-19 induced interstate border restrictions, recent demand for housing has been generated by local buyers. The agents expressed that the strong level of demand is due to a combination of the construction/homebuilder stimulus, low interest rates and surplus household savings from subdued spending in the first half of 2020.
- Agents expect that the Greater Launceston housing market will remain strong post Covid-19 when the borders re-open to interstate and international migrants. This year, agents have received strong interest from mainland states/cities who are seeking to purchase in Launceston, citing that remote working capabilities for professionals is a behavioural change that will accelerate people's decision to move to Launceston.

SOUTH WEST URBAN GROWTH CORRIDOR

Agents were asked about the market performance, property fundamentals and buyer profiles in the south west growth corridor. Key findings include the following:

- The south west growth corridor is the most attractive growth corridor in Greater Launceston due to:
 - A superior location and amenity;
 - Higher quality houses; and
 - Higher socio-economic profile.
- The market differentiation within the growth corridor can be summarised as follows:
 - Hadspen is targeted to first home buyers, with slightly cheaper land/houses that are more affordable for younger buyers.
 - Blackstone Heights consists of larger properties and houses, typically appealing to older buyers and families seeking larger properties in a more remote location.
 - Prospect Vale attracts a diverse mix of buyers compared with Hadspen, Blackstone Heights and other growth corridors. The primary buyers consist of retirees and seniors and younger to middle aged working families/homebuilders (second and third home buyers).
 - Families are attracted to the houses, proximity to central Launceston and the access to schools - particularly St Patricks Catholic School (approximately 1,200 student enrolments)
 - Older buyers are attracted to the golf course and retail amenity (i.e. Westbury Activity Centre).
- Agents were very confident that a subdivision in Prospect Vale would be highly sought after and would sell very well, assuming that the product and price is suited to the primary market segments.

4.7. LONG TERM RESIDENTIAL DEMAND

The RLDSA (2019) assesses historical residential demand for the municipalities of Launceston, Meander Valley, West Tamar and George Town in the 15-year period (2003-17). Key findings relevant to this assessment include the following:

- The housing market in the Greater Launceston region is highly competitive. The region recorded some 460 new dwellings per annum over the 15-year period 2003-17 inclusive. In that time, the Launceston municipality averaged approximately 193 building approvals per annum, but the municipalities share of the region's annual dwelling approvals declined over time.
- West Tamar, Meander Valley and Northern Midlands recorded significant housing growth over the past two decades, with approximately 316 dwelling units per annum over the 15-year period 2003-17 inclusive. New housing development has remained steady with a minor increase over the period.
- Housing development in these municipalities has largely occurred in new, planned urban communities with notable locations including Legana (north west growth corridor) and Prospect Vale, Blackstone Heights and Hadspen (south west corridor).
- The Launceston municipality has experienced a long term decline in dwelling approval activity, with the majority share of residential development concentrated to Launceston's growth corridors which predominantly sit outside of the municipality.

The RLDSA discusses the context of Launceston's growth, noting that the former growth areas on the urban fringe, which included areas such as Newnham (north Launceston), Newstead and Youngstown (south Launceston) gradually developed in the early 2000's and are now almost completely built-out. Since then, demand has been directed to the newer growth areas of Prospect and Kings Meadows (south Launceston). However, as the development of these areas nears capacity, demand is being shifted to the urban growth corridors of Greater Launceston.

The report includes calculation of “future dwellings” at an average of 156 Total Dwelling Units per annum over the period 2018 to 2032 in the City of Launceston (p.34), which is lower than the observed increase in dwellings over the period 2000 to 2017 in the same area (185 per annum, p.32).

The report does not seek to identify how demand is likely to ‘flow’ outside the study area of the project into the south-west corridor, but directs future growth to urgently needed growth areas in St Leonards and Waverley in the south east district and a longer term growth area at South Prospect in the south west district. The report notes that “by 2030-32, approximately 73% of residential development in the Greater Launceston region will be generated in new development areas” (p. 39).

The South Prospect investigation area is nominated for development beyond 2032, meaning that all housing demand in the south-west of Launceston is currently directed either to established areas (with limited capacity to absorb growth) or to new developments outside the urban area (of which there are very few active developments, such as in Hadspen). The RDLISA notes that these circumstances are likely to cause “an overall downturn in dwelling approvals particularly prior to 2024” (p.39).

It is important to note that the projections included in the RDLISA are based on data collected prior to 2018. This data does not capture the recent increase in dwelling approvals, vacant lot prices and the observed strong increase in demand for new housing at the fringes of Greater Launceston since 2019.

4.8. KEY FINDINGS

The key findings in respect of demand for housing in Greater Launceston, the south west growth corridor and Prospect Vale include the following:

- Greater Launceston’s housing market has been performing well in the past three years, with an upward trend in demand throughout 2020 that is largely being driven by local buyers.
- Dwelling approvals within the City of Launceston are declining as a natural result of constrained land supply and built-out established areas. This is resulting in demand transferring into the urban growth corridors of the Greater Launceston region, including the south west corridor in Meander Valley.
- The south west growth corridor is sought after and attractive to buyers due to its location, proximity and access to the CBD, good quality housing and access to amenity such as retail, hospitality, schools, leisure and recreation. Strong demand for housing in the south west growth corridor is evidenced by its overall share of dwelling growth across all corridors, as well as consistent house price growth, steady house sales activity and high price growth for vacant lots.
- Opportunities for new dwellings in Prospect Vale are limited and according to agents, demand for housing in this area remains strong. In these circumstances, it is likely that demand from key market segments, such as second and third home buyers has not been met.
- There are varying quantitative indicators of demand for housing in Launceston and the south-west corridor. In most cases, the demand indicators are likely to have been restricted to some extent by a lack of consistent delivery of new residential lots to the market, especially in the south-west corridor, and also do not capture the more recent increase in demand for new lots and housing post-2019.
- More critical than the overall dwelling capacity of an area is the suitability of the supply to meet the needs of various market segments. This assessment has found that the most attractive housing product in the south-west corridor is new housing in proximity to Prospect and Prospect Vale for both first home buyers and upgraders. First home buyers are well serviced by land supply in Hadspen, however land suitable for upgraders in the Prospect Vale is limited and most is not currently under development.
- Current levels of housing demand are not being met by sufficient creation of new residential lots, resulting in the accumulation of latent demand for housing in the south-west growth corridor. These conditions are likely to be the main driver of strong land and house price growth in recent years.

4.9. RETIREMENT LIVING

The preliminary concept plan for the subject area at Country Club Estate includes the provision of retirement living. This section provides a high-level supply and demand assessment for retirement living at the subject site, including an overview of existing retirement living locations and anticipated demand for alternative housing product for older persons.

The Retirement Living Code of Conduct (2020) states that 'retirement communities' capture a breadth of seniors housing types, particularly Retirement Villages (in their various forms). Retirement Communities generally combine high quality fit-for-purpose housing, with tailored support services, which are designed to meet the specific needs of older people within a community environment. For the purpose of this assessment, the typical age profile for residents in retirement communities is 65 and over.

4.9.1. EXISTING RETIREMENT LIVING LOCATIONS

A desktop audit of existing retirement living locations in the south west growth corridor was undertaken to identify nearby areas that provide housing options for older residents. There are currently two retirement living locations in the corridor, as summarised in Table 12. Together, the two villages include 146 dwellings, comprising:

- Launceston Residential Retirement Village in Prospect Vale is located on Casino Rise, north of the golf course. This area includes a total of 80 dwellings, with 12 dwellings nearing completion.
- Rutherglen Residential Club is located in Hadspen, directly adjacent to the South Esk River. The Club includes 66 dwellings, all of which are privately titled.

T12. RETIREMENT VILLAGES, SOUTH WEST GROWTH CORRIDOR

Name	Suburb	Capacity	Facilities
Launceston Residential Retirement Village	Prospect Vale	68 dwellings and a further 12 under construction (total 80 units)	Clubrooms, pool, outdoor kitchen
Rutherglen Residential Club	Hadspen	66 dwellings	Club recreation room, kitchen, library, swimming pool, gazebo

Source: Urban Enterprise, 2020.

4.9.2. DEMAND FOR RETIREMENT LIVING

Agents revealed that the south west growth corridor - and Prospect Vale in particular - is a suitable location to provide additional retirement living options. Older buyers such as retirees and seniors are attracted to the area due to the proximity and access to retail and hospitality amenity, as well as the golf course and associated facilities at Country Club Estate.

As noted earlier in this report, the service age profile of Prospect Vale is weighted towards older residents, including:

- 14% seniors (70-84 years);
- 14% older workers & pre-retirees (50-59 years);
- 12% empty nesters & retirees (60-69 years).

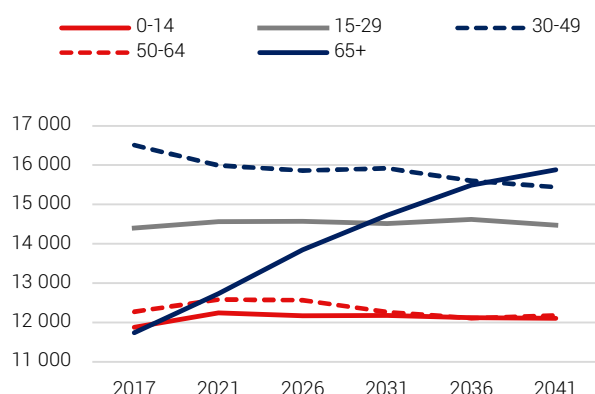
The lower average household size in Prospect Vale (2.2 persons) compared with Blackstone Heights (2.8 persons) and Hadspen (2.5 persons), coupled with the service age profile and the current household composition of Prospect Vale (32% lone person and 26% couples without children) confirms that this area is already occupied by an older age cohort and that new retirement living options are likely to be attractive to older single and couple buyers.

State Government age profile forecasts project that the resident population in Launceston and Meander Valley will age over the next 20 years, with a considerable increase in persons aged of 65 years. By 2041, the number of persons aged over 65 years in Meander Valley and Launceston is projected to increase by 5,530 (see Table 13).

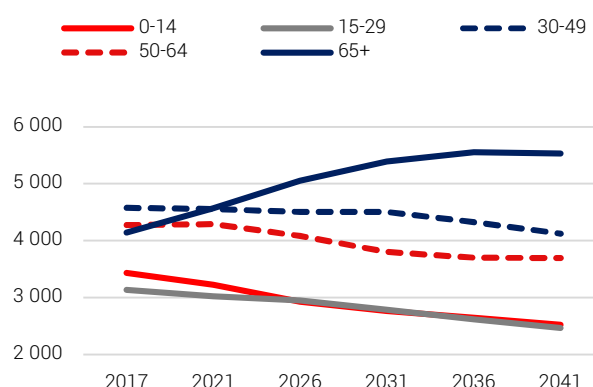
This will drive demand for more diverse housing options for residents seeking to downsize and re-locate to areas that suit their lifestyle preferences, including being close to retail, leisure and entertainment amenity. Prospect Vale suits these requirements.

The interface of the subject area with the golf course and Country Club Estate is well suited to retirement living and would create synergies with the Launceston Residential Retirement Village on Casino Rise. For these reasons, the subject area is considered a suitable location for retirement living.

F12. AGE PROFILE PROJECTIONS, LAUNCESTON LGA, 2017 TO 2041



F13. AGE PROJECTIONS, MEANDER VALLEY LGA, 2017 TO 2041



Source Population projections, Tasmania's Department of Treasury and Finance, 2019.

T13. AGE PROJECTIONS, PERSONS AGED 65+ YEARS, LAUNCESTON & MEANDER VALLEY, 2017 TO 2041

LGA	2017	2041	Change	Annual dwelling requirement ¹
Launceston	11,741	15,884	+4,143	115
Meander Valley	4,142	5,529	+1,387	39
Total	15,883	21,413	+5,530	154

Source: Source Population projections, Tasmania's Department of Treasury and Finance, 2019; Urban Enterprise. 1. Assumes 1.5 persons per dwelling.

The changing age profile of Launceston will result in significant demand growth for housing appropriate to the needs of senior residents. The scale of this demand is estimated to be in the order of 154 dwellings per year across the municipalities of Launceston and Meander Valley (using the net increase in residents over 65 years as the 'market' for this type of housing).

This demand will be generally be met through smaller private dwellings, retirement village dwellings and aged care facilities, while some residents will remain in existing dwellings due to preference or lack of alternative housing. The provision of retirement living as part of the Country Club development would be well aligned to the existing profile and characteristics of the area and would contribute to the diversity of housing available to meet changing demographics in the broader area.

An increase in retirement living housing would increase the existing supply in the area. Development of the units in stages would enable market demand to be tested and responded to over time.

5. FINDINGS AND CONCLUSIONS

HOUSING NEEDS

The following conclusions are drawn from this assessment in respect of the need for housing in the area:

- The established areas of Launceston are well occupied, especially to the south-west, with few large infill development opportunities. Demand is transferring to outer areas and other municipalities.
- The majority of existing and future lot supply in Greater Launceston is in the south east district and Rocherlea in the north district with only small sections in the south-west near Prospect Vale.
- In the south west growth corridor, the majority of zoned residential land supply is located in Hadspen, an area which primarily serves first home buyers. This is in contrast with the buyer profiles in Prospect Vale and Blackstone Heights, which primarily includes a mix of families and homebuilders (second, third home buyers), as well as retirees, semi-retirees and seniors.
- There is demand for housing in Prospect Vale, with the area leading dwelling growth and sales transactions in the south west corridor, however the declining availability of development sites and lack of active subdivisions is limiting dwelling growth and is leading to unmet demand in the area.
- The age profile of the area is projected to increase considerably over the coming years, with strong increases in residents over 65 years requiring a greater diversity of housing options, including retirement living units.
- The rezoning area would address demand from second and third home buyers and older residents, a market which currently has very few options in the area. Development of the area would also address latent demand for housing in Prospect Vale and address the overall lack of active supply in the south-west corridor.
- The rezoning would address a short term lack of suitable land for second and third home buyers and older residents, thereby creating greater choice and competition in the housing market in this area and market segment.

SUITABILITY OF THE SITE, LOCATION & PROPOSAL

The following conclusions are drawn from the analysis in respect of the Country Club site:

- Development would extend an existing urban area in a desirable location that will appeal to a mix of market segments.
- It is apparent that existing services could be readily extended to the rezoning area and future residents of the area would have convenient access to a range of open space, retail and community facilities. This would be an improved outcome compared with the relative isolation of alternative broadhectare sites currently zoned or proposed for residential use.
- The rezoning area would create new competition within the local housing market which, given the considerable latent demand identified, is necessary to provide choice and mitigate strong price growth.
- The range of lot sizes proposed and the proximity to retail, hospitality, schools and leisure/entertainment facilities (e.g. Country Club Estate) will attract second and third home buyers and older residents. These markets are not well-served by alternative land supply that may be developed in the corridor, including in Hadspen and Blackstone Heights.
- The proposal aligns with the strategic direction and priorities of the NTRLUS by:
 - Providing an adequate supply of well-located and serviced residential land to meet projected demand;
 - Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition; and
 - Encouraging urban residential expansion in-and-around the region's activity centre network.
- Given that the rezoning area is surplus to the needs of Country Club Estate, the development of the land for residential uses will allow Country Club to re-invest into maintaining and upgrading existing facilities. This

would improve the current product offering on the site and strengthen the tourism role of Country Club Estate, resulting in further economic benefits to the region and State.

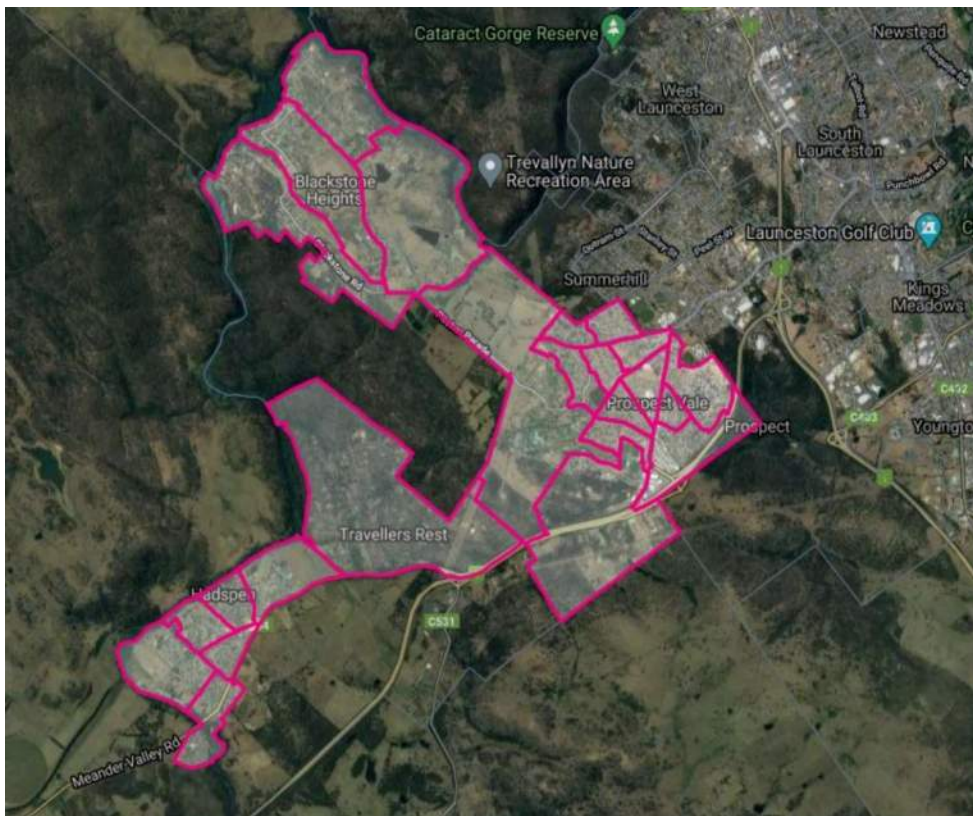
APPENDICES

APPENDIX A GEOGRAPHIC AREAS

GREATER LAUNCESTON REGION



SOUTH WEST GROWTH CORRIDOR



MUNICIPALITIES WITHIN AND AROUND GREATER LAUNCESTON



1: Meander Valley; 2: West Tamar; 3: George Town; 4: Launceston; 5: Northern Midlands.

APPENDIX E: SITE HISTORY STATEMENT

PROVIDED BY: ENTURA

5 November 2020

Our ref: E309196 – P517183

Jo Oliver
Senior Planner
Meander Valley Council

Dear Jo

Site History Statement – 100 Country Club Avenue, Prospect Vale

This statement provides a summary of a desktop review of available historic information to determine if further contaminated site assessment may be required for the residential development at the Country Club property (CT 119422/1 & 33678/1).

The *National Environment Protection (Assessment of Site Contamination) Measure 1999* (the NEPM) recommends that contaminated site assessments be conducted in a staged approach starting with a site history assessment. A site history assessment is used to determine if the site is, may have hosted, or is likely to have been impacted by a potentially contaminating activity (PCA). The Tasmanian Environmental Protection Authority (EPA) provides a list of potential PCAs¹. Where a site history review demonstrates the site activities have been non-contaminating, the information then provides justification that no further contaminated site assessment is required. The *Tasmanian State Policies and Projects Act 1993* gives effect to the NEPM as policy in Tasmania.

In Tasmania, contaminated sites are regulated under the *Environmental Management and Pollution Control Act 1994* (EMPC Act) and the Environmental Management and Pollution Control Regulations 2020 (the Regulations).

Regulated premises

Normally a Property Information Request (PIR) can also be requested from the EPA to provide information on regulated premises and known contaminated sites. However, this service is currently unavailable, and relevant information is made available on the Tasmanian Government's Land Information System Tasmania's (LIST) map portal. A search of The List on 9 October 2020 showed that there are no regulated premises or underground petroleum storage systems (UPSS) within the immediate area.

Historic plans and imagery

A range of historic plans and aerial imagery available on The LIST were examined to determine whether there is any evidence of the historic use of the current Country Club site as a PCA or evidence that the site may have been impacted by a PCA.

¹ <https://epa.tas.gov.au/regulation/contaminated-sites/identification-and-assessment-of-contaminated-land/potentially-contaminating-activities-industries-and-land-uses>

WE OWN. WE OPERATE. WE CONSULT.

A map for Prospect Vale, prepared by the office of the Commissioner for Town and Country Planning in June 1959 shows that the area of the current Country Club site was largely undeveloped and remained as a vegetated hillside (Figure 1). Some residential development had been marked out on both sides of Bass Highway (now Westbury Road), with Mount Leslie Road and Burrows Street present.

Country Club Avenue was yet to be marked out. The transmission line running north-south to the west of Country Club was already in existence.

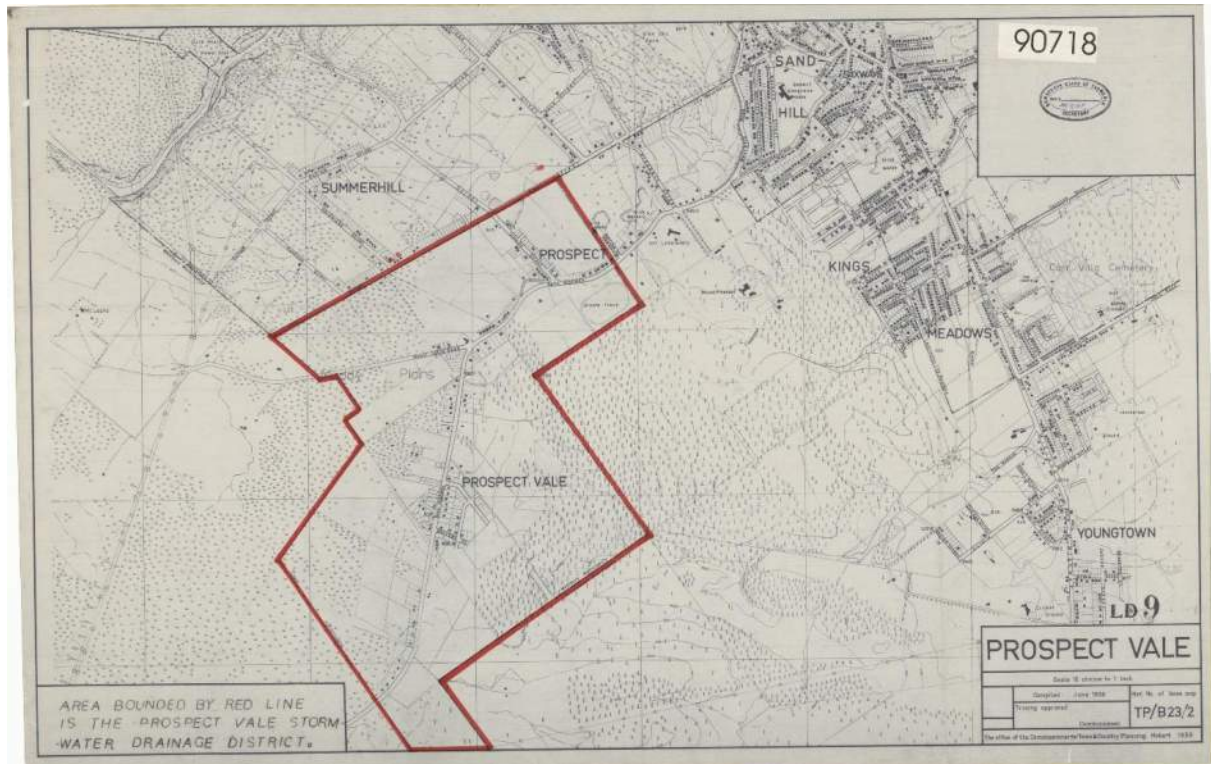


Figure 1: Map of Prospect Vale, June 1959

The LIST shows a range of aerial photos for the area from 1950 until the development of the Country Club in its current location by 1984. A relevant selection has been included with this statement (see Appendix A).

Review of the available aerial photographs showed no evidence of any PCA occurring on the site or evidence of a PCA that could impact the site.

Based on available photographs, the site was partially cleared between the 1956 – 1957 and 1969 – 1970. The extent of the clearing is similar to the existing footprint, with vegetation remaining mostly in two dominant patches south of the current Country Club building. Aerial photography taken in 1980 – 1981 shows evidence of the construction of Country Club, while photography from 1983 – 1984 shows the Country Club building in its current location.

Based on the available information, it is considered unlikely that the site has hosted, or may have been impacted by, and no further assessment is recommended.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Bunfu Yu'.

Bunfu Yu

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Appendix A – Historic aerial imagery

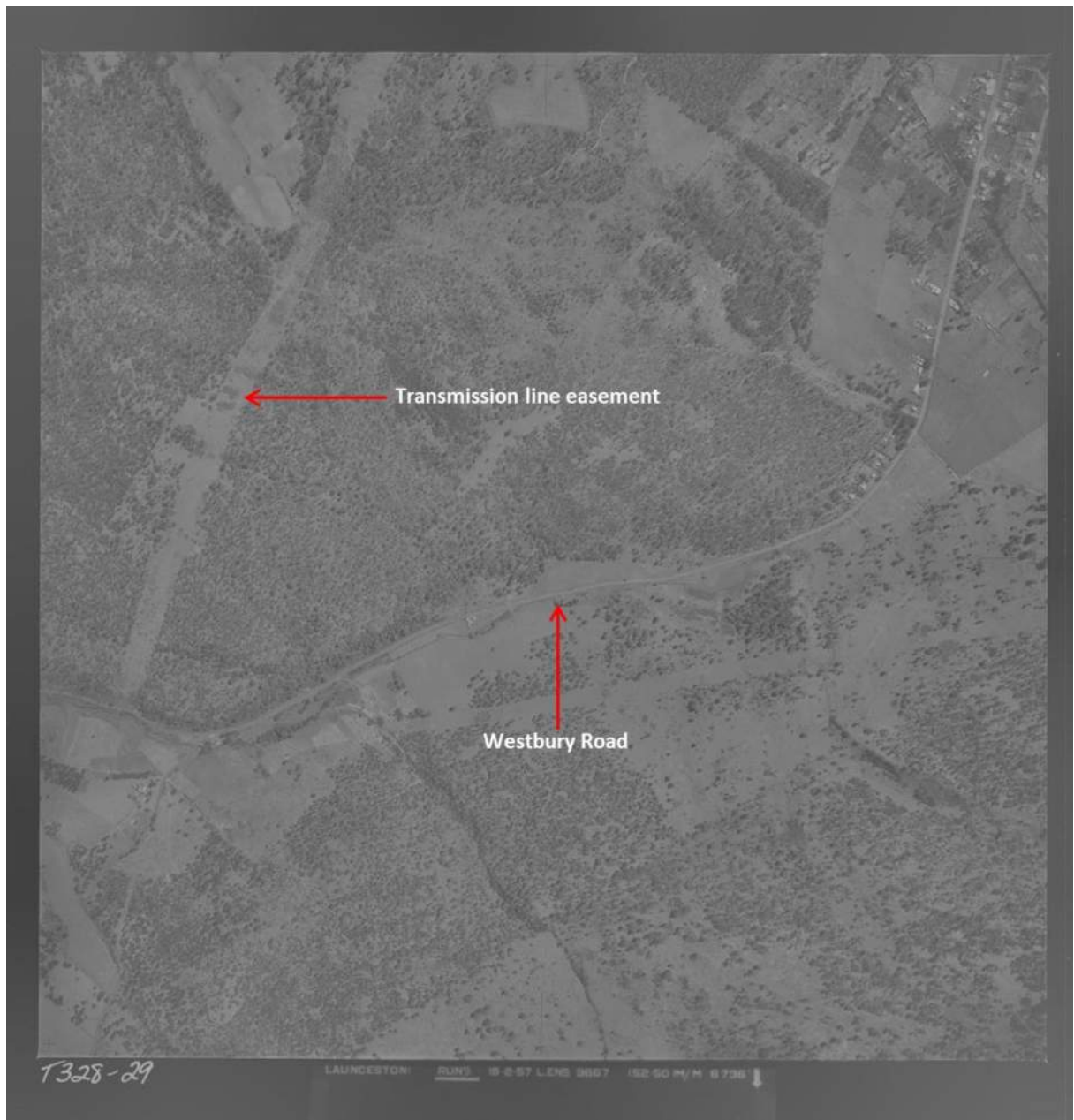


Figure A.1: Aerial imagery from 1956 – 1957 fly season (annotated)
(Source: TheLIST)

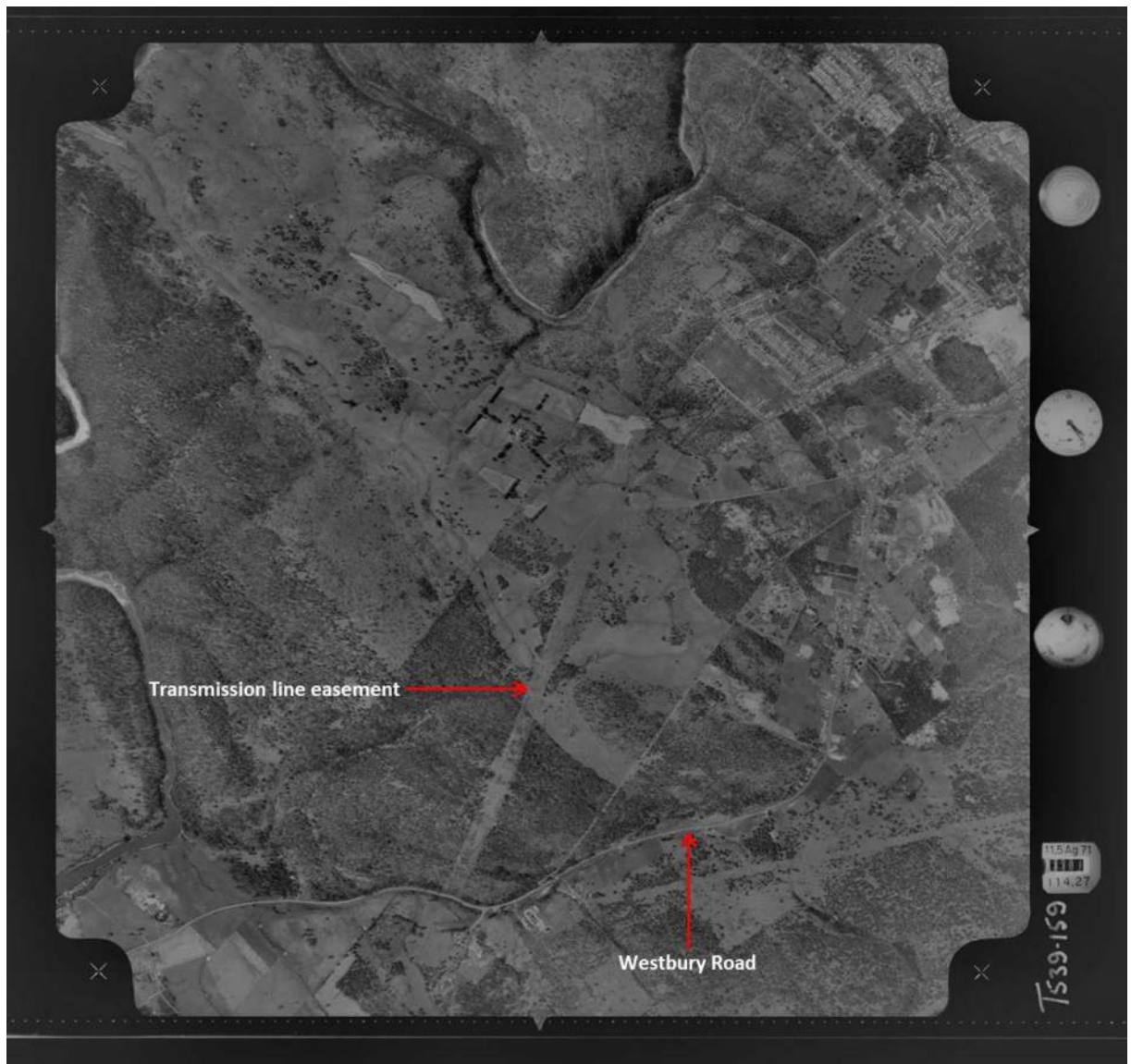


Figure A.2: Aerial imagery from 1969-1970 fly season (annotated)
(Source: TheLIST)



Figure A.3: Aerial imagery from 1974-1975 fly season (annotated)
(Source: TheLIST)

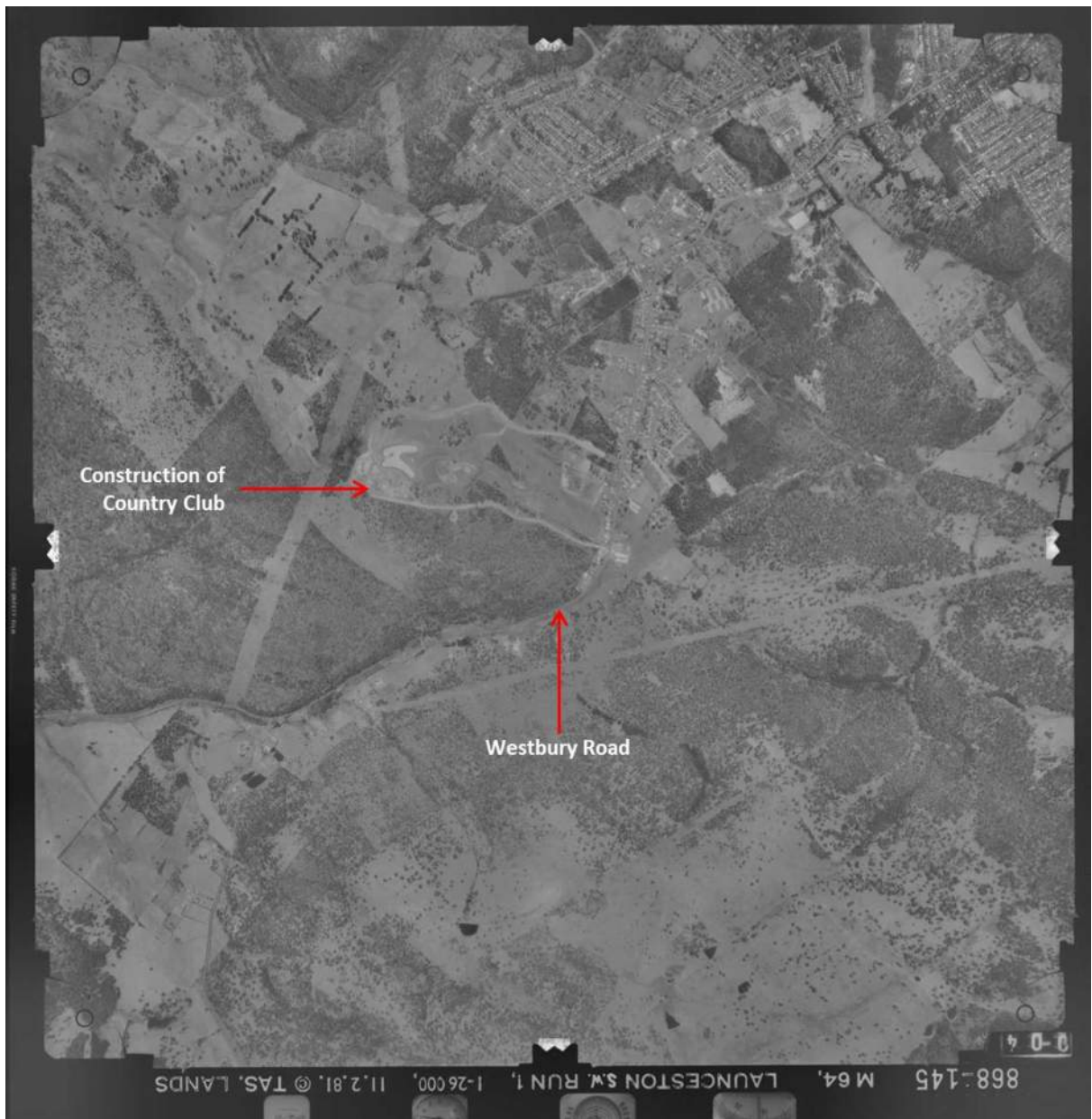


Figure A.4: Aerial imagery from 1980-1981 fly season (annotated)

(Source: TheLIST)

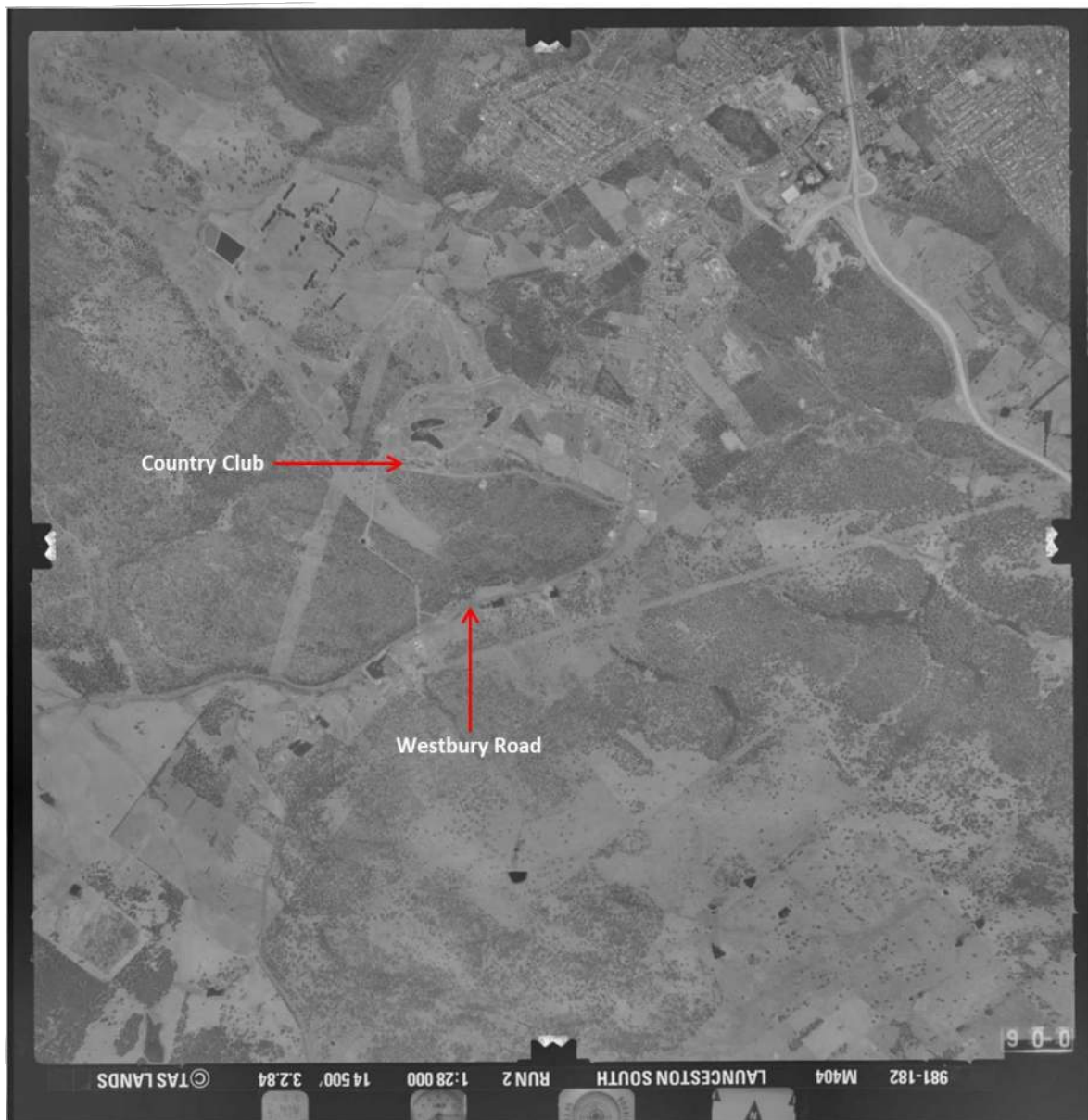


Figure A.5: Aerial imagery from 1983-1984 fly season (annotated)

(Source: TheLIST)

APPENDIX F: BUSHFIRE HAZARD MANAGEMENT AREA ADVICE

PROVIDED BY: NORTH BARKER

19/11/2020

To: Meander Valley Council

Subject: Hazard Management Area Advice - Country Club Planning Scheme Amendment

Project and site background

The Federal Group are proposing to undertake a Section 33 planning scheme amendment under the former provisions of the *Land Use Planning and Approvals Act 1993*. This will seek to facilitate future mixed use (residential and business) subdivision at the Country Club Estate in Prospect Vale.

North Barker Ecosystem Services has been engaged by Kin Capital (Developer) and Federal Group (Land Owner) to provide bushfire hazard management advice as part of the planning scheme amendment application process.

This proposal is being conducted in two stages. Stage 1 is the planning scheme amendment, and will include the drafting of a Specific Area Plan (SAP) and preparation of the Concept Design. Stage 2 will occur once the scheme amendment has been approved by the Tasmanian Planning Commission, and will include the detailed design phase and lodgement of a subdivision application.

The Country Club Estate is located within the Meander Valley municipality. It is currently zoned Major Tourism (Meander Valley Interim Planning Scheme 2013 (MVIPS)) and the area has been identified as being Bushfire Prone. The Country Club Estate currently has golf courses, dining facilities, visitor accommodation and other recreational facilities including tennis courts and horse-riding trails.

Due to the nature of the current land use, the site already has some bushfire hazard mitigation measures. The golf course itself is low threat vegetation and there are some existing hydrants on County Club Avenue. In addition, the larger dams on the estate can be used as a fire fighting water supply.

The Federal Group proposes to rezone the land to General Residential. It is intended that the total dwelling yield of approximately 480 lots will comprise of 380 standard residential lots and 100 retirement lots (considered to be vulnerable use). The concept design¹ also indicates proposed parks and conservation areas. The current golf course and associated facility as a hotel use will remain unchanged as a result of the SAP.

¹ place design group Preliminary Concept Opt 7B 28/10/2020 drawing number 1019084_110 Revision B

This memo provides strategic advice to support a planning scheme amendment and provides recommendations relating to bushfire mitigation for the purposes of the Specific Area Plan (SAP). The focus is therefore given to general bushfire hazard protection measures rather than those required for the detailed design and development phase.

Vulnerable use considerations

Vulnerable uses such as retirement villages should only be in bushfire prone areas if the risk can be mitigated. The retirement living area is intended to be in a BAL-LOW location after the completion of the subdivision. It will be bounded by other residential properties, the golf club and the existing Country Club facilities. However, the best outcome would be to provide at least 150 m separation between the bushfire hazard to ensure redundancy in the long-term master plan².

There is currently approximately 90 m separation between the western edge of the Bushfire and Landscape Buffer and the Retirement Living area, so if there is scope to move this area it would be recommended that an increase of the separation to the bushfire hazard is considered.

Hazard Management Area considerations

Hazard management areas allow for sufficient separation of building areas from the bushfire hazard in order to reduce the radiant heat levels, direct flame attack and ember attack at the building area. For a new subdivision the separation distances should be those to comply BAL-19³ or greater.

The subdivision has been designed to place the higher density lots within the BAL-LOW part of the site with the remaining areas designed to be BAL-19. There is a risk that lots located on the perimeter may be developed with multiple dwellings, increasing the density and therefore undermining the strategy of locating higher density living areas further away from the hazard. A potential method to address this is rezone the perimeter lots to low density residential may ensure that these lots remain as they are intended. Alternatively, specific provisions may be inserted into the SAP to control density and built form.

In addition, the perimeter lots are all reliant upon the Bushfire and Landscape Buffer for their Hazard Management Areas (plus some additional setbacks to the south and east within the lot boundaries). It is intended that The Federal Group manage this land however consideration will be need to be determined prior to the application for subdivision regarding:

- The landscaping and maintenance specification (how will the land be maintained in a low fuel environment⁴). Will this area all be mown grass or is landscape planting intended? If the latter fuel loads needs careful consideration), and
- What will the final tenure of the land be.

It is unlikely that that the 450 lots will be developed simultaneously, as such temporary hazard management areas will need to be addressed in the hazard management plan.

² Pers Comm Tom O'Connor Tasmania Fire Service 29/10/2020

³ Table 2.4.4 of *Australian Standard AS 3959 – 2018 Construction of buildings in bushfire-prone areas*

⁴ AS3959 defines low threat vegetation as “grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks. NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity if the bushfire attack (recognizable as short-cropped grass for example to a nominal height of 100 mm)”.

Public and firefighting access considerations

Roads within the subdivision need to be designed to allow for safe access and egress to the site for residents, fire fighters and emergency services personnel as well as providing access to the bushfire prone vegetation in order to defend adjacent properties or to allow hazard management work to be undertaken safely.

The boulevard style roads shown on the plan are all greater than 7 m wide and cul-de-sac roads have been minimised. Emergency access/egress is provided in two directions (Country Club Avenue and Harley Parade). However, no perimeter access roads or fire trails are indicated on the plan.

It is recommended that perimeter fire trails are incorporated into the Bushfire and Landscape Buffer. These perimeter fire trails would allow access to the entire length of this buffer, enabling easier ongoing maintenance of this area as well as providing access to the rear of the perimeter properties for hazard management work or firefighting activities.

Provision of water for firefighting purposes

Adequate, accessible and reliable water supply are required for fire fighting purposes. The area is currently serviced by reticulated water. The final plan of subdivision will need to show adequate hydrants and firefighting water points.

Summary of requirements and recommendations.

1. Move the retirement village area further away from the hazard to allow a minimum 150 m separation between vulnerable uses and the bushfire hazard.
2. Consider rezoning the perimeter lots to low density residential to ensure that high density living due to multiple dwellings aren't built directly adjacent to the bushfire prone vegetation.
3. Final management of the Bushfire and Landscape Buffer needs clarifying regarding the management and landscaping / maintenance strategy as well as land ownership.
4. Inclusion of perimeter fire trails to allow easier access to (and within) the Bushfire and Landscape Buffer and provide access to the rear of the perimeter lots for hazard management work or firefighting activities

APPENDIX G: NATURAL VALUES ASSESSMENT

PROVIDED BY: ENTURA

NATURAL VALUES ASSESSMENT

Country Club Estates

22 December 2020

Prepared by Hydro-Electric Corporation
ABN48 072 377 158

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Document information

Document title	Natural Values Assessment
	Country Club Estates
Client organisation	Engine Room VM
Client contact	Richard Wykes
ConsultDM number	ENTURA-16E0D7
Project Manager	Bunfu Yu
Project number	E309196 - P517183

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Revision 2.0

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Approved by	Raymond Brereton		22/12/20
	(name)	(signature)	(date)
Distributed to	David Bacon	Kin Capital Pty Ltd	22/12/20
	(name)	(organisation)	(date)

Executive summary

This natural values assessment has been prepared to support a Section 33 application (planning scheme amendment) under the former provisions of the *Land Use Planning and Approvals Act 1993*. As the intent of this assessment is to provide strategic advice specific to supporting a planning scheme amendment and the writing of a Specific Area Plan (SAP), the focus is therefore on vegetation condition and identification of any ecological values which may require conservation or mitigation throughout future development processes, such as subdivision.

There were four native vegetation communities and five modified vegetation communities within the 145 hectare proposed development area. One of the native vegetation communities (*E. ovata* forest and woodland) is listed as threatened under the *Nature Conservation Act 2002* (NC Act) however the concept design at the time of writing excludes this community from development. Therefore there are no special mitigation measures required for this community.

No threatened flora species listed under the TSP Act or EPBC Act were encountered during the site survey, however there was potentially suitable habitat identified for six of the 11 threatened flora species recorded within 1 km of the proposed development area. None of the 11 recorded threatened fauna species listed under the *Threatened Species Protection Act 1995* (TSP Act) or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) were encountered in the survey and no other threatened species were recorded.

Diggings similar to those used by the eastern-barred bandicoot (*Perameles gunnii* subsp. *gunnii*) were observed in the dry eucalypt forest communities within the proposed development area. However it is unlikely that this species will be significantly impacted by the project given there is surrounding suitable native vegetation outside the proposed development area that the bandicoots could migrate to.

Declared weed species were recorded, therefore it is recommended that weed and disease protocols are implemented during the proposed development, along with suitable hygiene measures.

Overall, it is recommended that:

- The concept design avoid and retain native vegetation where possible, particularly large old trees with hollows to provide habitat for fauna species.
- The work areas are marked out prior to development commencing to avoid unnecessary vegetation removal.
- Soil stabilisation and erosion control measures are implemented following the completion of the development where required to minimise the risk of ongoing erosion, sedimentation and weed establishment.
- Any areas of native vegetation that are temporarily cleared for the development are rehabilitated to allow the native vegetation to re-establish.

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1. Introduction

1.1 Project background

Entura was engaged by Kin Capital Pty Ltd (Developer), and Federal Group (Land Owner) to undertake site surveys for the proposed future residential development at Country Club Estates, Prospect Vale. A natural values assessment was undertaken to verify the vegetation communities and identify the potential for the occurrence of threatened flora and fauna within the proposed development area. The survey area is included in Appendix A.

This report summarises the findings from the natural values assessment and has been prepared to support a Section 33 application (planning scheme amendment) under the former provisions of the *Land Use Planning and Approvals Act 1993*. Note that the intention of this assessment is predominantly to provide strategic advice specific to supporting a planning scheme amendment and the writing of a Specific Area Plan (SAP). The focus is therefore on vegetation condition and identification of any ecological values which may require conservation or mitigation throughout future development processes, such as subdivision.

1.2 Scope

This natural values assessment has been undertaken in accordance with the *Guidelines for Natural Values Surveys – Terrestrial Development Proposals* (Natural and Cultural Heritage Division 2015), and includes the following:

- A review of terrestrial flora and fauna data held on the Natural Values Atlas (NVA) to identify the potential for the occurrence of threatened flora and fauna species listed under the *Threatened Species Protection Act 1995* (TAS) (TSP Act) and the *Environment Protection and Biodiversity Conservation Act 1999* (C'th) (EPBC Act).
- Identification of the TASVEG (Tasmanian Vegetation Map) vegetation communities occurring in proposed development area.
- Field surveys to investigate and verify the potential fauna, flora and weed issues identified in the desktop assessment which includes:
 - Ground-truthing and mapping of vegetation communities present.
 - Identification of vegetation communities listed as threatened under the *Nature Conservation Act 2002* (NC Act).
 - Survey to record flowering plants.
 - Identification of declared weeds listed on the schedules of the *Weed Management Act 1999* (TAS).
 - Identification and assessment of potential habitat for threatened fauna species.

The results of the desktop assessment and field surveys were used to identify any potential impacts from the proposed development to inform the concept design of the subdivision.

2. Methodology

2.1 Desktop review

A review of the available online databases was undertaken to identify vegetation communities and flora and fauna species that could potentially occur within the investigation areas at Country Club Estates.

The natural values assessment involved a desktop review of the available information including:

- Tasmanian Digital Vegetation Map (TASVEG).
- Tasmanian Natural Values Atlas (NVA).

2.2 Field survey

A field survey of the proposed development area was undertaken on 8th and 9th October 2020. A meandering flora survey was carried out within the proposed area which involves walking over the survey area in a random manner and recording flora species encountered. The flora species encountered during the survey were recorded on a computer tablet with GPS capability using Entura's EFOS (Environmental Field Observation System) which records data using fields that are consistent with the NVA.

Nomenclature for flora follows the current census of Tasmanian Vascular Plants (de Salas and Baker 2019). Vegetation communities were identified and attributed to Tasmanian Vegetation Mapping Units (Kitchener and Harris 2013).

Dominant and co-dominant flora species were recorded in all vegetation communities that were encountered so that the community could be attributed to the appropriate TASVEG vegetation community.

Important fauna habitat components were also recorded during the survey if encountered. These included habitat trees, such as trees that have hollows, potentially suitable for nesting birds and roosting bats. In addition, fauna species encountered during the survey were recorded, including indirect evidence of fauna presence (e.g. scats, diggings, burrows, shelters). Threatened species locations or habitats, if observed, were recorded using EFOS.

2.3 Limitations

The survey was not intended to provide a complete record of all flora species on the site but to verify the vegetation communities and identify if there is potential habitat for threatened flora and fauna at the site to inform the concept plan. However efforts were made to determine whether threatened flora species were present, and all flora species encountered were recorded.

2.4 Criteria for determining flora and fauna species of conservation significance

The conservation significance of the flora and fauna within the proposed development areas was assessed according to whether they were listed under the EPBC Act and/or the TSP Act. The conservation significance of the native vegetation within the proposed development area was assessed according to whether the TASVEG vegetation community was listed under the NC Act.

3. Results

3.1 Vegetation communities

There were nine terrestrial vegetation communities identified within the 145 hectare proposed development area, including four native vegetation communities and five modified vegetation communities.

The community *Eucalyptus amygdalina* dry forest and woodland (DAD) represented the largest area of native vegetation within the proposed development area, around the centre and south of the site. Areas of this vegetation community varied in quality and composition, including areas in the south of the proposed work area on the slope with a denser shrubby understorey (Figure 3.1), and areas closer to the golf course with a sparse understorey comprising grasses and weeds (Figure 3.2). *Eucalyptus viminalis* (white gum) was also co-dominant in this community, with a sub-canopy including *Acacia dealbata* (silver wattle), *Acacia mearnsii* (black wattle), *Allocasuarina verticillata* (drooping sheoak), *Banksia marginata* (silver banksia), *Exocarpos cupressiformis* (native cherry), and *Pomaderris apetala* (common dogwood). Shrubs that were commonly recorded within this vegetation community included *Bursaria spinosa* (prickly box), *Leptecophylla parvifolia* (mountain pinkberry), *Lissanthe strigosa* (peachberry heath), with climbers such as *Clematis clitorioides* (mountain clematis), *Comesperma volubile* (blue lovecreeper) and herbs such as *Drosera peltata* (tall sundew), *Goodenia lanata* (trailing native-primrose), and *Geranium solanderi* (southern cranesbill) also common. The most common native grass recorded within this community was *Poa rodwayi* (velvet tussockgrass), with the graminoids *Lepidosperma laterale* (variable swordsedg) and *Lomandra longifolia* (sagg), and the fern species *Cheilanthes austrotenuifolia* (green rockfern) also commonly encountered. Some large old *E. amygdalina* and *E. viminalis* trees encountered that had a diameter at breast height (DBH) of greater than 112 cm, and an *E. viminalis* tree on the slope in the south-east of the proposed development area had a DBH measurement of 162 cm.

A small area of *E. amygdalina* dry forest and woodland was identified in the east of the proposed development area in the middle of the golf course. Recorded in this area were species of orchids including *Cyrtostylis* (gnat-orchid sp.), *Thelymitra* (sun-orchid sp.) and *Pterostylis pedunculata* (maroonhood).

A community listed as threatened under the NC Act, *Eucalyptus ovata* forest and woodland (DOV), was identified along a drainage line in the east of the survey area, directly adjacent the golf course (Figure 3.3). This community is most typically characterised by shrubby or sedge understoreys, whereby the prevalent species recorded included *E. amygdalina* (black peppermint) as a sub-dominant canopy species, and *Acacia dealbata*, *A. mearnsii*, *Allocasuarina littoralis* (black sheoak), *Banksia marginata*, and *Bursaria spinosa* as sub-canopy species. The sedges recorded in the understorey primarily included *Lepidosperma laterale* and *Lomandra longifolia*, with the fern *Pteridium esculentum* (bracken) also common. This community represented the smallest area of native vegetation surveyed within the proposed development area.

Allocasuarina verticillata forest (NAV) was identified in the south of the proposed development area nearby the reservoir water tanks, where *A. verticillata* comprised $\geq 40\%$ of the canopy (Figure 3.4). This native community had emergent *Eucalyptus amygdalina* and *E. viminalis* within the canopy, and

the sub-canopy comprised *Acacia dealbata*, *A. mearnsii*, *Banksia marginata*, *Bursaria spinosa* and *Pomaderris apetala*. Understorey species recorded included *Cheilanthes austrotenuifolia*, *Lepidosperma laterale*, *Lomandra longifolia*, *Billardiera mutabilis* (green appleberry), and *Poa rodwayi*.

The native vegetation community *Bursaria* – *Acacia* woodland (NBA) was recorded within the proposed development area adjacent *E. amygdalina* dry forest and woodland (Figure 3.5). This community is characterised by scattered small (<10 m) trees of *Bursaria spinosa*, *Acacia dealbata*, *A. mearnsii*, *A. verticillata* (prickly moses) all of which were recorded within this area. Graminoids *Lepidosperma laterale* and *Lomandra longifolia* and grasses *Poa labillardierei* (silver tussockgrass) and *Poa rodwayi* were also common, in addition to localised dense occurrences of *Pteridium esculentum*. There was also scattered occurrences of *E. viminalis*, one of which had a DBH measurement of 163 cm (Figure 3.6).

The community extra-urban miscellaneous (FUM) represented the largest area of modified vegetation communities, which represents areas where native vegetation has been cleared for purposes such as infrastructure, quarries and developments. This included the golf courses, Country Club complex, and associated carparks within the proposed development area (Figure 3.7). Species recorded on the golf courses were largely introduced species, such as eucalypts, wattle and pastoral grasses including *Agrostis capillaris* (browntop bent), *Anthoxanthum odoratum* (sweet vernalgrass), *Lolium multiflorum* (Italian ryegrass) and *Bromus* (brome) species. There was also the occasional *E. viminalis*, *E. amygdalina* and *E. ovata* trees scattered over the golf course.

A permanent easement (FPE) was identified in the west of the proposed development area (Figure 3.8), which represents native vegetation that is permanently maintained in a modified state for the electricity infrastructure on the site. The species recorded within the easement were predominately pastoral grasses, *Pteridium esculentum*, and weeds including gorse. There were also areas within the easement that were vegetated with *Acacia dealbata*, *A. mearnsii*, *Banksia marginata*, *Exocarpos cupressiformis*, *Bursaria spinosa*, graminoid *Lepidosperma laterale*, and grasses *Poa rodwayi* and *Rytidosperma* (wallabygrass) species.

Agricultural land (FAG) was recorded behind the Country Club complex and adjacent to the easement within the proposed development area (Figure 3.9). Species recorded in this modified vegetation community largely included pastoral grasses, with some canopy trees including *Eucalyptus viminalis*, *E. amygdalina*, *Acacia dealbata* and *A. mearnsii* scattered along tracks or within paddocks. Pastoral grasses recorded in these areas included *Cynosurus cristatus* (crested dogstail), *Dactylis glomerata* (cocksfoot), *Holcus lanatus* (Yorkshire fog) and *Bromus* species, with some native grasses including *Rytidosperma* sp., *Tetrarrhena distichophylla* (Australian saltgrass) and *Austrostipa stiposa* (corkscrew speargrass) forming a lesser component.

Regenerating cleared land (FRG) was identified between the agricultural land and the Casino Rise road adjacent the easement in the north-west of the proposed development area. This included emergent *Eucalyptus viminalis* and small (<2 m) *Acacia dealbata* trees with *Acacia floribunda* (white sally wattle) and *Lomandra longifolia* also present (Figure 3.10).

A small area of improved pasture with native tree canopy (FAC) was also identified adjacent an area of *E. amygdalina* dry forest and woodland to the west of the Country Club complex. The canopy was dominated entirely by *E. amygdalina*, however the native understorey was cleared and only pasture grasses were remaining (Figure 3.11).



Figure 3.1: *Eucalyptus amygdalina* dry forest and woodland (DAD) representing the majority of the native vegetation within the proposed development area.



Figure 3.2: *Eucalyptus amygdalina* dry forest and woodland (DAD) with sparser understory adjacent the golf course.



Figure 3.3: *Eucalyptus ovata* forest and woodland (DOV) along a drainage line adjacent the golf course.



Figure 3.4: *Allocasuarina verticillata* forest (NAV) within the proposed development area.



Figure 3.5: *Bursaria – Acacia* woodland (NBA) within the proposed development area.



Figure 3.6: *Eucalyptus viminalis* tree with DBH 163 cm within *Bursaria – Acacia* woodland (NBA) area.



Figure 3.7: Golf course at Country Club forming the predominant extra-urban miscellaneous (FUM) community within the proposed development area.



Figure 3.8: Permanent easement (FPE) in the west of the proposed development area.



Figure 3.9: Agricultural land (FAG) within the proposed development area.



Figure 3.10: Regenerating cleared land (FRG) between agricultural land and Casino Rise within the proposed development area.



Figure 3.11: Canopy trees over pasture (FAC) within the proposed development area.

3.2 Flora

The field survey within the proposed development area recorded 89 flora species, including 50 native species and 39 introduced species. A list of the flora species encountered during the survey is provided in Appendix B.

There are 11 threatened species listed under the TSP Act, one of which also listed under the EPBC Act, which have been recorded within 1 km of the proposed development area (Table 3.1). However, none of these species were encountered in the survey and no other threatened species were recorded.

The Commonwealth Protected Matters Search Tool (PMST) identified a number of flora species that may occur within the project development area (see Appendix C), including *Glycine latrobeana* (clover glycine). This species occurs in dry sclerophyll forest, native grassland and woodland, usually on flat sites with loose, sandy soil across eastern and northern Tasmania. Therefore, there is potential suitable habitat for this species within the proposed development area however it was not encountered during the survey and the nearest NVA record is 10 km southwest of the project site.

The proposed development area is outside the known range for the other flora species identified in the PMST, and there are no NVA records within 1 km of the site therefore unlikely to occur within the proposed development area.

Table 3.1: Threatened flora species recorded within 1 km of the proposed development area.

Species	Common Name	Conservation Category		Habitat	Potential for occurrence
		TSP Act	EPBC Act		
<i>Brunonia australis</i>	Blue pincushion	rare	Not listed	Small herb with perennial rootstock that occurs in grassy woodlands and dry sclerophyll forests dominated by <i>Eucalyptus amygdalina</i> , and less commonly <i>E. viminalis</i> or <i>E. obliqua</i> .	40 records within 1 km, however no records within, the proposed development area. Suitable habitat within the <i>E. amygdalina</i> forest on dolerite community within proposed development area. Species was not observed during the survey. Flowering occurs from mid-November to late January.
<i>Caesia calliantha</i>	Blue grass lily	rare	Not listed	Tufted perennial plant up to 30 cm which occurs predominantly throughout the Midlands in grassland or grassy woodland habitat and has been recorded from grassy roadsides.	16 records within 1 km, however no records within, the proposed development area. Little suitable grassy woodland habitat within proposed development area. Unlikely to occur.
<i>Caladenia patersonii</i>	Paterson's spider orchid	vulnerable	Not listed	Deciduous orchid up to 35 cm tall that is found in coastal and near coastal areas in low shrubby heathland in moist to well-drained sandy and clay loam.	Two historic records within 1 km, however no records within, the proposed development area. No suitable habitat within proposed development area. Unlikely to occur.

Species	Common Name	Conservation Category		Habitat	Potential for occurrence
		TSP Act	EPBC Act		
<i>Corunastylis nuda</i>	Tiny midge-orchid	rare	Not listed	Deciduous orchid up to 35 cm tall that occurs in a wide range of habitats including scrub, subalpine grassland, heathy open forest, open rock plates among forest, shrubby dry sclerophyll forest and open wet sclerophyll forest from sea level to 1000 m elevation.	One historic record within 1 km, however no records within the proposed development area. Little suitable habitat within proposed development area, unlikely to occur.
<i>Dianella amoena</i>	Grassland flaxlily	rare	Endangered	Tufted mat-forming perennial plant up to 45 cm tall, that occurs mainly in the Midlands where it grows in native grasslands and grassy woodlands.	Two historic records within 1 km, however no records within the proposed development area. No suitable native grassland or grassy woodland habitat within proposed development area, unlikely to occur.
<i>Haloragis heterophylla</i>	Prickly raspwort	rare	Not listed	Perennial herb 15-40 cm high, that occurs in poorly-drained sites which are often associated with grasslands and grassy woodlands with a high component of <i>Themeda triandra</i> . Also occurs in grassy/sedgy <i>E. ovata</i> forest and woodland, shrubby creek lines, and broad sedgy/grassy flats, wet pasture and margins of farm dams.	One record from 2013 within 1 km, however no records within, proposed development area. Potential suitable habitat within <i>E. ovata</i> forest on golf course which is outside of the residential development area. Species not encountered during survey.

Species	Common Name	Conservation Category		Habitat	Potential for occurrence
		TSP Act	EPBC Act		
<i>Poa mollis</i>	Soft poa grass	rare	Not listed	Loosely tufted perennial grass up to 80 cm tall, found on dry open hillsides and cliffs, predominantly in the east of Tasmania.	One record from 2018 within 1 km, however no records within, the proposed development area. No suitable habitat within proposed development area, unlikely to occur.
<i>Pterostylis grandiflora</i>	Superb greenhood	rare	Not listed	Deciduous orchid up to 40 cm tall that occurs in heathy and shrubby open eucalypt forest and in grassy coastal sheoak woodland on moderately to well-drained sandy and loamy soils.	One historic record from 1938 within 1 km and regarded as possibly extinct at this site. No records within the proposed development area. Nearest known extant population is 18 km to the north east. Limited suitable habitat within proposed development area and not encountered in the survey. Flowers from April to August. Unlikely to occur
<i>Senecio squarrosus</i>	Leafy groundsel	rare	Not listed	Annual or short-lived perennial herb 40-80 cm tall that occurs in dry sclerophyll forest.	19 records within 1 km of, however no records within, the proposed development area. Potential suitable habitat within the proposed development area, however not encountered during survey. Flowering from October to December.

Species	Common Name	Conservation Category		Habitat	Potential for occurrence
		TSP Act	EPBC Act		
<i>Veronica plebeia</i>	Trailing speedwell	rare	Not listed	Stoloniferous perennial herb about 1 m long, that occurs in dry to damp sclerophyll forest dominated by <i>Eucalyptus amygdalina</i> on dolerite, but also in <i>E. ovata</i> grassy woodland/forest and <i>Melaleuca ericifolia</i> swamp forest.	One record within 1 km, however no records within, the proposed development area. Potential suitable habitat within the proposed development area, however was not encountered in the survey.

* shading indicates potentially suitable habitat present at the site

3.3 Fauna

The proposed development area includes dry eucalypt forest and modified land with shrubs and grasses. These areas are likely to be used by native grazing fauna such as red-necked wallaby (*Macropus rufogriseus*) and Tasmanian pademelon (*Thylogale billardierii*), and habitat for brush-tailed possums (*Trichosurus vulpecula*).

Six threatened fauna species listed under the TSP Act have been recorded within 1 km of the proposed development area, five of which are also listed under the EPBC Act (Table 3.2). The threatened bird species Tasmanian wedge-tailed eagle (*Aquila audax* subsp. *fleayi*), listed as endangered under the TSP Act and EPBC Act, and the white-bellied sea eagle (*Haliaeetus leucogaster*), listed as vulnerable under the TSP Act, have been sighted north and south of the proposed development area, however there are no known nests recorded within 1 km. The PMST search also identified the EPBC listed masked owl (*Tyto novaehollandiae castanops*), as breeding is known to occur in the area. However, nesting habitat for the masked owl includes eucalypt forests and woodlands containing old growth trees with suitable hollows for nesting/roosting, but will also nest in isolated old growth trees with suitable hollows. Therefore this species is unlikely to occur as there is little to no suitable nesting habitat within the proposed development area, and the nearest nest record is 4 km south of the project site.

The EPBC listed *Lathamus discolor* (swift parrot) was also identified as potentially occurring within 1 km of the project site. Habitat for this species outside the breeding season includes any eucalypt forest, but within the breeding season requires habitat with Tasmanian blue gum (*Eucalyptus globulus*) and black gum (*E. ovata*) for foraging and hollow-bearing trees for nesting habitat. The *E. ovata* forest and woodland identified within the proposed development area may support foraging for swift parrots, however lacked hollow-bearing trees therefore is unsuitable nesting habitat.

Litoria raniformis (green and gold frog) was identified in the PMST search within 1 km of the proposed development area. Breeding habitat for this species includes still or slow-moving waterbodies with a complex vegetation structure, often containing vegetation communities dominated by emergent plants such as water ribbons (*Triglochin*) and spikerush (*Eleocharis*), and

submerged plants such as watermilfoil (*Myriophyllum*), marsh-flower (*Villarsia*), and pondweed (*Potamogeton*). The waterbodies located at the golf course had little emergent variation, therefore would be unsuitable habitat for this species therefore is unlikely to occur within the proposed development area.

Other fauna species identified in the PMST would unlikely be affected by the proposed development as the proposed development area is unsuitable habitat or does not provide critical (i.e. breeding) habitat for these species (see Appendix C).

There have been sightings of eastern quoll (*Dasyurus viverrinus*) and eastern-barred bandicoot (*Perameles gunnii* subsp. *gunnii*) within the proposed development area, which are listed as endangered and vulnerable under the EPBC Act respectively. The preferred habitat for the eastern quoll includes dry grassland and forest mosaics which are bounded by agricultural land. Therefore there is potential suitable foraging habitat within the proposed development area, however no suitable denning habitat present which includes under rocks, underground burrows or fallen logs. Similarly, habitat for the eastern-barred bandicoot includes mosaics of pasture and remnant native forest, often with a significant amount of cover provided by dense-growing weeds such as gorse, blackberry etc., and small remnant populations may occur in remnant native grassland and grassy woodland.

There were a number of characteristic holes in the soil and grasses in the dry eucalypt forest areas within the proposed development area, potentially indicating where an eastern-barred bandicoot has inserted its long nose to extract insects and worms from the soil. However, similar holes can be made by the southern brown bandicoot (*Isoodon obesulus*) and the long-nosed potoroo (*Potorous tridactylus*). The nearest records of southern brown bandicoot are carcasses on roads 250 m north-east and 100 m south-east of proposed development area, and nearest long-nosed potoroo records are over 3.5 km north of the proposed development area.

There was a habitat tree recorded in the *Eucalyptus amygdalina* dry forest and woodland on a slope in the south-east of the proposed development area that had a DBH measurement of 162 cm, and had visible hollows thus would likely be a habitat tree for arboreal mammal or bird species (Figure 3.13).



Figure 3.12: Conical diggings potentially made by eastern-barred bandicoot within the proposed development area.



Figure 3.13: Habitat tree with DBH 162 cm on slope in *Eucalyptus amygdalina* dry forest and woodland.

Table 3.2: Threatened fauna species recorded within 1 km of the proposed development area.

Species	Common Name	Conservation Category		Habitat	Potential for occurrence
		TSP Act	EPBC Act		
Mammals					
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	Spotted-tailed quoll	Vulnerable	rare	Large carnivorous marsupial found in a range of habitats however rainforest, and wet and dry eucalypt forest are important components of their habitat.	Two sightings northeast of proposed development area. Potential dry eucalypt forest habitat within proposed development area, however no suitable denning habitat observed during survey.
<i>Dasyurus viverrinus</i>	Eastern quoll	Not listed	Endangered	A small carnivorous marsupial found in a range of forested, heathland and grassland habitats across Tasmania. Preferred habitat includes dry grassland and forest mosaics which are bounded by agricultural land.	One sighting within proposed development area. Potential suitable habitat with forest and agricultural land mosaics, however no denning habitat observed during the survey.
<i>Perameles gunnii</i> subsp. <i>gunnii</i>	Eastern barred bandicoot	Not listed	Vulnerable	An insectivorous marsupial that occurs in a range of agricultural habitats across Tasmania where improved pasture is interspersed with patches of native bush, often with a significant amount of cover provided by weeds such as gorse and blackberry.	Sightings within and surrounding proposed development area. Potential suitable mosaic foraging habitat with thickets of gorse and blackberry, and potential diggings observed onsite. Likely to occur.

Species	Common Name	Conservation Category		Habitat	Potential for occurrence
		TSP Act	EPBC Act		
<i>Sarcophilus harrisii</i>	Tasmanian devil	endangered	Endangered	Carnivorous marsupial that lives in a wide range of habitats, particularly in landscapes with a mosaic of pasture and woodland. Denning habitat comprises caves, earth banks, dense vegetation, and log piles.	Sightings and roadkill carcasses identified on roads within 1 km of proposed development area. Potential hunting habitat within proposed development area, however no suitable denning habitat observed.

Birds

<i>Aquila audax subsp. fleayi</i>	Wedge-tailed eagle	endangered	Endangered	Large raptor that occurs across a wide range of habitats from the coast to highland areas. Nesting habitat is large tracts (more than 10 ha) of eucalypt or mixed forest.	Two sightings recorded within 1 km north of proposed development area. Potential suitable nesting habitat within proposed development area, however no known nests within 1 km.
<i>Haliaeetus leucogaster</i>	White-bellied sea-eagle	vulnerable	Not listed	Raptor that occurs in a variety of terrestrial habitats, typically characterised by the presence of large areas of open water nearby. Nesting habitat is similar to that of the wedge-tailed eagle.	One sighting made within 1 km south of proposed development area. Potential suitable nesting habitat within proposed development area, however no known nests within 1 km.

3.4 Weeds and diseases

Thirty-nine introduced flora species were recorded during the survey within the proposed development area, four of which are listed as declared weeds under the *Weed Management Act 1999*:

- *Erica lusitanica* (Spanish heath) – observed in disturbed areas of *Eucalyptus amygdalina* dry forest and woodland in the east of the proposed development area.

- *Cirsium arvense* (Californian thistle) – observed in modified communities including fringing some of the waterbodies on the golf course and in the agricultural land in the west of the proposed development area (Figure 3.14).
- *Ulex europaeus* (gorse) – observed throughout proposed development area in both modified and native vegetation communities (e.g. Figure 3.15).
- *Rubus fruticosus* (blackberry) - observed in modified communities including fringing some of the waterbodies on the golf course and in the agricultural land in the west of the proposed development area.



Figure 3.14: Californian thistle infestation in modified communities within the proposed development area.



Figure 3.15: Gorse infestation in *Eucalyptus amygdalina* dry forest and woodland adjacent the golf course in the proposed development area.

4. Regulatory Assessment

4.1 Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides for the protection of Matters of National Environmental Significance (MNES) and the conservation of Australia's biodiversity. Whilst the States are primarily responsible for environmental impact assessment, where an action is likely to result in a 'significant' impact on a MNES the proponent of the action is required to refer the project to the Commonwealth Environment Minister, who must make a decision on whether the action would require further assessment of the potential impacts as a 'controlled action'.

A review of the information provided by the EPBC Act Protected Matters Search Tool has identified that the proposed future development is unlikely to have a significant impact on a MNES as it does not involve a place of world or national heritage value, nor will there be any significant impacts to nationally-listed threatened species, ecological communities or migratory species.

The project site contains vegetation communities that support the Commonwealth-listed fauna species (eastern-barred bandicoot), however the proposal is unlikely to cause a measurable decline to the species and will therefore not breach the significant impact criteria under the EPBC Act. Accordingly, approval under the EPBC Act is not required.

4.2 Threatened Species Protection Act 1995

The *Threatened Species Protection Act 1995* (TSP Act) provides for the protection and management of threatened native flora and fauna to enable and promote conservation in Tasmania. Threatened species are categorised as either endangered, vulnerable or rare.

Under this Act, a permit is required to knowingly "take" (which includes kill, injure, catch, damage, destroy and collect), keep, trade in or process any specimen of a listed species.

No threatened flora species were recorded within the proposed development area during the site surveys. However, there was habitat within the proposed development area that may support species such as *Brunonia australis*, *Haloragis heterophylla*, *Pterostylis grandiflora*, *Senecio squarrosus* and *Veronica plebeia*. A threatened flora species survey should be undertaken prior to the proposed future development to determine whether a threatened species permit is required.

4.3 Nature Conservation Act 2002

The *Nature Conservation Act 2002* (NC Act) provides for conservation and protection of the fauna, flora and geological diversity within Tasmania. Schedule 3A of the Act lists the native vegetation communities that are considered to be threatened.

The vegetation community *Eucalyptus ovata* forest and woodland listed under the NC Act was identified within the proposed development area. However, the development concept plan at the

time of writing excludes the area of *E. ovata* forest and woodland from development, therefore will not be impacted by the project. Therefore consideration of this Act is not required.

4.4 Weed Management Act 1999

The *Weed Management Act 1999* (WM Act) provides for the management of declared weeds in Tasmania. This includes the eradication of declared weed species, taking action to prevent the spread of declared weeds, as well as requiring action to be taken against declared weed species.

The proposed development area falls within the Meander Valley municipality which is a Zone B municipality in the *Cirsium arvense*, *Ulex europaeus* and *Rubus fruticosus* Statutory Weed Management Plans. The objective of weed management in Zone B municipalities is 'Containment within municipal boundaries, protection of specified areas within municipal boundaries, prevention of spread to Zone A municipalities'. However, Meander Valley is a Zone A municipality in the *Erica lusitanica* Statutory Weed Management Plan, whereby the objective is eradication of the weed species. This zoning generally applies to areas where the weed species is not prevalent, or where council has implemented a plan for eradicating existing infestations. Therefore, consideration of the WM Act will be required for the proposed future development of the project site.

4.5 Meander Valley Interim Planning Scheme 2015

The project site is located within the local government of Meander Valley, therefore development is subject to the *Meander Valley Interim Planning Scheme 2015* (MVIPS).

The Biodiversity Code under the MVIPS is applicable where there is use or development of land in areas identified as priority habitat on the planning scheme maps, or where there is removal of native vegetation.

The project site does not have any priority habitat overlay marked on the planning scheme maps. While this proposal also does not directly include the removal of any native vegetation, a natural values assessment was undertaken to inform ecological matters for the planning scheme amendment and subsequent writing of the Specific Area Plan (SAP). In particular, the impact assessment and resulting mitigation measures should be included early on in the concept design and provisions of the SAP for future subdivision.

An assessment of the provisions of the Biodiversity Code is provided in the table below.

Table 4.1: Assessment against Biodiversity Code provisions.

Scheme provision	Assessment comment
E8.6.1 Habitat and Vegetation Management	
A1.1 Clearance or disturbance of priority habitat is in accordance with a certified Forest Practices Plan or;	A1.1 There is no certified Forest Practices Plan relevant to this site or development. A1.2 The proposed development would not clear or disturb any native vegetation within areas identified as priority habitat under the overlay maps within MVIPS. The proposal satisfies A1.2.
A1.2 Development does not clear or disturb native vegetation within areas identified as priority habitat.	

Scheme provision	Assessment comment
<p>P2.1 Clearance or disturbance of native vegetation must be consistent with the purpose of this Code and not unduly compromise the representation of species or vegetation communities of significance in the bioregion having regard to the:</p> <ul style="list-style-type: none"> a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and b) means of removal; and c) value of riparian vegetation in protecting habitat values; and d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and e) need for and adequacy of proposed vegetation or habitat management; and f) conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and Environment. 	<p>A2 was not met as a Forest Practices Plan is not relevant for this site, therefore assessment against P2 is required.</p> <ul style="list-style-type: none"> a) The extent of clearing is uncertain at this stage of the project as this application is solely for a planning scheme amendment. The concept design demonstrates some clearing of vegetation (<i>Eucalyptus amygdalina</i> dry forest and woodland, <i>Bursaria – Acacia</i> woodland, and <i>Allocasuarina verticillata</i> forest) however efforts have been made to retain some of the vegetation. b) It is unclear at this stage how the trees will be felled. A detailed ecological survey will be undertaken at the subdivision stage that will provide further details that will be known at that stage. c) There is no riparian environment associated with the project site. d) Based on the concept design used for the planning scheme amendment, it has been designed to take advantage of the already cleared areas of the project site for denser development. The design positions the larger lots (>600m²) in more vegetated areas, thereby reducing the amount of vegetation that would need to be cleared. e) It is uncertain at this stage the extent of vegetation clearance, however this should be managed by avoiding unnecessary clearing of vegetation and limiting required clearing to the development footprint. f) Based on the vegetation being cleared, a formal offset arrangement is not warranted. However positive biodiversity outcomes can be afforded through strategic ecological measures such as avoiding and retaining native vegetation where possible, replanting and vegetation management to re-introduce suitable habitat. Provisions for such measures should be incorporated into the SAP to ensure compliance at the subdivision stage.

Scheme provision	Assessment comment
	<p>Overall, based on the information and concept design to date, it is considered that the proposed development does not compromise the purpose of the Biodiversity Code even if some impacts are evident on habitat or native species.</p> <p>The proposal is considered to satisfy P2.1.</p>

5. Impact assessment and mitigation measures

5.1 Native vegetation

The onsite survey identified the vegetation within the proposed development area is comprised of four native vegetation communities (*Eucalyptus amygdalina* dry forest and woodland – DAD, *E. ovata* forest and woodland – DOV, *Allocasuarina verticillata* forest – NAV, *Bursaria – Acacia* woodland – NBA) and five modified vegetation communities (extra-urban miscellaneous – FUM, permanent easement – FPE, agricultural land – FAG, regenerating cleared land – FRG, improved pasture with native tree canopy – FAC).

Eucalyptus ovata forest and woodland is listed as a threatened vegetation community under the *Nature Conservation Act 2002* and it also is included in Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (*Eucalyptus ovata* / *E. brookeriana*) ecological community which is listed as critically endangered under the EPBC Act. The *Eucalyptus ovata* forest and woodland occurs along a drainage line in the east of the survey area adjacent the golf course. This area is excluded from the proposed development area therefore will not be impacted by the development. Therefore there are no special mitigation measures required for this community.

Outside of the *Eucalyptus ovata* forest and woodland that was recorded at the golf course there were no other native vegetation communities identified that are listed under the NC Act or EPBC Act or mapped as priority habitat under the Biodiversity Code in the *Meander Valley Interim Planning Scheme 2015*. However, to ensure that impacts on native vegetation at the site are minimised it is recommended that:

- In alignment with the mitigation hierarchy, large trees are retained within the development area where practicable. It should be noted that the concept design is considered to demonstrate avoidance and retainment of native vegetation where possible, though it is recognised that the complete retention of native vegetation within the proposed residential development footprint will not be possible. Efforts have been made to retain native vegetation including large old trees¹ with hollows, such as those within the proposed conservation area in the southeast of the proposed development area. However, there are some large trees within the proposed development area, such as in an area of *Eucalyptus amygdalina* forest and woodland approximately 250 m west of the Country Club Facility. At this stage, it is not known whether these trees are to be cleared or to be retained in an open space area, pending the final development plan.
- The work areas are marked out prior to development commencing to avoid unnecessary vegetation removal.
- Soil stabilisation and erosion control measures are implemented following the completion of the development where required to minimise the risk of ongoing erosion, sedimentation and weed establishment.

¹ >60 cm; the benchmark for a large tree in the Vegetation Condition Benchmark for *Eucalyptus amygdalina* forest and woodland on dolerite (DAD)

- Any areas of native vegetation that are temporarily cleared for the development are rehabilitated to allow the native vegetation to re-establish.

5.2 Flora

No threatened flora species listed under the TSP Act or EPBC Act were encountered during the site survey, however there was potentially suitable habitat identified for four of the 10 threatened flora species recorded within 1 km of the proposed development area. Potential habitat for the three of the species; *Brunonia australis*, *Senecio squarrosus*, and *Veronica plebeia* is associated with the *Eucalyptus amygdalina* forest on dolerite an area of which will be retained in the conservation area. There is potential habitat for the remaining species *Haloragis heterophylla* in the *Eucalyptus ovata* forest on the golf course which is outside the residential development area.

A threatened flora survey is recommended prior to the proposed site development in the appropriate survey period identified in the respective threatened species Listing Statements and Note Sheets, to confirm whether any threatened flora species occur within the areas proposed for clearing. Moreover, the recommendations for mitigating impacts on native vegetation outlined in Section 5.1 above will assist to minimise impacts on native flora species.

5.3 Fauna

The threatened mammalian species such as spotted-tailed quoll (*Dasyurus maculatus* subsp. *maculatus*), eastern quoll (*Dasyurus viverrinus*), and Tasmanian devil (*Sarcophilus harrisii*) may use the habitat in the proposed development area. However no suitable denning habitat was observed in the field survey and these species are unlikely to be significantly affected by the proposed development given the relatively small area of impact in areas that have largely been modified previously.

Eastern-barred bandicoot (*Perameles gunnii* subsp. *gunnii*) may also use the habitat in the proposed development area, as indicated by diggings observed in the dry eucalypt forest communities on the site and past sightings within the area. However it is unlikely that this species will be significantly impacted by the project given there is surrounding suitable native vegetation outside the proposed development area that the bandicoots could migrate to.

It is recommended that any vegetation temporarily cleared in the proposed development area be rehabilitated, and as an additional measure efforts should be made to avoid any impacts on the large eucalypt trees in the native vegetation communities that may serve as roost sites for threatened raptor species that might use the area for hunting.

5.4 Weeds

The declared weed species *Erica lusitanica* (Spanish heath), *Cirsium arvense* (Californian thistle), *Ulex europaeus* (gorse), and *Rubus fruticosus* (blackberry) were recorded in the proposed development area. The project site is within the Meander Valley municipality which is a Zone B municipality in the Californian thistle, gorse and blackberry Statutory Weed Management Plans. The objective of weed management in Zone B municipalities is 'Containment within municipal boundaries, protection of specified areas within municipal boundaries, prevention of spread to Zone A municipalities'. However, Meander Valley is a Zone A municipality in the *Erica lusitanica* Statutory Weed Management Plan, whereby the objective is eradication of the weed species.

It is recommended that weed and disease protocols are implemented during the proposed development which focus on weed and hygiene management for vehicles, machinery, equipment and any construction materials. Suitable hygiene measures should include wash-down of vehicles and equipment prior to and at the completion of development. Such protocols should be consistent with the weed containment and eradication approaches outlined in the respective Statutory Weed Management Plans, the guidelines for weed and disease hygiene (DPIPWE 2015), and any other Council requirements (with regards to weed disposal in particular).

6. References

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Natural and Cultural Heritage Division (2015) Guidelines for Natural Values Surveys - Terrestrial Development Proposals. Department of Primary Industries, Parks, Water and Environment.

Appendices

A Vegetation communities within proposed development area



B List of flora species encountered during survey

Species	Preferred common name	Status
DICOTYLEDON		
Apiaceae		
<i>Hydrocotyle hirta</i>	Hairy pennywort	
Asteraceae		
<i>Arctotheca calendula</i>	Capeweed	i
<i>Cirsium arvense</i> var. <i>arvense</i>	Californian thistle	i
<i>Cirsium vulgare</i>	Spear thistle	i
<i>Hypochaeris radicata</i>	Cat's ear	i
<i>Leontodon saxatilis</i>	Hairy hawkbit	i
<i>Senecio</i> sp.	fireweed	
<i>Silybum marianum</i>	Variegated thistle	i
Betulaceae		
<i>Betula</i> sp.	birch	i
Brassicaceae		
<i>Brassica</i> sp.	turnip	i
Casuarinaceae		
<i>Allocasuarina littoralis</i>	Black sheoak	
<i>Allocasuarina</i> sp.	sheoak	i
<i>Allocasuarina verticillata</i>	Drooping sheoak	
Convolvulaceae		
<i>Dichondra repens</i>	Kidneyweed	
Droseraceae		
<i>Drosera peltata</i>	Tall sundew	
Epacridaceae		
<i>Acrotriche serrulata</i>	Ants delight	
<i>Leptecophylla parvifolia</i>	Mountain pinkberry	
<i>Lissanthe strigosa</i> subsp. <i>subulata</i>	Peachberry heath	
Ericaceae		
<i>Erica lusitanica</i>	Spanish heath	i
Euphorbiaceae		

<i>Euphorbia lathyris</i>	Caper spurge	i
Fabaceae		
<i>Trifolium</i> sp.	clover	i
<i>Ulex europaeus</i>	Gorse	i
Fumariaceae		
<i>Fumaria muralis</i> subsp. <i>muralis</i>	fumitory	i
Gentianaceae		
<i>Centaureum erythraea</i>	Common centaury	i
Geraniaceae		
<i>Geranium solanderi</i>	Southern cranesbill	
Goodeniaceae		
<i>Goodenia lanata</i>	Trailing native-primrose	
Lamiaceae		
<i>Salvia verbenaca</i>	Wild sage	i
Mimosaceae		
<i>Acacia dealbata</i> subsp. <i>dealbata</i>	Silver wattle	
<i>Acacia floribunda</i>	White sally wattle	i
<i>Acacia howittii</i>	Sticky wattle	i
<i>Acacia mearnsii</i>	Black wattle	
<i>Acacia melanoxylon</i>	Blackwood	
<i>Acacia</i> sp.	wattle	i
<i>Acacia uncifolia</i>	Wirilda	
<i>Acacia verticillata</i>	Prickly mores	
Myrtaceae		
<i>Eucalyptus amygdalina</i>	Black peppermint	e
<i>Eucalyptus ovata</i> var. <i>ovata</i>	Black gum	
<i>Eucalyptus</i> sp.	gum	i
<i>Eucalyptus viminalis</i> subsp. <i>viminalis</i>	White gum	
Oxalidaceae		
<i>Oxalis</i> sp.	woodsorrel	
Pittosporaceae		
<i>Billardiera mutabilis</i>	Green appleberry	
<i>Bursaria spinosa</i>	Prickly box	
Plantaginaceae		

<i>Plantago coronopus</i>	buckshorn plantain	i
<i>Plantago lanceolata</i>	Ribwort plantain	i
<i>Plantago major</i>	Great plantain	i
Polygalaceae		
<i>Comesperma volubile</i>	Blue lovecreeper	
Proteaceae		
<i>Banksia marginata</i>	Silver banksia	
Ranunculaceae		
<i>Clematis clitorioides</i>	Mountain clematis	
Rhamnaceae		
<i>Pomaderris apetala</i>	Common dogwood	
Rosaceae		
<i>Acaena novae-zelandiae</i>	Common buzzy	
<i>Rubus fruticosus</i>	Blackberry	i
<i>Sanguisorba minor</i>	Salad burnet	i
Salicaceae		
<i>Populus</i> sp.	poplar	i
<i>Salix</i> sp.	willow	i
Santalaceae		
<i>Exocarpos cupressiformis</i>	Native cherry	
Urticaceae		
<i>Urtica urens</i>	Stinging nettle	i
Violaceae		
<i>Viola hederacea</i>	ivyleaf violet	
MONOCOTYLEDON		
Araceae		
<i>Zantedeschia aethiopica</i>	Arum lily	i
Cyperaceae		
<i>Carex</i> sp.	sedge	
<i>Gahnia grandis</i>	Cutting grass	
<i>Lepidosperma laterale</i>	Variable swordsedg	
Juncaceae		
<i>Juncus bassianus</i>	Forest rush	
<i>Juncus</i> sp.	rush	

Liliaceae		
<i>Narcissus</i> sp.	daffodil	i
<i>Wurmbea uniflora</i>	Oneflower early nancy	
Orchidaceae		
<i>Cyrtostylis</i> sp.	gnat orchid	
<i>Pterostylis pedunculata</i>	Maroonhood	
<i>Thelymitra</i> sp.	sun-orchid	
Poaceae		
<i>Agrostis capillaris</i>	Browntop bent	i
<i>Anthoxanthum odoratum</i>	Sweet vernalgrass	i
<i>Austrostipa</i> sp.	speargrass	
<i>Austrostipa stiposa</i>	Corkscrew speargrass	
<i>Briza minor</i>	Lesser quaking-grass	i
<i>Bromus</i> sp.	brome	i
<i>Cynosurus cristatus</i>	Crested dogstail	i
<i>Dactylis glomerata</i>	Cocksfoot	i
<i>Holcus lanatus</i>	Yorkshire fog	i
<i>Lolium multiflorum</i>	Italian ryegrass	i
<i>Phalaris</i> sp.	canarygrass	i
<i>Poa labillardierei</i>	Silver tussockgrass	
<i>Poa rodwayi</i>	Velvet tussockgrass	
<i>Poa sieberiana</i> var. <i>sieberiana</i>	Grey tussockgrass	
<i>Poa</i> sp.	tussockgrass	
<i>Rytidosperma</i> sp.	wallabygrass	
<i>Tetrarrhena distichophylla</i>	Australian saltgrass	
Typhaceae		
<i>Typha</i> sp.	cumbungi	
Xanthorrhoeaceae		
<i>Lomandra longifolia</i>	Sagg	
PTERIDOPHYTA		
Adiantaceae		
<i>Cheilanthes austrotenuifolia</i>	Green rockfern	
Dennstaedtiaceae		
<i>Pteridium esculentum</i> subsp. <i>esculentum</i>	Bracken	

C Protected Matters Search Tool



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 20/10/20 10:00:17

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

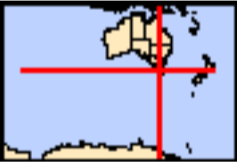
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[Buffer: 1.0Km](#)



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	2
Listed Threatened Species:	27
Listed Migratory Species:	10

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	1
Commonwealth Heritage Places:	None
Listed Marine Species:	14
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	None
Regional Forest Agreements:	1
Invasive Species:	28
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities

[Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
Eucalyptus ovata - Callitris oblonga Forest	Vulnerable	Community likely to occur within area
Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana)	Critically Endangered	Community likely to occur within area

Listed Threatened Species

[Resource Information]

Name	Status	Type of Presence
------	--------	------------------

Birds

Aquila audax fleayi		
Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area
Botaurus poiciloptilus		
Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area
Calidris ferruginea		
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Ceyx azureus diemenensis		
Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat may occur within area
Hirundapus caudacutus		
White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Lathamus discolor		
Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area
Numenius madagascariensis		
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pterodroma leucoptera leucoptera		
Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area
Tyto novaehollandiae castanops (Tasmanian population)		
Masked Owl (Tasmanian) [67051]	Vulnerable	Breeding known to occur within area

Fish

Prototroctes maraena		
Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area

Frogs

Name	Status	Type of Presence
Litoria raniformis Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat likely to occur within area
Mammals		
Dasyurus maculatus maculatus (Tasmanian population) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area
Dasyurus viverrinus Eastern Quoll, Luaner [333]	Endangered	Species or species habitat may occur within area
Perameles gunnii gunnii Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area
Sarcophilus harrisii Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area
Plants		
Barbarea australis Native Wintercress, Riverbed Wintercress [12540]	Endangered	Species or species habitat likely to occur within area
Caladenia caudata Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat may occur within area
Callitris oblonga Pygmy Cypress-pine, Pigmy Cypress-pine, Dwarf Cypress-pine [66687]	Vulnerable	Species or species habitat likely to occur within area
Callitris oblonga subsp. oblonga South Esk Pine [64864]	Endangered	Species or species habitat likely to occur within area
Dianella amoena Matted Flax-lily [64886]	Endangered	Species or species habitat may occur within area
Epacris exserta South Esk Heath [19879]	Endangered	Species or species habitat known to occur within area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area
Lepidium hyssopifolium Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat likely to occur within area
Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area
Pterostylis commutata Midland Greenhood [64535]	Critically Endangered	Species or species habitat may occur within area
Senecio psilocarpus Swamp Fireweed, Smooth-fruited Groundsel [64976]	Vulnerable	Species or species habitat likely to occur within area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area
Listed Migratory Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		

Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus		
Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
Hirundapus caudacutus		
White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Myiagra cyanoleuca		
Satin Flycatcher [612]		Breeding known to occur within area
Migratory Wetlands Species		
Actitis hypoleucos		
Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata		
Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea		
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos		
Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii		
Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Numenius madagascariensis		
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Tringa nebularia		
Common Greenshank, Greenshank [832]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Commonwealth Land		[Resource Information]
The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.		
Name		
Commonwealth Land -		
Listed Marine Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos		
Common Sandpiper [59309]		Species or species habitat may occur within area
Apus pacificus		
Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba		
Great Egret, White Egret [59541]		Species or species habitat likely to occur within area

Name	Threatened	Type of Presence
Ardea ibis Cattle Egret [59542]	Critically Endangered	Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]		Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]	Vulnerable	Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat known to occur within area
Lathamus discolor Swift Parrot [744]		Species or species habitat known to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]	Critically Endangered	Breeding known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]		Species or species habitat may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat may occur within area

Extra Information

Regional Forest Agreements	[Resource Information]
Note that all areas with completed RFAs have been included.	
Name	State
Tasmania RFA	Tasmania

Invasive Species	[Resource Information]
Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.	

Name	Status	Type of Presence
Birds		
Alauda arvensis Skylark [656]		Species or species

Name	Status	Type of Presence
Anas platyrhynchos Mallard [974]		habitat likely to occur within area
		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Carduelis chloris European Greenfinch [404]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
Mammals		
Bos taurus Domestic Cattle [16]		Species or species habitat likely to occur within area
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Capra hircus Goat [2]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Feral deer Feral deer species in Australia [85733]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species

Name	Status	Type of Presence
Vulpes vulpes Red Fox, Fox [18]		habitat likely to occur within area Species or species habitat likely to occur within area
Plants		
Anredera cordifolia Madeira Vine, Jalap, Lamb's-tail, Mignonette Vine, Anredera, Gulf Madeiravine, Heartleaf Madeiravine, Potato Vine [2643] Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area Species or species habitat likely to occur within area
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Ulex europaeus Gorse, Furze [7693]		Species or species habitat likely to occur within area

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-41.475707 147.108611,-41.475289 147.108826,-41.475482 147.109641,-41.476222 147.111744,-41.476801 147.112173,-41.477669 147.112603,-41.478215 147.113418,-41.479952 147.114534,-41.481334 147.114705,-41.481334 147.115478,-41.482299 147.117581,-41.484549 147.115735,-41.48606 147.120928,-41.487507 147.120714,-41.487153 147.118439,-41.486124 147.115135,-41.486349 147.113761,-41.491268 147.109684,-41.492425 147.109813,-41.493775 147.110543,-41.4949 147.106809,-41.491107 147.101445,-41.488053 147.102861,-41.487764 147.102003,-41.486574 147.102475,-41.478408 147.106294,-41.475707 147.108611

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [Office of Environment and Heritage, New South Wales](#)
- [Department of Environment and Primary Industries, Victoria](#)
- [Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [Department of Environment, Water and Natural Resources, South Australia](#)
- [Department of Land and Resource Management, Northern Territory](#)
- [Department of Environmental and Heritage Protection, Queensland](#)
- [Department of Parks and Wildlife, Western Australia](#)
- [Environment and Planning Directorate, ACT](#)
- [Birdlife Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [Museum Victoria](#)
- [Australian Museum](#)
- [South Australian Museum](#)
- [Queensland Museum](#)
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- [Queensland Herbarium](#)
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- [CSIRO](#)
- [Australian Tropical Herbarium, Cairns](#)
- [eBird Australia](#)
- [Australian Government – Australian Antarctic Data Centre](#)
- [Museum and Art Gallery of the Northern Territory](#)
- [Australian Government National Environmental Science Program](#)
- [Australian Institute of Marine Science](#)
- [Reef Life Survey Australia](#)
- [American Museum of Natural History](#)
- [Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.

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APPENDIX H: LANDSCAPE VISUAL IMPACT ANALYSIS

PROVIDED BY: ENTURA

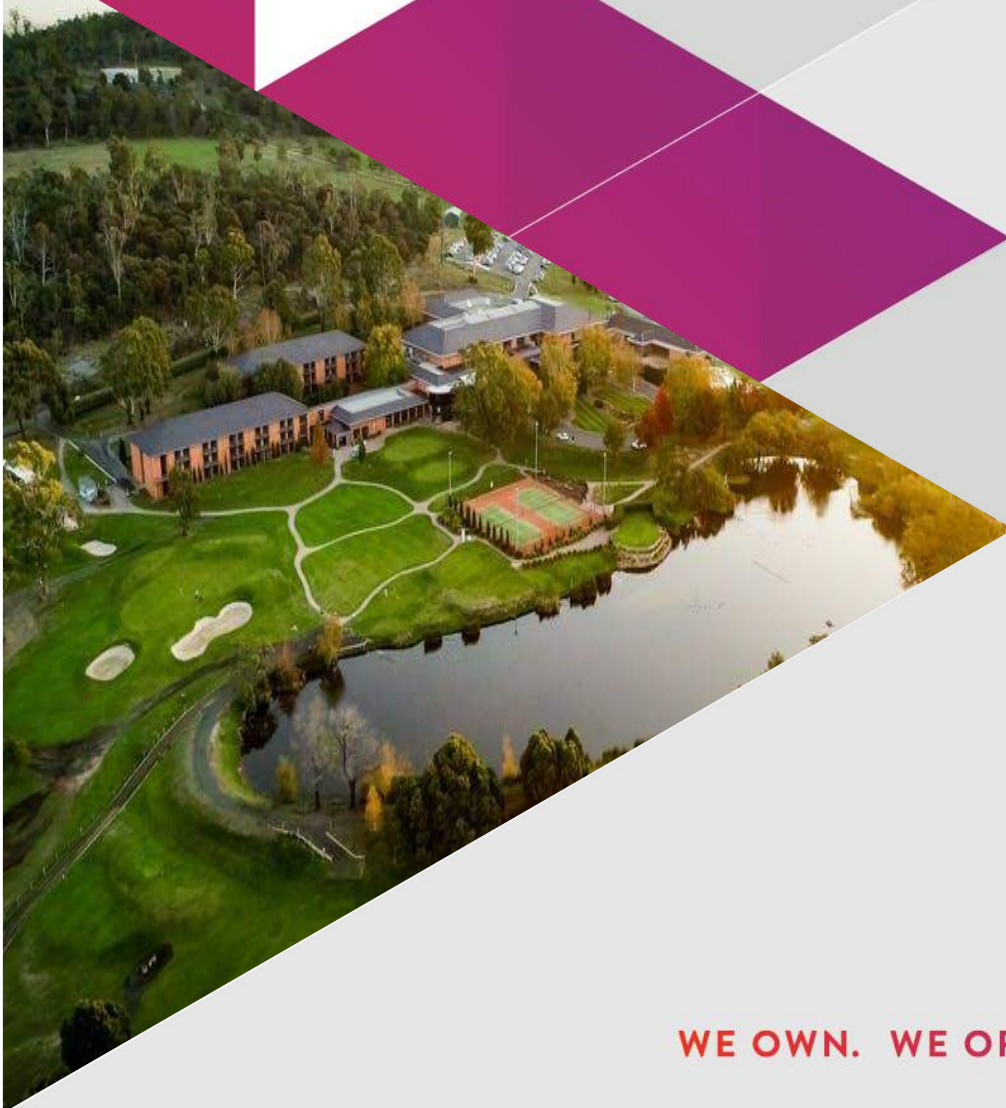
LANDSCAPE VISUAL IMPACT ANALYSIS

**Country Club Estates Planning
Scheme Amendment**

13 November 2020

Prepared by Hydro-Electric Corporation
ABN48 072 377 158

t/a Entura, 89 Cambridge Park Drive,
Cambridge TAS 7170, Australia



WE OWN. WE OPERATE. WE CONSULT.

Cover image source: Discover Tasmania

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Document information

Document title	Landscape Visual Impact Analysis
	Country Club Estates Planning Scheme Amendment
Client organisation	Engine Room VM
Client contact	Richard Wykes
ConsultDM number	ENTURA-173F28
Project Manager	Bunfu Yu
Project number	E309196 - P517183

Revision history

Revision 1.0

Revision description	Final		
Prepared by	Bunfu Yu, Agung Wahyudi	Signed electronically	13/11/2020
Reviewed by	Jody Bush	Signed electronically	13/11/2020
Approved by	Jody Bush	Signed electronically	13/11/2020
	(name)	(signature)	(date)
Distributed to	Richard Wykes	Engine Room VM	13/11/2020
	(name)	(organisation)	(date)

Executive summary

Entura was engaged Kin Capital Pty Ltd (Developer), and Federal Group (Land Owner) to undertake a landscape visual impact assessment for the proposed future residential development at Country Club Estates, Prospect Vale.

The qualitative landscape and visual impact analysis was undertaken to assess the impact of the proposed future subdivision on the fabric, character and quality of the landscape. The assessment methodology was tailored to suit the needs of the project – that is, largely being used to test subdivision design in the earlier stages, and then undertaking analysis to understand the visual impact of the final subdivision design.

The analysis also considered mitigation options, including undertaking analysis and modelling with the landscape masterplan to understand the effect of landscaping within the proposed subdivision area, and what that means for future residents as well as the greater Prospect Vale region looking back into the future new development area.

The results of the assessment demonstrated that while some visibility of the future subdivision development is unavoidable, the proposed landscape masterplan is expected to result in a considerable reduction of visual impact for observers from outside of the project area looking into the new subdivision area. It also demonstrates the difference of mere perimeter vegetation screening with a layered vegetation approach – that being afforded by a street tree approach as adopted in the landscape masterplan.

Further modelling is being undertaken to develop a webscene, incorporating the subdivision concept design as well as the proposed landscape masterplan for use during future council and community consultation.

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1. Introduction

1.1 Project background

Entura was engaged by Kin Capital Pty Ltd (Developer), and Federal Group (Land Owner) to undertake a landscape visual impact assessment for the proposed future residential development at Country Club Estates, Prospect Vale. The assessment was undertaken to assist the concept design process to identify the zones and degree of visual impact within the greater Prospect Vale area.

This report summarises the findings from the landscape visual impact assessment and has been prepared to support a Section 33 application (planning scheme amendment) under the former provisions of the *Land Use Planning and Approvals Act 1993*. Note that the intention of this assessment is predominantly to provide strategic advice specific to supporting a planning scheme amendment and the writing of a Specific Area Plan (SAP). The focus is therefore on the discussion of the degree of visual impact in the area and recommended mitigation strategies for consideration at the subdivision stage to minimise the impact arising from the future increase in residential use.

1.2 Scope

This landscape visual impact assessment has been undertaken with best practice standards for visual impact analysis. This primarily includes:

- Identifying a zone of assessment through a viewshed analysis.
- Determining key vantage points and undertaking modelling
- Assessing the proposed future subdivision against the *Meander Valley Interim Planning Scheme 2015* (MVIPS) scenic management code.

2. Methodology

A qualitative landscape and visual impact analysis was undertaken to assess the impact of the proposed future subdivision on the fabric, character and quality of the landscape. The landscape fabric consists of the elements which make up the landscape, including landform and land use; these elements combine to give rise to the landscape character. Subsequently, any changes to the fabric, such as changes or increase in land use, will affect the character of the landscape.

This assessment methodology has been tailored to suit the needs of the project. It has been used to test subdivision design and the placement of varying lot sizes to understand the impact of lot density from high interactivity points or areas within the project area. It was also used to model the landscape masterplan to understand the effect of landscaping within the proposed subdivision area, and what that means for future residents as well as the greater Prospect Vale region looking back into the future new development area.

The assessment was largely split into two stages:

- Viewshed analysis from the centre of the project footprint to delineate key hotspots within the project area.
- Analysis of the impact of the proposed subdivision without and with vegetation (screening), and implement the proposed landscape masterplan to understand effects of landscaping.

The assessment methodology is summarised in Figure 2.1.

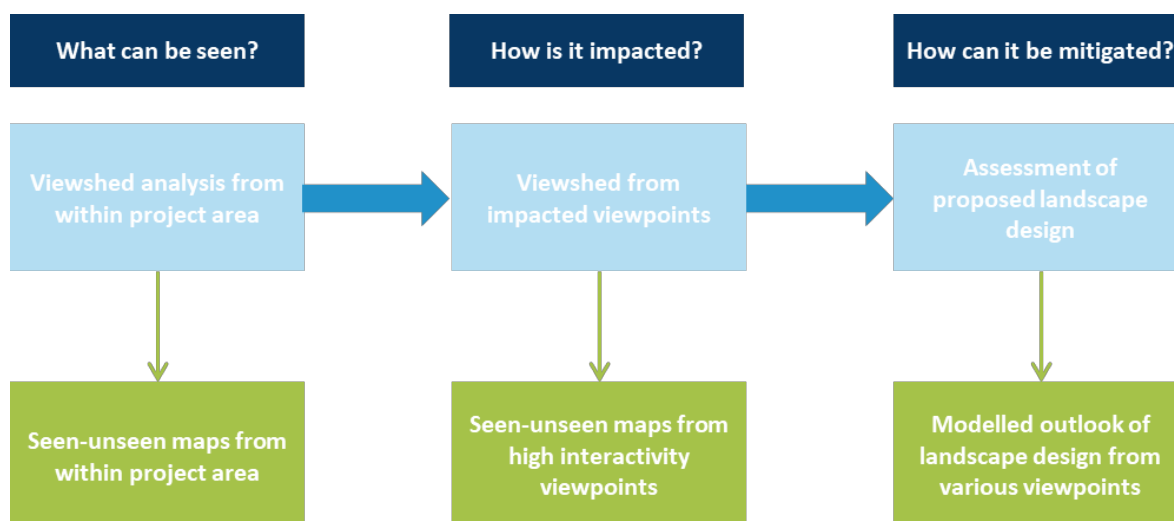


Figure 2.1: Summary of the methodology

3. Existing character

3.1 Landscape setting

The existing Country Club facility sits among a landscaped urban setting at the foothills of a native bushland that extends up and beyond the ridgeline to the south of the facility. The native bushland is separated into two patches, with cut grassland in between. Entry to Country Club is via Country Club Avenue, with features landscaped road reserves after the junction with Casino Rise.

The grounds of the facility consists largely of a recreational golf course comprising of manicured lawns and manmade waterholes, water feature in the form of an entry fountain, as well as infrastructure such as car parks and buildings (Figure 3.1). A high-voltage transmission line runs north-south along the entire western boundary of the site, including over parts of the golf course (Figure 3.2).

Standard residential development, consisting primarily of low-rise individual dwellings, encroaches onto the northern and eastern boundaries of the Country Club property. To the north, the golf course sits among houses off Casino Rise and Mount Leslie Road, with their vistas into Country Club partially screened by scattered vegetation buffers (Figure 3.3). To the east, Harley Parade abuts the boundary with assumed intentions for connecting into the site given it is not a cul-de-sac (Figure 3.4). To the west is Blackstone Hills, which is currently undeveloped but remain in private ownership (Figure 3.5). The suburb of Travellers Rest is located south/southwest of the Country Club property.



Figure 3.1: Aerial image of Country Club Estate (Source: Discover Tasmania)



Figure 3.2: High-voltage transmission line over parts of the golf course



Figure 3.3: Scattered vegetation buffer between golf course and residential setting to the north

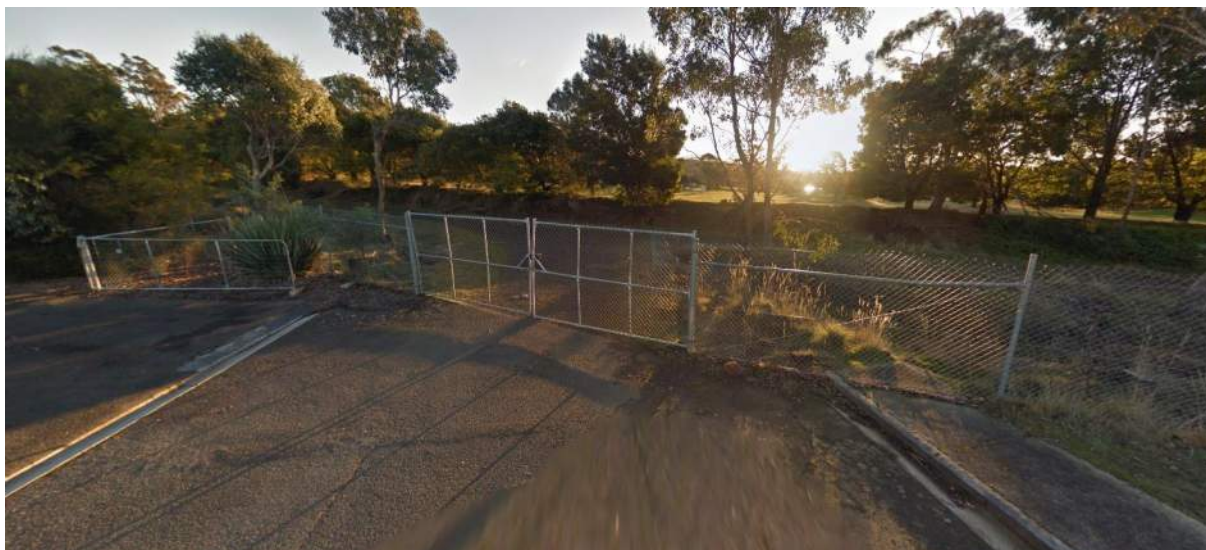


Figure 3.4: End of Harley Parade looking into Country Club property (Source: Google Maps)



Figure 3.5: Aerial image of greater Prospect Vale
(Base image source: Blackstone Heights Structure Plan)

3.2 Visual character

Landscape character is defined by a combination of visual features within the landscape. These generally include landform such as any definitive geological features such as rocks or soils, vegetation including its colour, pattern and density, waterform and land use. The character is also defined by the social aspects, including prominence from high traffic vantage points (vehicular or pedestrian) and public sensitivity areas (such as from parks).

The character among the Country Club setting is predominantly disturbed (built-up) areas with scattered and dispersed bushland and vegetation setting. The transmission line is a prominent feature of the area, and runs along the western boundary of the site, as well as the two water treatment tanks which also form a notable feature of the broader landscape.

4. Results

4.1 Baseline viewshed analysis

The first step in understanding the visual impact of the proposed subdivision is to prepare a baseline analysis for visual impact of the project area.

For the purposes of this assessment, this allows targeted investigations and mitigation measures to be developed for areas within the subdivision footprint which are showing to be visible or highly visible for observers outside of the project area. It should be noted that measures should be sought to reduce the impact rather than eliminate, as it is highly likely that due to the sloping nature of the proposed subdivision area, a complete screening of visual impact is not possible.

The baseline analysis is undertaken with no vegetation or buildings, and therefore the only obstruction for sightlines is varying topography. As shown in Figure 4.1, this demonstrates that a significant portion of the subdivision area will be highly visible by a large number of observers from outside of the project area.

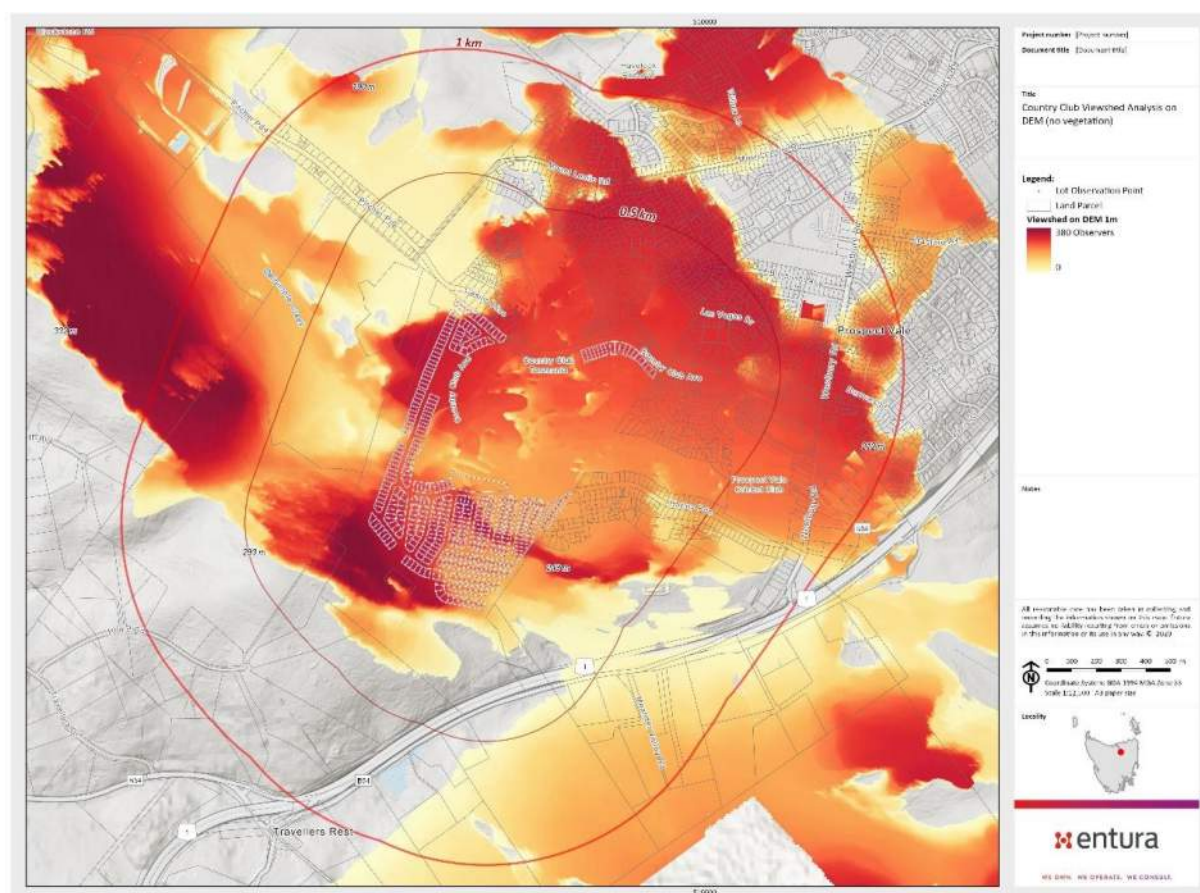


Figure 4.1: Baseline viewshed analysis with no building or vegetation

When taking into account the existing vegetation and buildings, the visual impact is largely reduced. As evident, the existing Country Club building and the golf course is not visible due to screening by the various vegetation on the golf course as well as the perimeter of the property. Figure 4.2 presents the analysis that incorporates existing vegetation and buildings, but clearing of vegetation in the subdivision footprint. By doing so, the output shows the high interactivity areas from within the subdivision area – those being the lots on the hillside, situated south of the existing Country Club building. The visibility of those lots increase with higher elevation as expected.

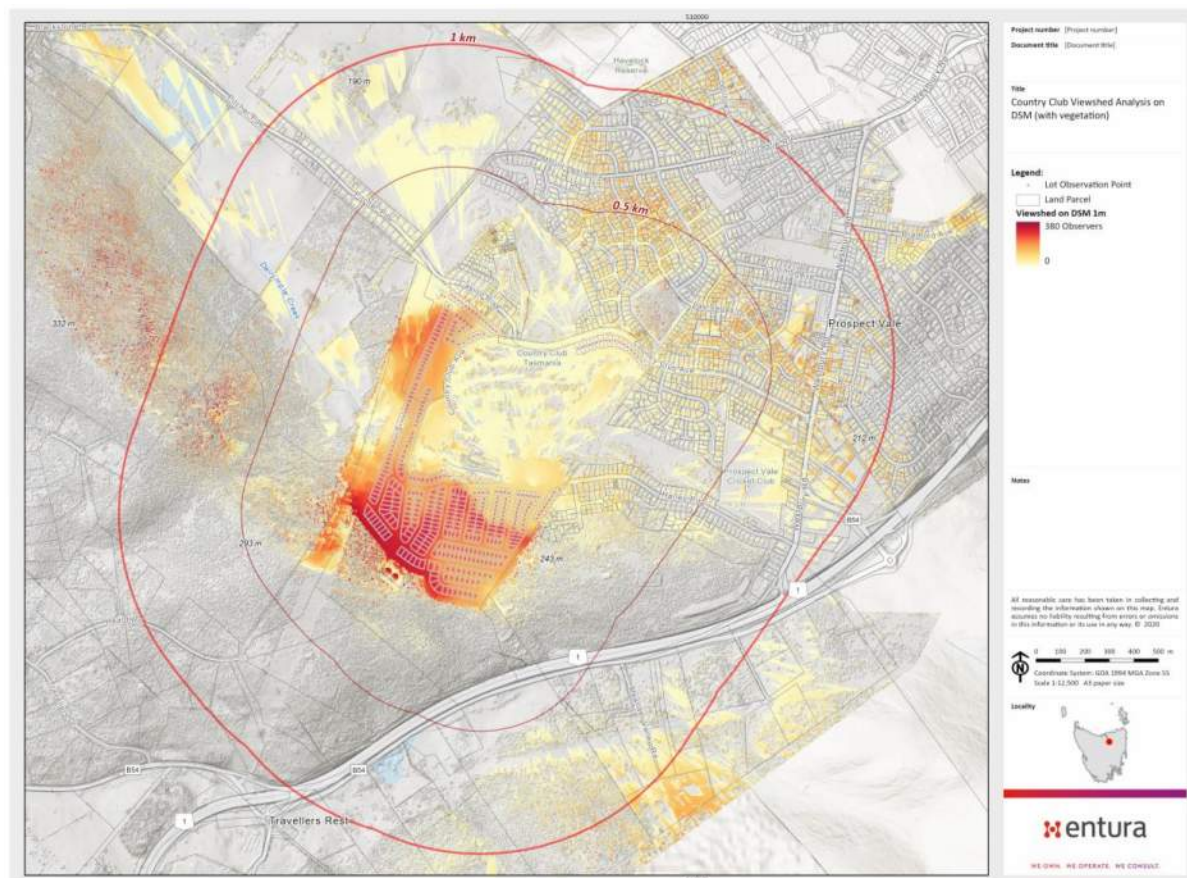


Figure 4.2: Viewshed analysis with existing vegetation and buildings

The results of these baseline analysis helps to identify targeted areas for further analysis as well as landscaping solutions. Evidently, with higher elevation the lots become visible to a greater number of observers outside of the project area. The visual impact can be reduced by incorporating street trees to break up the future built form and retain a greenfield urban setting, which is explored in the following sections.

4.2 Viewshed analysis with landscaping

4.2.1 Views from project area

Based on the above understandings of the baseline visual impact, analyses were then undertaken with various landscape solutions to determine suitability as a mitigation measure for visual impact. This was also undertaken with the proposed landscape masterplan prepared by Place Design Group for Federal Group (refer to Appendix A for the masterplan).

Figure 4.3 presents the analysis with 4m site perimeter vegetation screening, and Figure 4.4 with 10m site perimeter vegetation screening. Notably, compared to the impact shown in Figure 4.2, visual impact is reduced particularly in areas closest to the ridgeline. Due to the elevation of the proposed lots closest to the ridgeline however, it is anticipated that complete screening of future dwellings from visibility to areas outside of the project area is not possible.

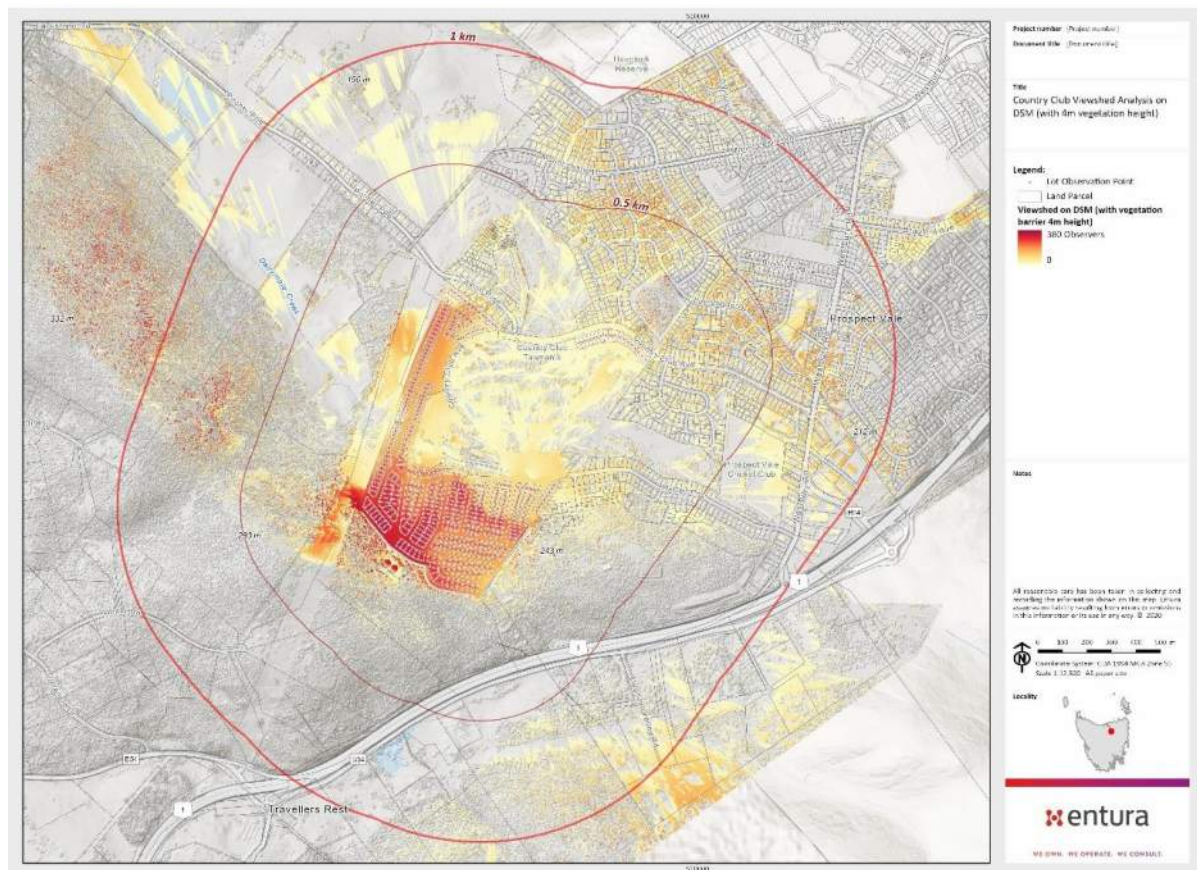


Figure 4.3: Viewshed analysis with 4m vegetation perimeter screening

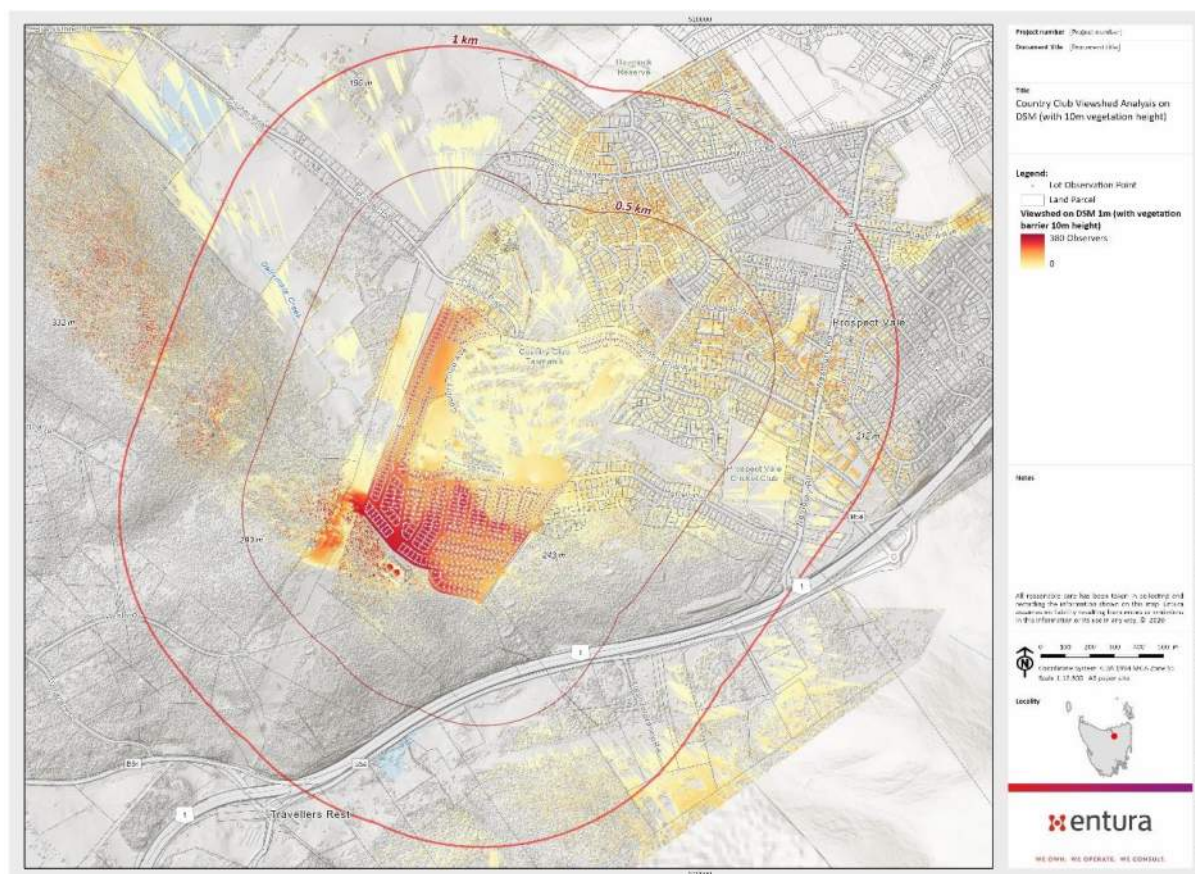


Figure 4.4: Viewshed analysis with 10m vegetation perimeter screening

A landscape masterplan, prepared by Place Design Group, proposes an urban street tree arrangement, both to increase the amenity for future residents, but also serving as a measure to break up the visual impact that will inevitably arise with future dwellings. The masterplan recommends the continuation of a vegetation-lined road reserve for Country Club Avenue, as well as a tree-lined character road for the new Country Lane, proposed as the main arterial road into the new subdivision area.

In addition to purposefully planted street trees, an activated landscape and bushfire buffer is proposed for the immediate area behind the southernmost lots. This serves as a maintained vegetation buffer for bushfire management purposes, open space for future residents, as well as a graduated screening between future dwellings and the native bushland.

Viewshed analysis with the proposed landscape masterplan demonstrates a significant improvement in reducing the impact for observers from outside of the subdivision footprint, as shown in Figure 4.5. This is largely attributed to the considerable vegetation that is proposed, and the layering effect that it will have for observers from afar.

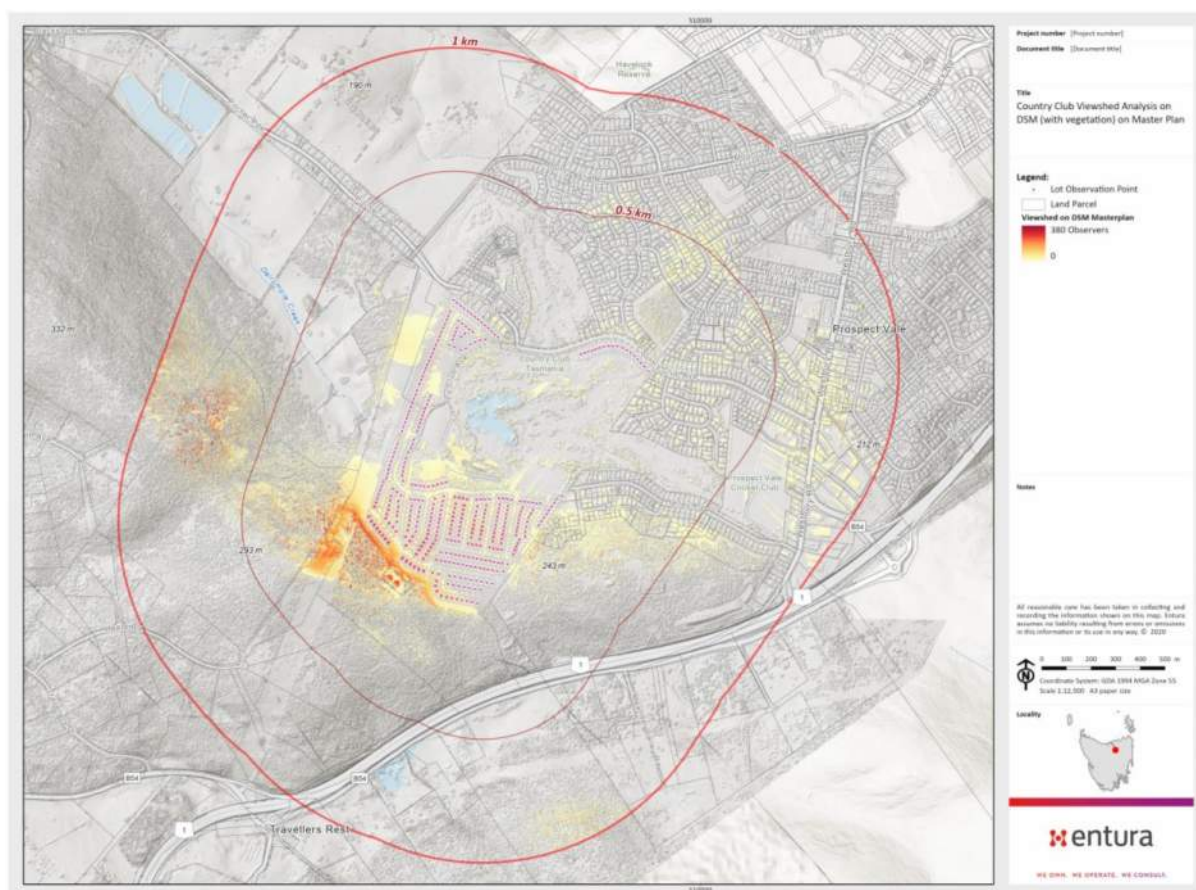


Figure 4.5: Viewshed analysis with proposed landscape masterplan

4.2.2 Views into project area

Further to analysis of views from the project area, viewsheds were taken using interval observation points on key roads within a 1km radius of the project site to understand the impact of the future residential development from the neighbouring established residential areas. Analysis was undertaken at the following roads:

- Pitcher Parade
- Harley Parade
- Country Club Avenue
- Mount Leslie Road
- Cheltenham Way
- Meander Valley Road
- Westbury Road (relevant sections).

Analysis is undertaken from a height of 1.5m to represent eye-level visibility. Note that the analysis was undertaken with the assumption that the landscape masterplan as designed by Place is implemented.

Overall as shown in Figure 4.6, the most visible areas within the project area is areas west of the extension of Country Club Avenue, as well as those dwellings proposed on Country Club Avenue. There is little visibility into the areas of residential development proposed for the hill face (south of the existing Country Club building).

The most visible areas from across all of the observation points are existing areas, including Blackstone Hills and the ridgeline behind the water tanks south of the project area. These areas are untouched as part of the future development.

Considering the scale of development within the current landscape, the visual impact from the neighbouring established areas into the project area arising from the future residential development is considered to be minor.

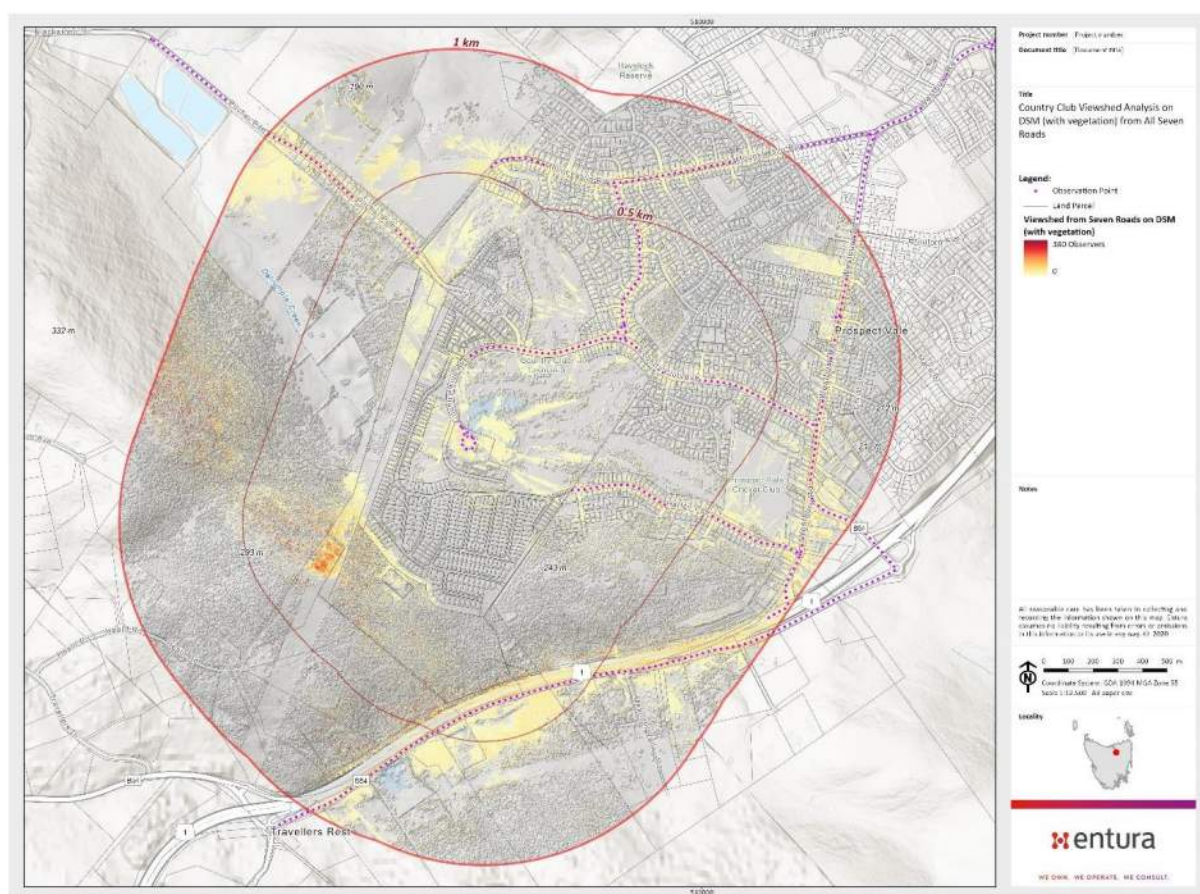


Figure 4.6: Overlay of viewshed analyses from key roads

Further to the above viewshed analysis, the following analyses provides separation to allow for better understanding of the visual impact from each of the seven roads.

Pitcher Parade

Analysis demonstrates that the project area is largely not visible from the entirety of Pitcher Parade, as shown in Figure 4.7. This is largely due to the established vegetation in and around the residential areas, and the generally flat topography of Pitcher Parade. The impact on the visual amenity from Pitcher Parade arising from the future development is considered to be very minor.

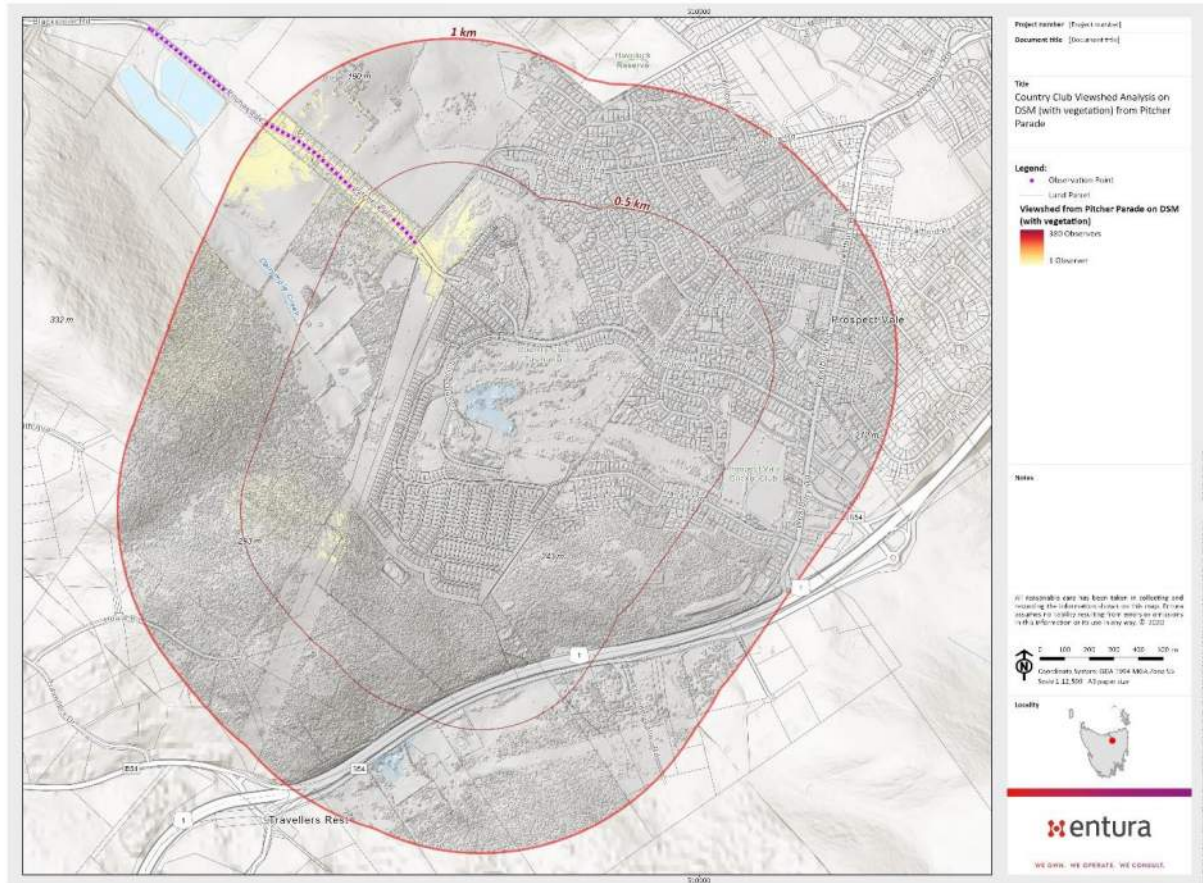


Figure 4.7: Viewshed analysis from Pitcher Parade

Harley Parade

Analysis of observation points along Harley Parade indicated that views from Harley Parade are largely restricted to the areas within the road itself, as shown in Figure 4.8. There is some visibility into the project area and some dwellings located at the back of the existing Country Club building, particularly from towards the end of Harley Parade, however the impact is considered to be very minor.

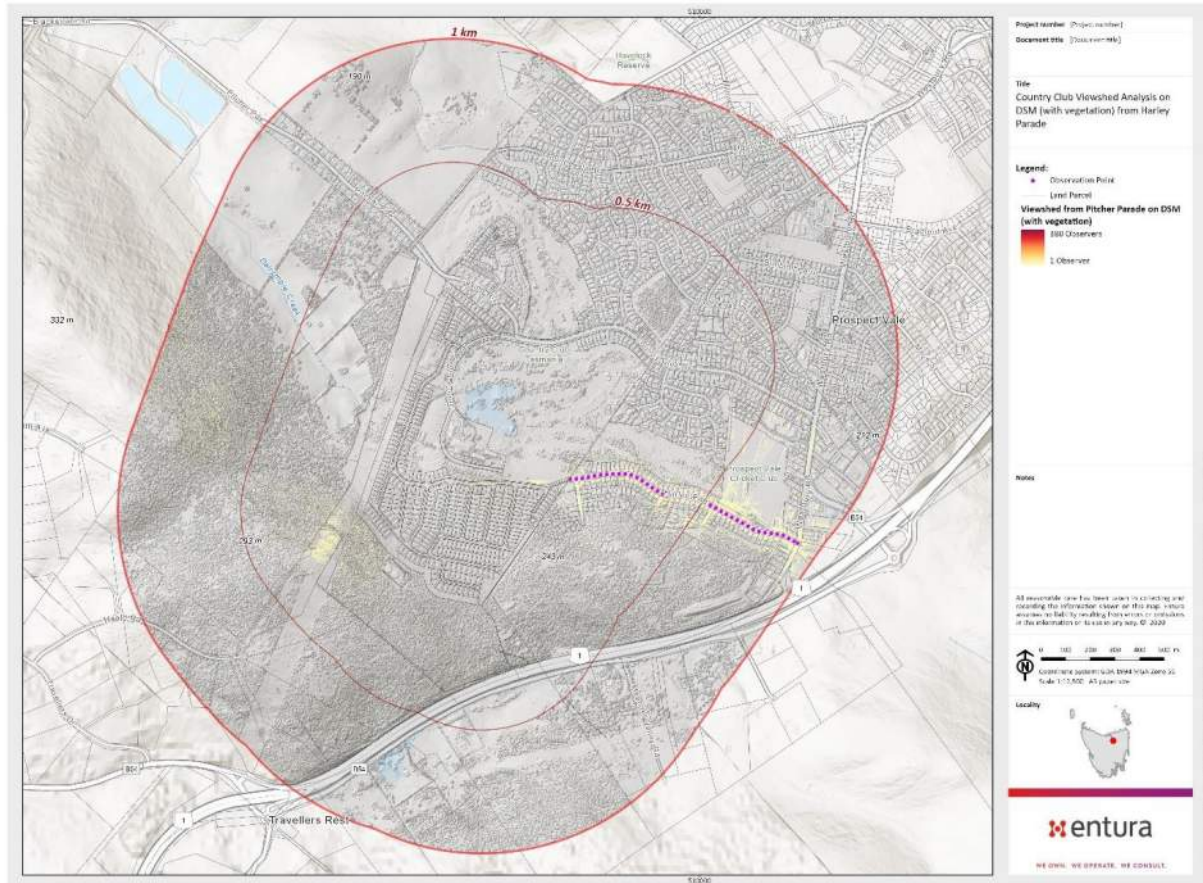


Figure 4.8: Viewshed analysis from Harley Parade

Country Club Avenue

Analysis of observation points along Country Club Avenue indicated that views from the avenue are largely restricted to the golf course and established residential areas, as shown in Figure 4.9. There is some visibility to the southern portion of the site, including potential visibility of some development on the western and southern fringes, however most of the visible areas is on the existing vegetated hill face. The impact on the visual amenity from Country Club Avenue arising from the future development is considered to be minor.

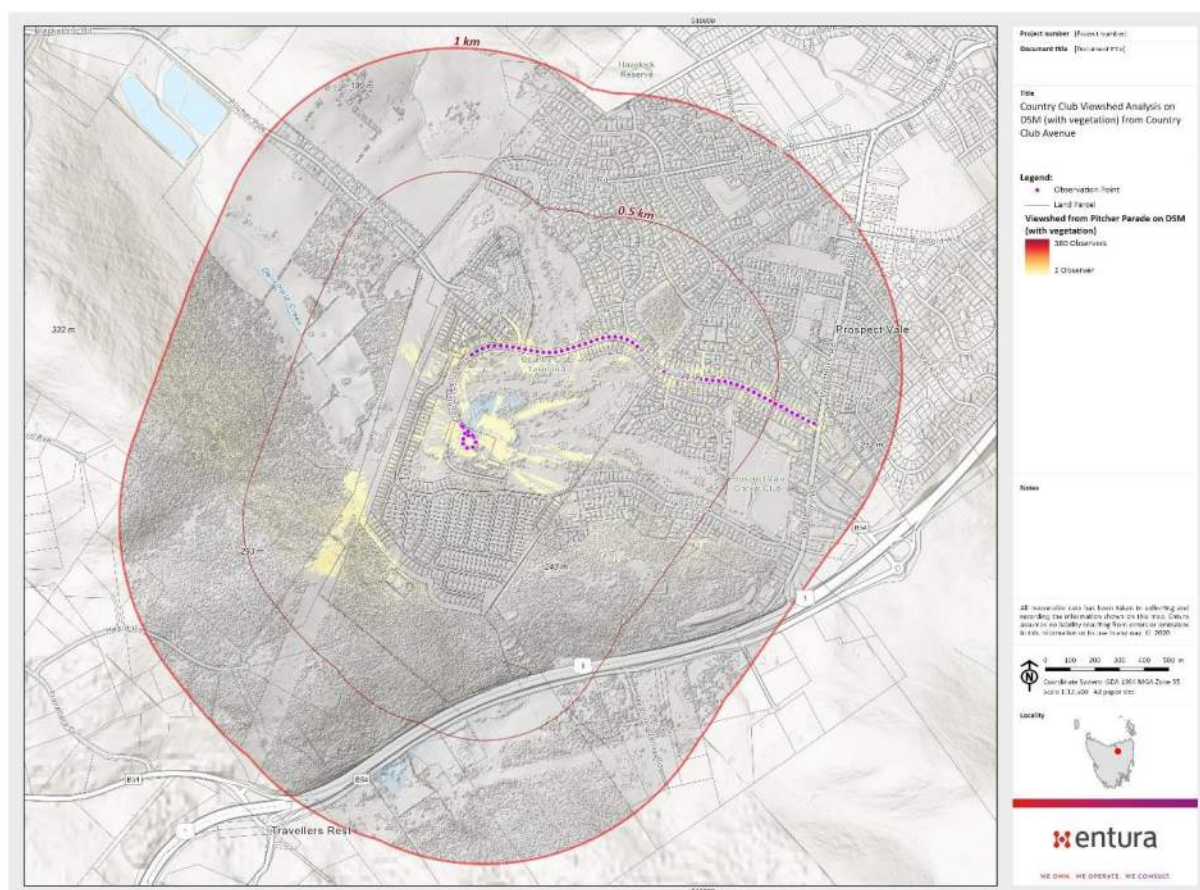


Figure 4.9: Viewshed analysis from Country Club Avenue

Mount Leslie Road

Analysis of observation points along Mount Leslie Road indicated that views from the road are largely restricted to the established residential areas along the road itself, as shown in Figure 4.10. There is some visibility to the southern fringes of the project area, however those areas are largely the existing vegetated hill face and cleared transmission line and its easement. Consequently, impact on the visual amenity from Mount Leslie Road arising from the future development is considered to be very minor.

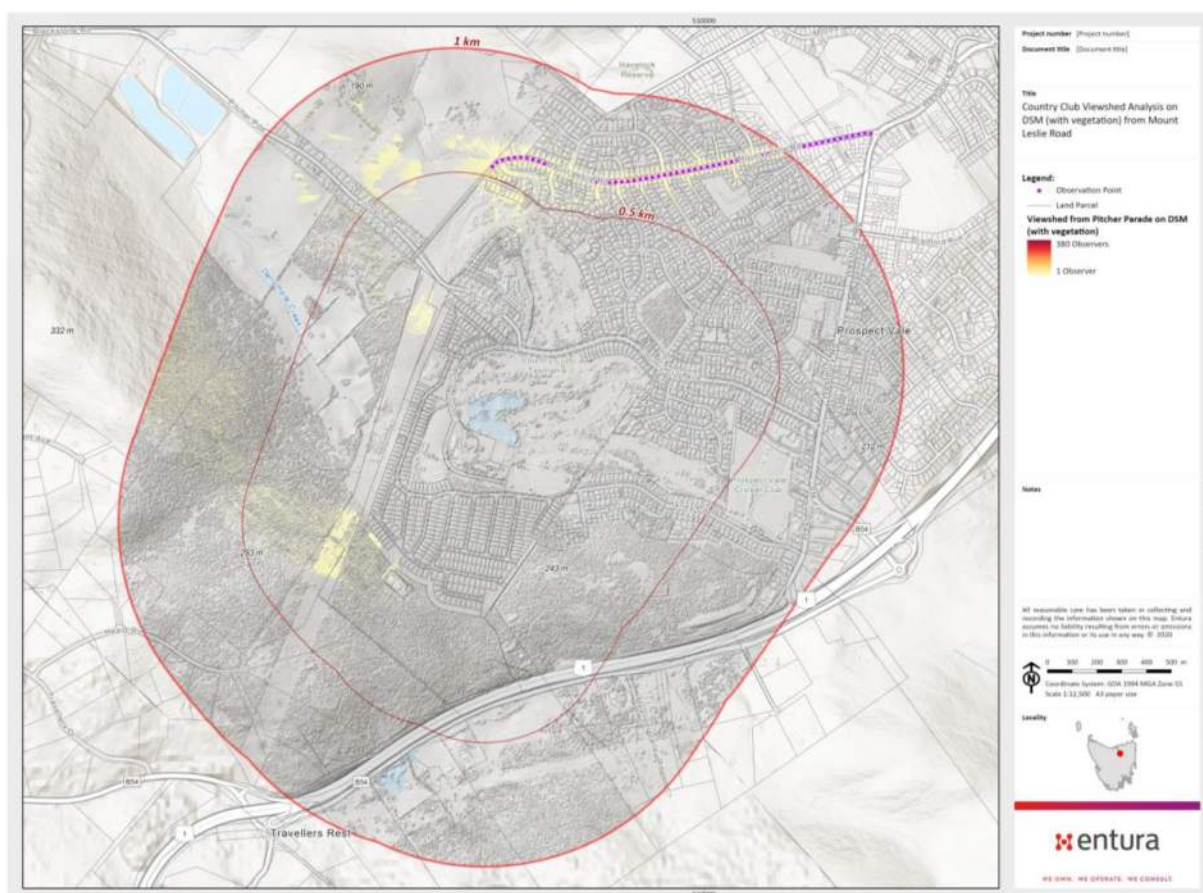


Figure 4.10: Viewshed analysis from Mount Leslie Road

Cheltenham Way

Analysis of observation points along Cheltenham Way indicated that views from the road are largely restricted to the established residential areas along the road itself, as shown in Figure 4.11. There is some visibility to the northern end of the golf course, which will remain unchanged as a result of the development. There is also some visibility to the areas of proposed development south of Casino Rise, and the eastern fringes of the project area, however the overall impact on the visual amenity from Cheltenham Way arising from the future development is considered to be minor.

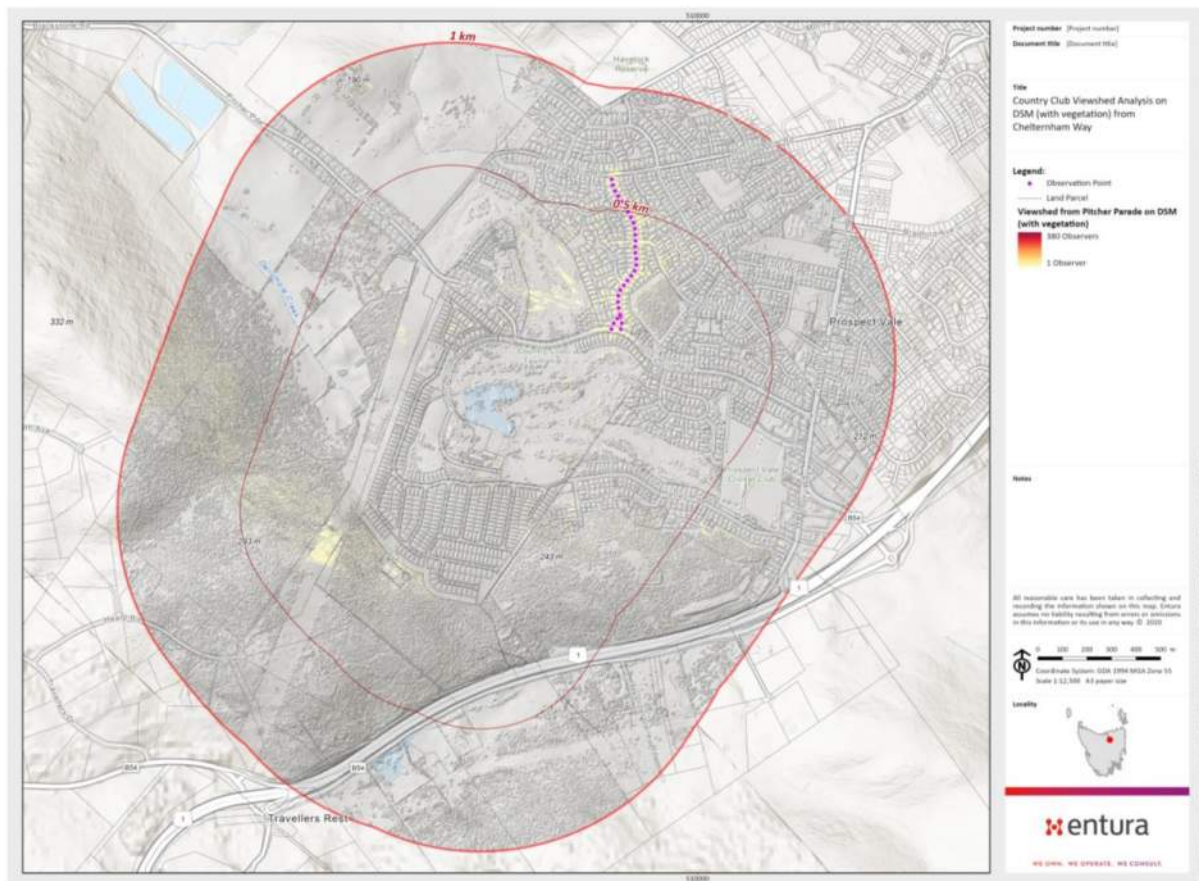


Figure 4.11: Viewshed analysis from Cheltenham Way

Meander Valley Road

Analysis of observation points along Meander Valley Road indicated that views from the road are largely restricted to the established residential areas along the road itself, as shown in Figure 4.12. There is some visibility to the southern fringes of the project area, however those areas are largely the existing vegetated hill face. There is also some visibility to a small portion of the site south of the existing Country Club building. Overall it is considered that the visual amenity from Meander Valley Road arising from the future development is very minor.

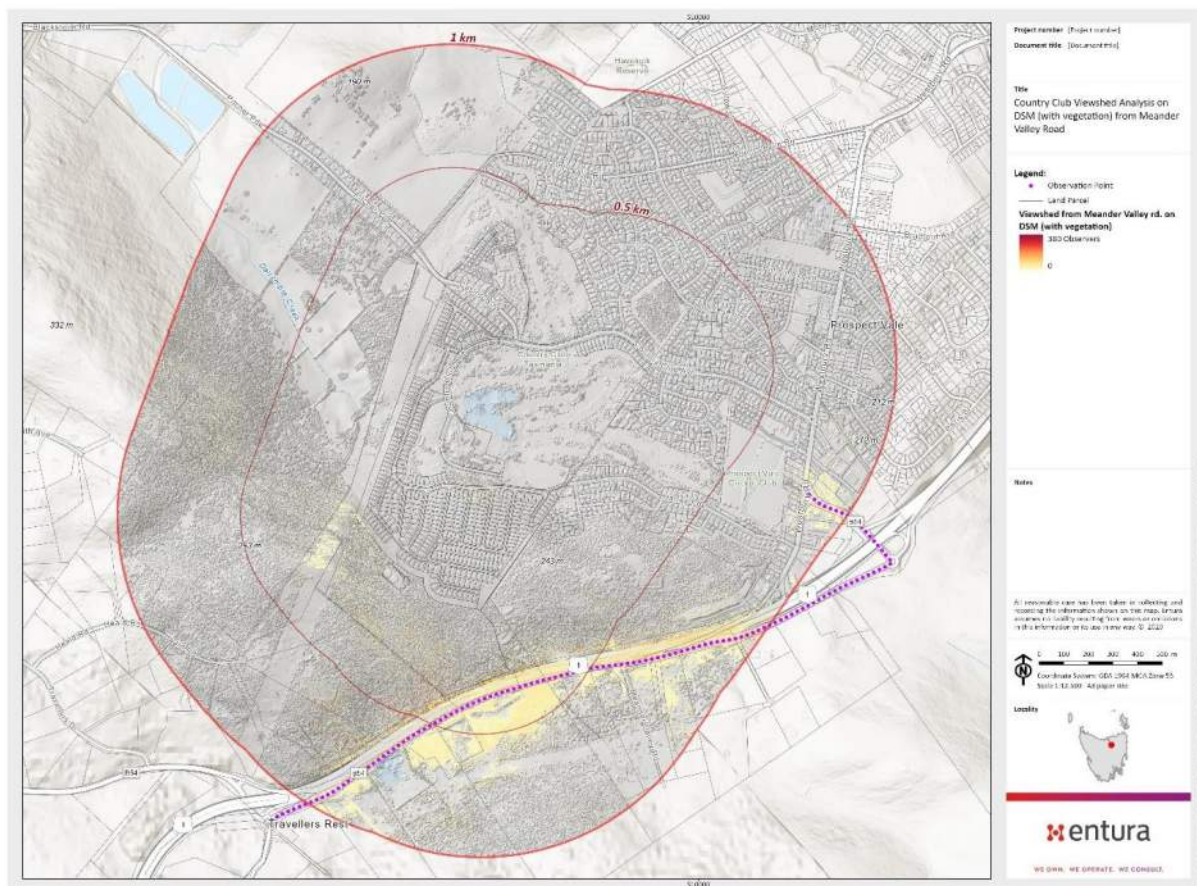


Figure 4.12: Viewshed analysis from Meander Valley Road

Westbury Road (relevant sections)

Analysis of observation points along relevant sections of Westbury Road indicated that views from the road are largely restricted to those they are already visible now, as shown in Figure 4.13. There is some visibility into some parts of the project area, including the area directly behind the existing Country Club building. There will be a minor change in the fabric of the area behind the building for observers given the area is currently vegetated, and is proposed to be cleared for residential development. There will also be visibility to areas on the southern fringe of the project area which is proposed to be a landscaped buffer between the residential development and existing fuel land. Considering the scale of impact on visual amenity with the scale of development, it is considered that the overall visual impact arising from the future development is minor.



Figure 4.13: Viewshed analysis from relevant sections of Westbury Road

4.3 Three-dimensional representation

In addition to the viewshed analysis, preliminary modelling has been undertaken, on the request of Kin Capital Pty Ltd, at areas of high interactivity that could be visually impacted by the future subdivision. Notably these are areas of the existing golf course with views to the hillside as shown in Figure 4.14.

The view from the northern end of the golf course onto the hillside with the proposed subdivision is vastly obstructed with existing and proposed vegetation as shown in Figure 4.15. Parts of the hillside is visible, however it is the undeveloped section of the hillside, noting that development is limited to approximately the 200m contour, while hillside and ridgeline reaches approximately 260m above sea level.

Views from Country Club Avenue, looking south onto the hillside, is modelled in Figure 4.16. As expected, the proposed dwellings immediately adjacent to the road will be visible, however due to the flat topography of that viewpoint, the sightlines are generally limited to the immediate surroundings – being the proposed dwellings and the golf course.

From the driving range, views in the southerly direction onto the hillside will result in some visibility of the subdivision as shown in Figure 4.17, however with the proposed landscaping screening, the impact is not anticipated to be severe.

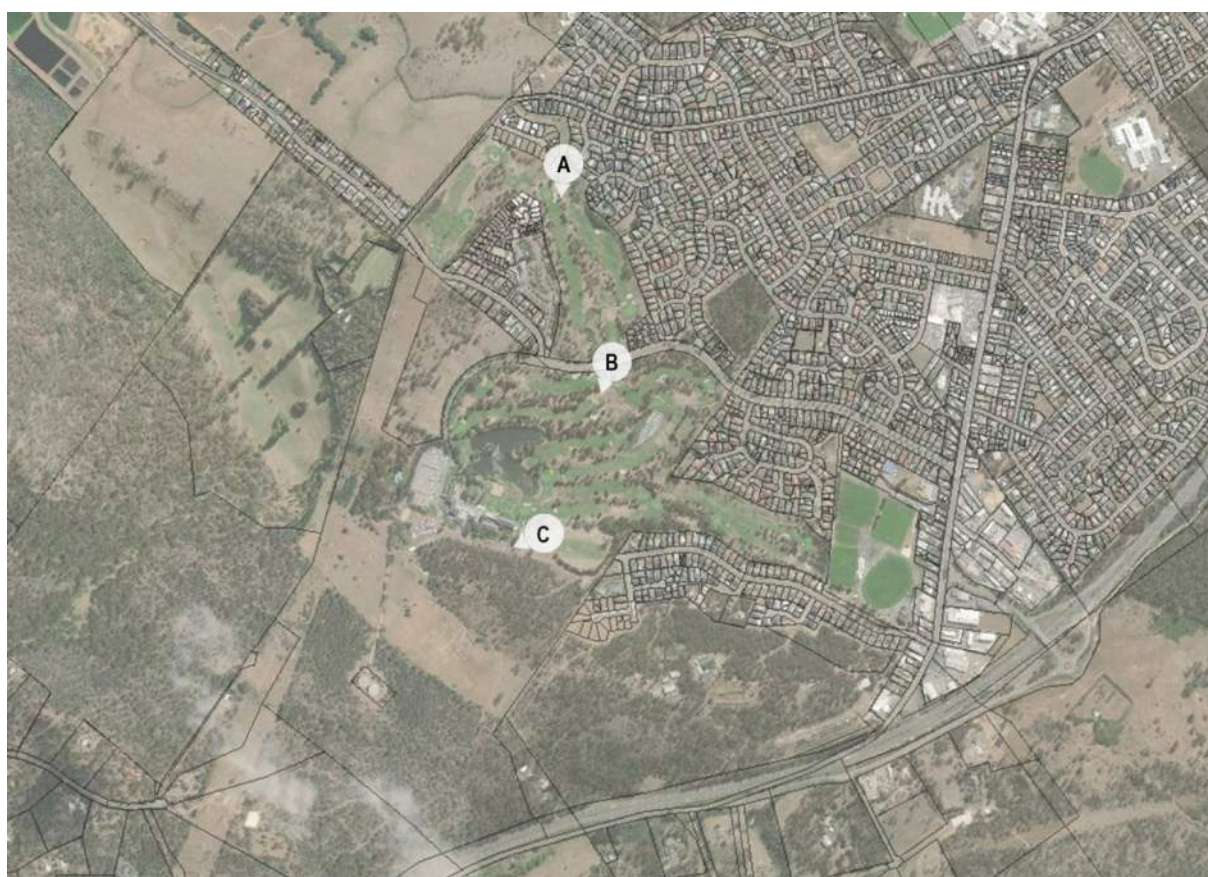


Figure 4.14: Location of high interactivity points for modelling



Figure 4.15: Modelled view from Point A – northern end of golf course

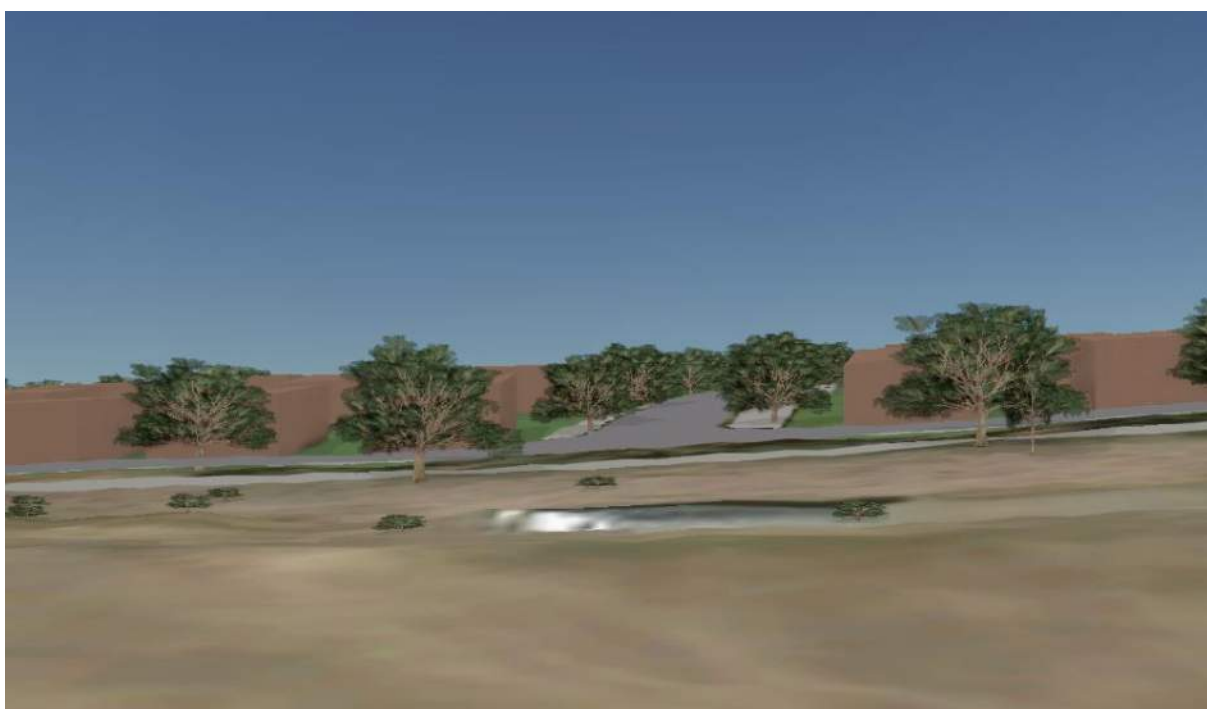


Figure 4.16: Modelled view from Point B – Country Club Avenue



Figure 4.17: Modelled view from Point C – existing driving range

In addition to the ground-level viewpoints, an aerial vantage point was taken replicating a similar view as shown in Figure 4.18. Incorporation of the proposed subdivision design, as shown in Figure 4.19, demonstrates that the scale is consistent with surrounding residential development – that being low-rise residential dwellings. With time, the landscaping will also break apart the hard infrastructure, resulting in a less of a visual impact to observers in the region.



Figure 4.18: Aerial image of greater Prospect Vale
(Base image source: Blackstone Heights Structure Plan)



Figure 4.19: Modelled image of greater Prospect Vale with incorporation of proposed subdivision

Further modelling is being undertaken to develop an interactive webscene with the proposed subdivision concept design and landscape masterplan. The webscene can be used for later stages of the development and any associated consultation activities.

5. Scheme assessment

The proposed future subdivision on the Country Club property is located entirely within the Meander Valley local government area. Any development is therefore subject to assessment under the *Meander Valley Interim Planning Scheme 2015 (MVIPS)*.

The planning scheme amendment application seeks to rezone parts of the site from 'Major Tourism' to 'General Residential' (Figure 5.1). Parts of the Country Club site to the south also contains the 'Scenic Management Overlay', which responds to part of Bass Highway that has been identified as a 'Scenic Corridor'.

While no development is being proposed as part of this planning amendment application, assessment against the relevant subdivision provisions of the Scenic Management Code has been made in Table 5.1 to demonstrate compliance.

Table 5.1: Assessment against Scenic Management Code provisions

Scheme provision	Response
E7.6 Development Standards	
E7.6.1 Scenic Management – Tourist Road Corridor	
A1 Development (not including subdivision) must be fully screened by existing vegetation or other features when viewed from the road within the tourist road corridor.	The tourist corridor (Bass Highway/Meander Valley Road) is located south of the Country Club site behind the ridgeline. The subdivision development will not extend further than the ridgeline to the north, and as a result any development will not generally be visible for users of the tourist corridor. The future subdivision also proposes landscaping in the form of street streets, lining arterial and feeder roads. This will provide for a vegetation buffering for viewers, particularly from a distance. The proposed subdivision satisfies A1.
A2 Subdivision must not alter any boundaries within the areas designated as scenic management – tourist road corridor.	The subdivision does not alter any boundaries within the areas, including within the area that covers the scenic management overlay. The proposed subdivision satisfies A2.



Appendices

A Proposed Landscape Masterplan



LEGEND	
	SITE BOUNDARY
	EXISTING GOLF COURSE
	EXISTING COUNTRY CLUB COMPLEX
	EXISTING ROAD
	ARRIVAL EXPERIENCE
	BUSHLAND RESERVE
	OPEN SPACE, ACTIVATED LANDSCAPE & BUSHFIRE BUFFER
	COUNTRY LANE CHARACTER ROAD
	PARK CONNECTOR ROAD
	STANDARD RESIDENTIAL STREET
	RETIREMENT VILLAGE
	REMNANT VEGETATION
	DETENTION BASIN
	TASWATER SITE

APPENDIX I: TRAFFIC IMPACT ASSESSMENT

PROVIDED BY: MIDSON TRAFFIC



Kin Capital Pty Ltd

Country Club Subdivision

Traffic Impact Assessment

December 2020



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1. Executive Summary

This report documents the findings of a preliminary traffic impact assessment (TIA) associated with a proposed development at the western end of Country Club Avenue.

The development consists of the following key components:

- 380-lot residential subdivision
- 100 dwelling retirement village
- Retail shopping village

The traffic generation of the fully developed site on the external road network is likely to be 4,712 vehicles per day, with a peak of 586 vehicles per hour. All traffic will utilise Country Club Avenue and disburse into the network via Cheltenham Way and Westbury Road. Access to Harley Parade will only be available for emergency vehicles, pedestrians and cyclists.

Country Club Avenue and Cheltenham Way have sufficient spare capacity to absorb the traffic generated by the development without any significant loss of efficiency.

The existing roundabout at Country Club Avenue/ Westbury Road is approaching capacity. The traffic generation associated with the proposed development, in conjunction with background traffic growth and other nearby developments, will result in the requirement to upgrade the roundabout to a signalised intersection.

The intersections of Casino Rise and Cheltenham Way with Country Club Avenue should be upgraded as a result of the increased traffic generation from the proposed development utilising Country Club Avenue.

The internal road network associated with the development has been designed in accordance with Council requirements, with a well-defined road hierarchy. The internal road network has been designed to provide a safe operating environment for all road users.

2. Introduction

2.1 Background

Midson Traffic were engaged by Kin Capital to prepare a traffic impact assessment for a proposed residential subdivision and commercial development at the western end of Country Club Avenue.

This report provides the high-level findings associated with the proposed development on the surrounding transport network. The findings of this report are intended to guide the detailed design and inform Council of the potential network impacts.

2.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should not only include general impacts relating to traffic management, but should also consider specific impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of State Growth (DSG) publication, *A Framework for Undertaking Traffic Impact Assessments*, September 2007. This TIA has also been prepared with reference to the Austroads publication, *Guide to Traffic Management*, Part 12: *Traffic Impacts of Developments*, 2019.

Land use developments generate traffic movements as people move to, from and within a development. Without a clear understanding of the type of traffic movements (including cars, pedestrians, trucks, etc), the scale of their movements, timing, duration and location, there is a risk that this traffic movement may contribute to safety issues, unforeseen congestion or other problems where the development connects to the road system or elsewhere on the road network. A TIA attempts to forecast these movements and their impact on the surrounding transport network.

A TIA is not a promotional exercise undertaken on behalf of a developer; a TIA must provide an impartial and objective description of the impacts and traffic effects of a proposed development. A full and detailed assessment of how vehicle and person movements to and from a development site might affect existing road and pedestrian networks is required. An objective consideration of the traffic impact of a proposal is vital to enable planning decisions to be based upon the principles of sustainable development.

2.3 Statement of Qualification and Experience

This TIA has been prepared by an experienced and qualified traffic engineer in accordance with the requirements of Council's Planning Scheme and The Department of State Growth's, *A Framework for Undertaking Traffic Impact Assessments*, September 2007, as well as Council's Planning Scheme requirements.

The TIA was prepared by Keith Midson. Keith's experience and qualifications are briefly outlined as follows:

- 25 years professional experience in traffic engineering and transport planning.

- Master of Transport, Monash University, 2006
- Master of Traffic, Monash University, 2004
- Bachelor of Civil Engineering, University of Tasmania, 1995
- Engineers Australia: Fellow (FIEAust); Chartered Professional Engineer (CPEng); Engineering Executive (EngExec); National Engineers Register (NER)

2.4 Project Scope

The project scope of this TIA is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Review of the parking requirements of the proposed development. Assessment of this parking supply with Planning Scheme requirements.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

2.5 Subject Site

The subject site is located at the western end of Country Club Avenue.

The subject site and surrounding road network is shown in Figure 1.

Figure 1 Subject Site & Surrounding Road Network

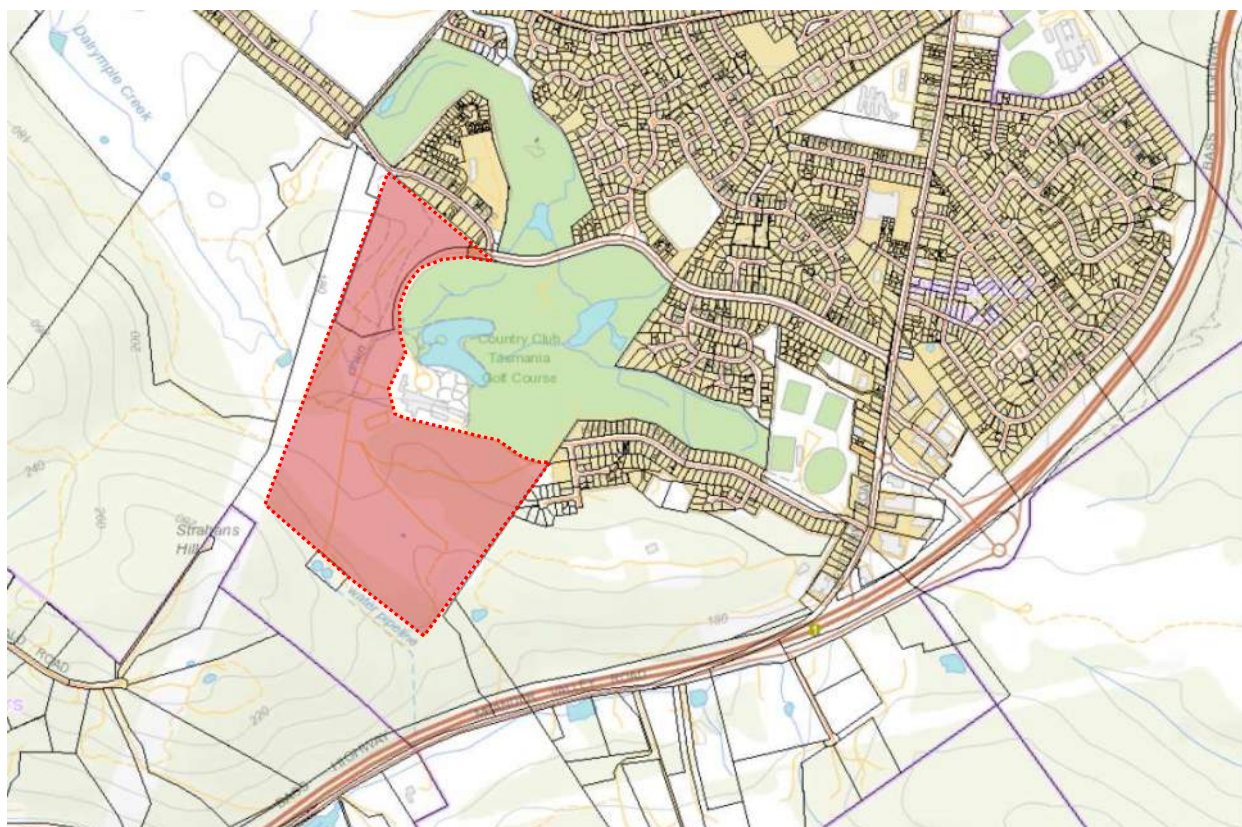


Image Source: LIST Map, DPIPW

2.6 Reference Resources

The following references were used in the preparation of this TIA:

- Meander Valley Interim Planning Scheme, 2013 (Planning Scheme)
- Austroads, *Guide to Traffic Management*, Part 12: *Traffic Impacts of Developments*, 2019
- Austroads, *Guide to Road Design*, Part 4A: Unsignalised and Signalised Intersections, 2017
- Department of State Growth, *A Framework for Undertaking Traffic Impact Assessments*, 2007
- Roads and Maritime Services NSW, *Guide to Traffic Generating Developments*, 2002 (RMS Guide)
- Roads and Maritime Services NSW, *Updated Traffic Surveys*, 2013 (Updated RMS Guide)
- Australian Standards, AS2890.1, *Off-Street Parking*, 2004 (AS2890.1:2004)

3. Existing Conditions

3.1 Transport Network

For the purposes of this report, the transport network consists of Country Club Avenue, Harley Parade, Cheltenham Way and Westbury Road.

3.1.1 Country Club Avenue

Country Club Avenue is a minor collector road providing access to the Country Club Casino, as well as the suburb of Blackstone Heights via Casino Rise. It is a wide road with access from Westbury Road by means of a three-legged roundabout. In the vicinity of Westbury Road Country Club Avenue is in a predominantly residential Area.

Traffic volumes for Country Club Avenue are approximately 8,000 vehicles per day between Westbury Road and Cheltenham Way, with an 85th percentile speed of around 60-km/h.

Figure 2 Country Club Avenue



The traffic volumes on Country Club Avenue vary along its length as shown in Figure 3. Traffic utilising Country Club Avenue is disbursed between Westbury Road and Cheltenham Way. Cheltenham Way connects between Country Club Avenue and Mount Leslie Road, providing north-south connectivity to the west of Westbury Road.

It is noted that Council intend to construct intersection improvements at the intersection of Country Club Avenue and Las Vegas Drive. The works include the installation of a dedicated right turn lane, pedestrian refuge islands and upgraded access ramps.

Figure 3 Country Club Avenue Traffic Volumes

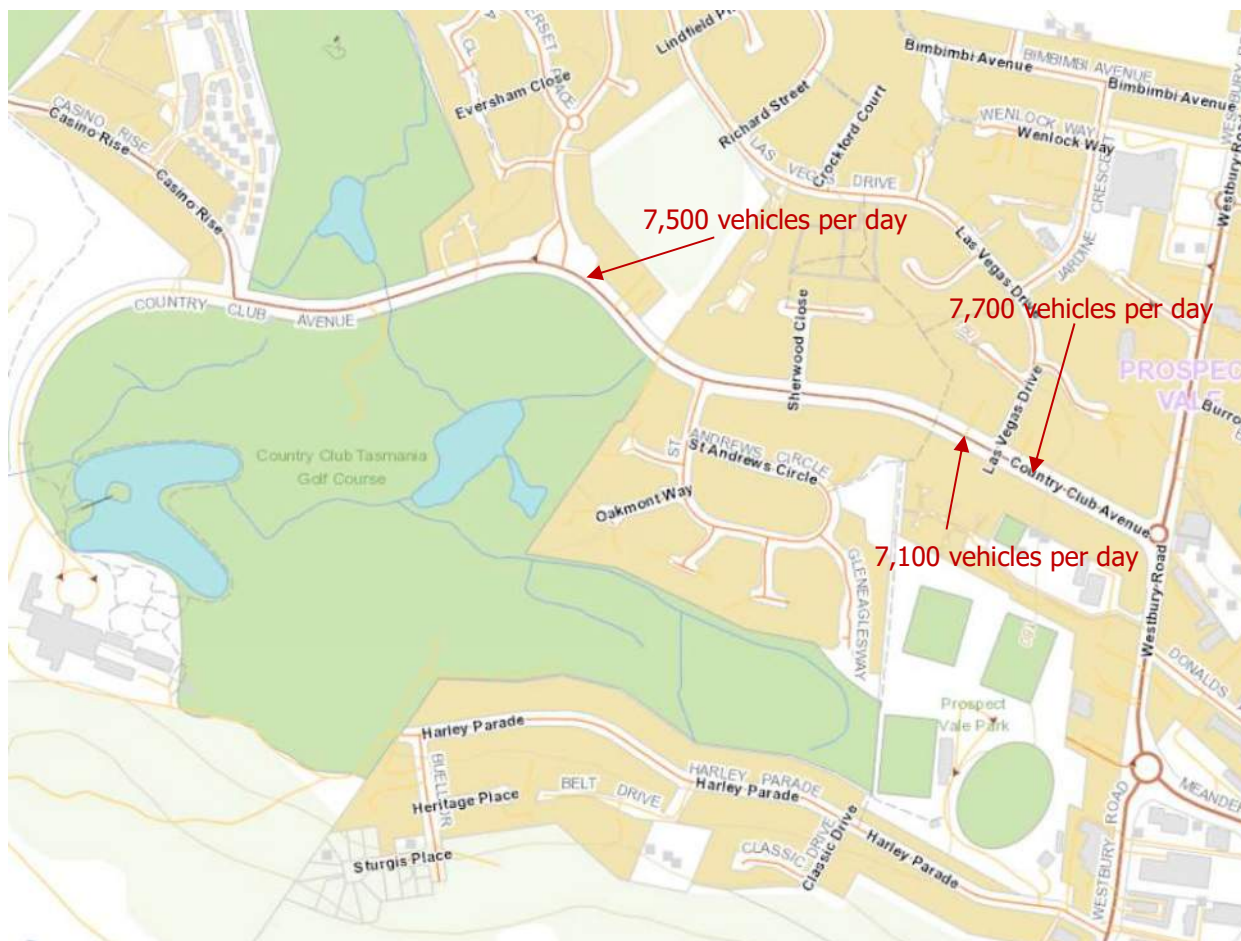


Image Source: LIST Map, DPIPWE

3.1.2 Harley Parade

Harley Parade is a short local access road that services several residential and commercial properties along its length. It currently provides the primary access to the subject site.

Harley Parade carries approximately 800 vehicles per day west of Westbury Road.

3.1.3 Cheltenham Way

Cheltenham Way is a residential minor collector road that connects between Country Club Avenue and Mt Leslie Road. It has two roundabouts along its length (Somerset Place and Las Vegas Drive).

The intersection of Cheltenham Way and Country Club Avenue has separated entry and exit lanes as shown in Figure 4.

Figure 4 Cheltenham Way/ Country Club Avenue Intersection



Image Source: LIST Map, DPIPWE

3.1.4 Westbury Road

Westbury Road is a major collector road that connects between Bass Highway and the City of Launceston, providing access to the suburbs of Prospect, Prospect Vale, Blackstone Heights and, to a lesser extent, Summerhill. Near the subject site, Westbury Road is a two-lane, two-way road with good pedestrian footpath provision and limited on-street parking.

Westbury Road carries approximately 2,500 vehicles per day near Harley Parade and has a speed limit of 60-km/h. The traffic volume of Westbury Road increases to approximately 15,000 vehicles per day to the north of Country Club Avenue.

Westbury Road at the Country Club Avenue roundabout is shown in Figure 5.

Figure 5 Westbury Road/ Country Club Avenue Roundabout



3.2 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.

Crash data was obtained from the Department of State Growth for a 5+ year period between 1st January 2015 and 30th September 2020 for the full length of Country Club Avenue, the full length of Harley Parade, and Westbury Road between Country Club Avenue and the Bass Highway.

The findings of the crash data is summarised as follows:

Country Club Avenue

- A total of 14 crashes were reported in Country Club Avenue.
- Severity. 4 crashes involved minor injury; 3 crashes involved first aid at the scene; 7 crashes involved property damage only.
- Time of day. The majority of crashes were reported between 7:00am and 7:00pm (12 crashes). 1 crash was reported at 4:30am and 1 crash was reported at 9:33pm.
- Day of week. Saturdays had the highest crash frequency with 5 reported crashes. 2 crashes were reported on Tuesdays, Wednesdays, Fridays and Sundays. 1 crash was reported on a Monday. No crashes were reported on Thursdays. The crash trends by day of week is shown in Figure 6.

- Crash types. The most frequent crash types were rear-end related crashes (6 total, including 2 x 'rear-end', 3 x 'right-rear', and 1 x 'left-rear'). 'Cross-traffic' was the next most common crash type with 3 reported crashes.
- Vulnerable road users. 2 crashes involved motorcycles.
- Crash locations. 4 crashes were reported at the Las Vegas Drive intersection; 3 crashes were reported at the Westbury Road roundabout; 1 crash was reported at the Casino Rise intersection; and 5 crashes were reported at mid-block locations. The crash locations are shown in Figure 7.

Harley Parade

- 1 crash was reported in Harley Parade.
- The crash occurred at 7:30pm on 9th August 2015. It involved a single vehicle losing control on the carriageway west of the Classic Drive intersection, resulting in serious injury.

Westbury Road

- A total of 14 crashes were reported in Westbury Road.
- Severity. 1 crash involved serious injury; 1 crash involved minor injury; 12 crashes involved property damage only.
- Time of day. The majority of crashes were reported between 7:00am and 7:00pm (10 crashes). 2 crashes were reported prior to 7:00am and 2 crashes were reported after 7:00pm.
- Day of week. No clear crash trend was noted by day of week. 3 crashes were reported on Wednesdays and Saturdays; 2 crashes were reported on Tuesdays, Thursdays, Fridays and Sundays; no crashes were reported on Mondays.
- Crash types. No clear crash trends were noted.
- Vulnerable road users. 2 crashes involved motorcycles (both occurred at midblock locations); 1 crash involved a bicycle (at the intersection of Meander Valley Road).
- Crash locations. 3 crashes were reported at the Meander Valley Road junction; 3 crashes were reported at the Country Club Avenue roundabout (on the Westbury Road approaches); 1 crash occurred at the Donalds Avenue intersection; 7 crashes were reported at midblock locations.

The crash rate is considered to be typical of a high volume road network (Westbury Road and Country Club Avenue) and does not indicate that there are any pre-existing road safety deficiencies in the transport network that may be exacerbated by traffic generated by the proposed development. The higher crash rate on Saturdays in Country Club Avenue may be attributed to recreational traffic associated with the Casino and nearby sporting venues.

Figure 6 Country Club Avenue Crashes by Day of Week

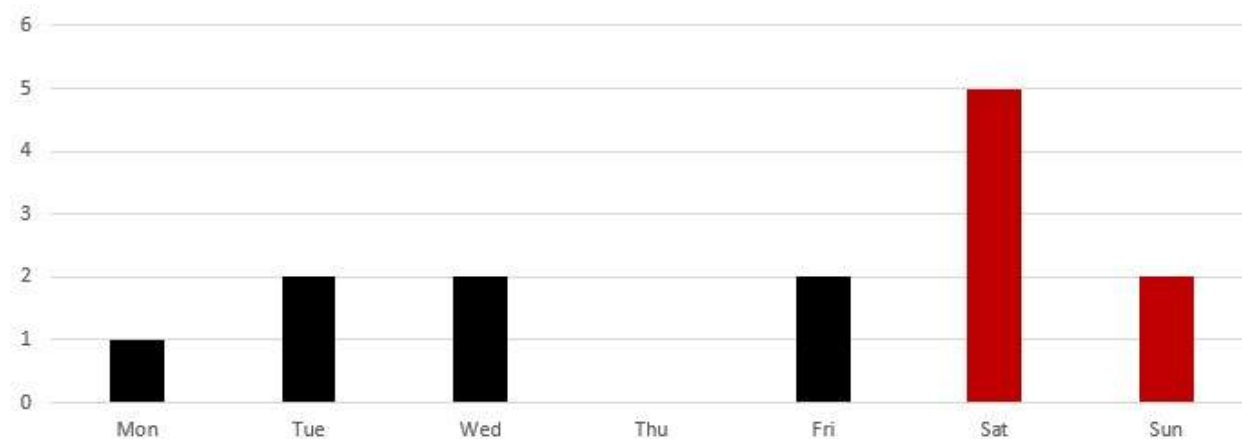


Figure 7 Crash Locations



Source: Department of State Growth

4. Proposed Development

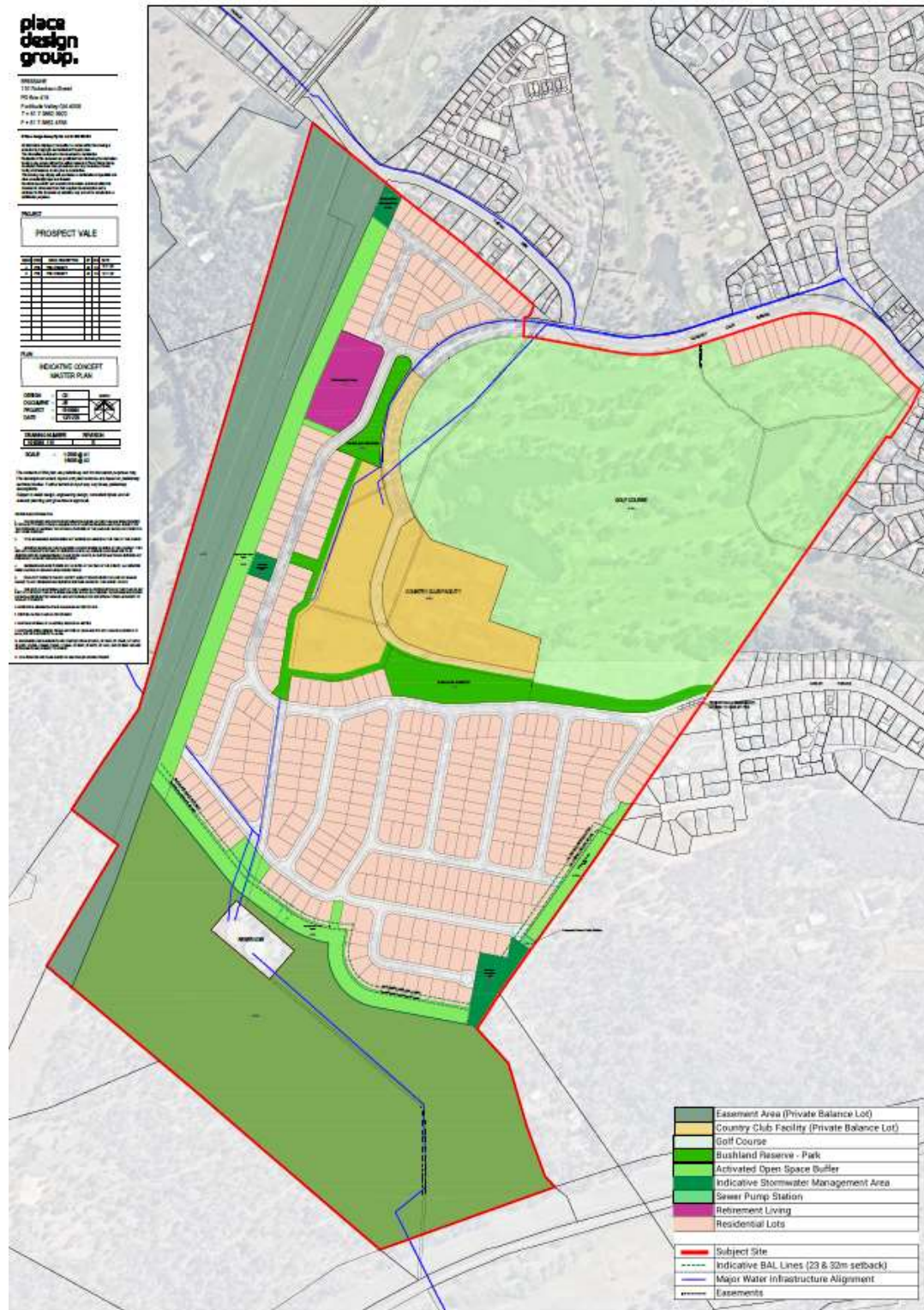
4.1 Development Proposal

At a high-level, the proposed development includes the following components:

- Residential subdivision with 380 lots.
- Retirement village with approximately 100 units.
- Retail village. This is likely to consist of a small grocer and café with potential for other components such as a medical centre or child care centre.

The proposed development areas are shown in Figure 8.

Figure 8 Proposed Development Plans



5. Traffic Impacts

5.1 Traffic Generation

The traffic generation rates associated with the development were sourced from the RMS Guide and from similar developments.

5.1.1 Residential Component Traffic Generation

The RMS Guide (updated surveys) states the following traffic generation rates for residential developments:

- Daily vehicle trips 7.4 per dwelling
- Weekday peak hour vehicle trips 0.78 per dwelling

This equates to approximately 2,812 vehicles per day with a peak of 396 vehicles per hour.

5.1.2 Retirement Village

The RMS Guide recommends a rate of 1 to 2 vehicle trips per day per dwelling, with a peak of 0.1 to 0.2 trips per hour per dwelling.

This equates to 150 vehicles per day with a peak of 15 vehicles per hour (assuming a rate of 1.5 trips per day per unit and a peak of 0.15 trips per hour per unit).

5.1.3 Retail Village

Traffic generation rates were sourced from similar commercial/ retail hubs such as Hill Street, Devonport and Hill Street, Sandy Bay. Traffic surveys undertaken by Midson Traffic of these sites indicate that typical peaks are likely to be 250 vehicles per hour (evening commuter peak), with a daily generation of 2,500 vehicles per day.

It is noted that the retail village will service the local area. Many of the generated trips would therefore be local trips that will not access the external road network (ie. will not access Westbury Road, but would be a trip between a residential lot within the proposed development and the retail village). Similarly, many of the trips are likely to be shared trips whereby a trip may include a visit to the retail village on the journey from work to home (ie. a trip that would occur on the external road network irrespective of whether the retail village was there or not).

A discount rate of 30% of the retail village traffic generation has been applied to account for the internal trips and shared trips. The net traffic generation applied to the external road network is therefore 1,750 vehicles per day, with a peak of 175 vehicles per hour.

5.1.4 Total Traffic Generation

The total traffic generation of the development is 5,462 vehicles per day with a peak of 661 vehicles per hour.

The traffic generation that will access the external road network from Country Club Avenue (predominantly Westbury Road and Cheltenham Way) is 4,712 vehicles per day with a peak of 586 vehicles per hour.

The balance of the total traffic generation (750 vehicles per day/ 75 vehicles per hour peak) relates to local trips within the subject site. These trips include trips between households and other land use components within the site that may include the proposed retail village (noting that this includes direct trips, not linked or shared trips as these have already been included in the calculations in Section 5.1.3), Country Club Casino (staff, visitors, etc), golf course, other residences within the site, recreational areas, etc.

5.2 Trip Distribution

All traffic will access the external road network via Country Club Avenue. The estimated traffic generation distribution within the network is shown in Figure 9.

The proposed development's internal road network also provides a connection to Harley Parade. This connection will be for emergency vehicles, pedestrians and cyclists only. This is shown in Figure 10.

It is noted that some traffic generated by the development will travel to/ from the Blackstone Heights region (via Casino Rise, Blackstone Road, etc). For the purposes of this report this has not been assessed. The assumption that all traffic accessing the external road network via Country Club Avenue provides a 'worst-case' scenario in determining traffic impacts in the surrounding road network.

Figure 9 Traffic Generation Network Distribution Estimates

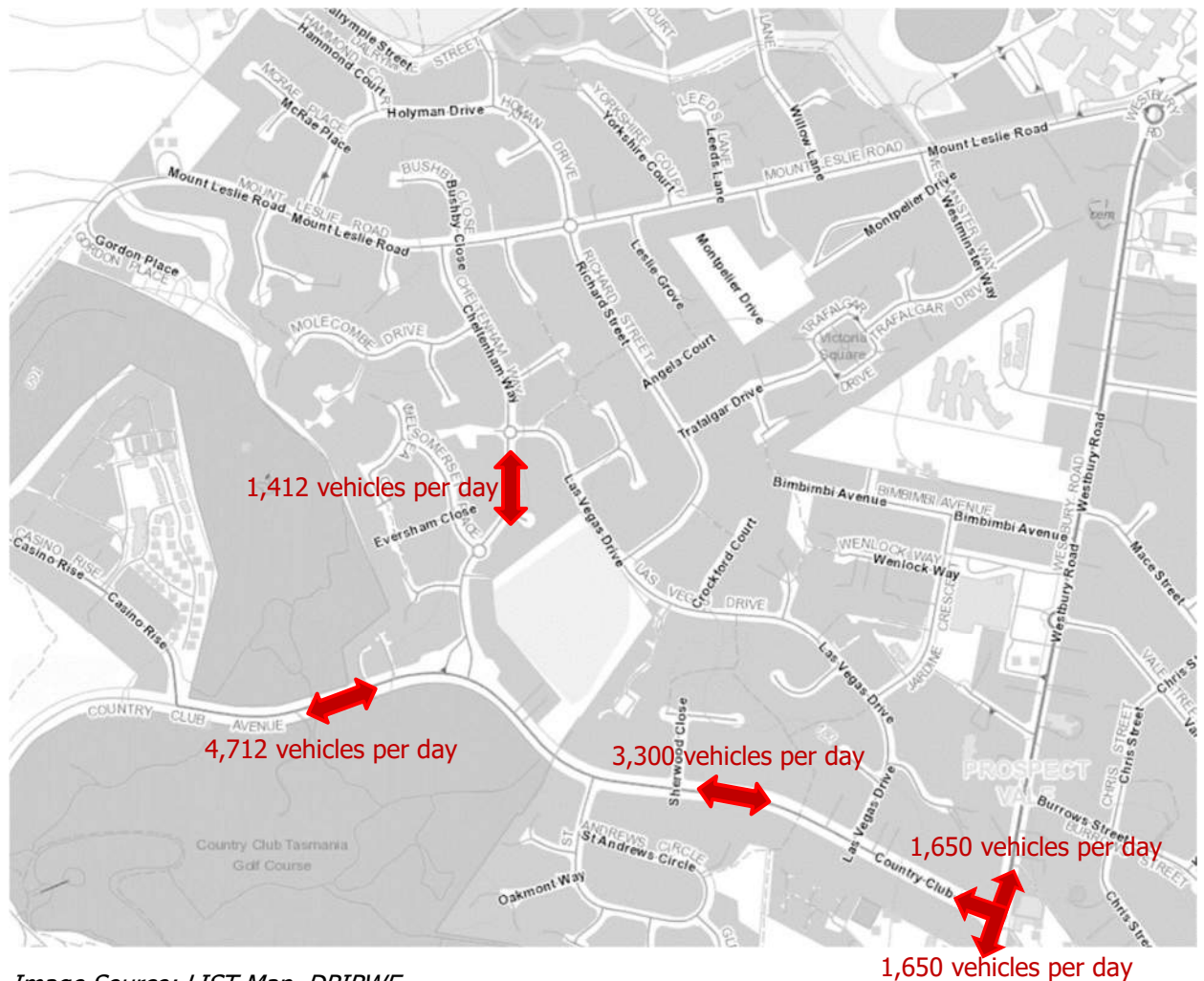


Image Source: LIST Map, DPIWE

Figure 10 Harley Parade Connection



5.3 Network Impacts

5.3.1 Country Club Avenue/ Westbury Road Impacts

The proposed development will generate a moderately large amount of traffic on the transport network. The key issue will be the impacts at the Westbury Road/ Country Club Avenue roundabout.

There have been numerous studies in recent years that have investigated the capacity of the roundabout under future traffic loading associated with land use development. The development subject of this report has been factored into these assessments, as have other developments that include a shopping centre that would form a new leg of the roundabout, as well as the expansion of Prospect Vale Park.

Previous SIDRA Intersection modelling of the roundabout was undertaken by Midson Traffic for Meander Valley Council. The modelling investigated numerous scenarios including future development in Country Club Avenue.

The modelling indicated that modifications to the roundabout will be required to cater for future traffic growth in the network, as well as the swept paths of larger vehicles. The most appropriate modification to the intersection to cater for future traffic growth is the removal of the roundabout and replacement with traffic signals. The requirement for traffic signals will be a combined impact from various nearby known developments in addition to the development subject of this report.

5.3.2 Cheltenham Way Impacts

It is estimated that approximately 30% of traffic generation will utilise Cheltenham Way from Country Club Avenue (approximately 1,412 vehicles per day, with a peak of 176 vehicles per hour). This link provides accessibility to Mt Leslie Road and the northern extents of Westbury Road. The majority of this traffic will access Mt Leslie Road (including St Patricks College) and Westbury Road (with majority of traffic travelling to/ from the north on Westbury Road via Mt Leslie Road).

It is noted that the link between Cheltenham Way and the Mt Leslie Road/ Westbury Road roundabout is 1.8-km, compared to the route utilising Country Club Avenue to the same location on Westbury Road being 2.2-km/h. The traffic calming measures along the Cheltenham Way route will reduce the attractiveness of the route (through reduction of travel times due to roundabout delays and right turn delays at the Mt Leslie Rd junction, right turn delays turning into Country Club Avenue, etc). These routes are shown in Figure 11.

Figure 11 Westbury Road Northbound Routes

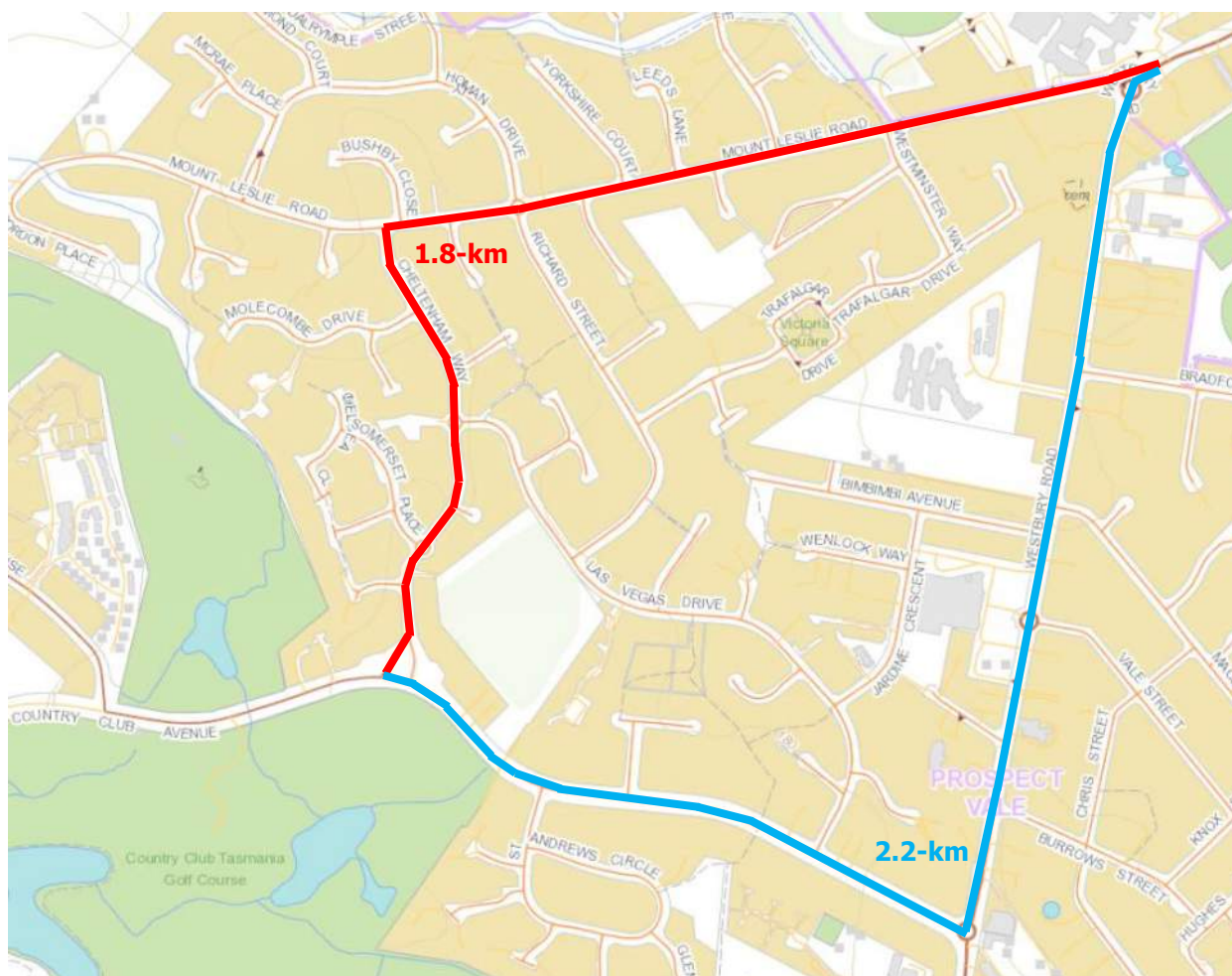


Image Source: LIST Map, DPIPWE

A high-level intersection assessment was undertaken of the intersection of Country Club Avenue and Cheltenham Way using SIDRA Intersection analysis software. SIDRA uses complex analytical traffic models coupled with iterative approximation technique to provide estimates of capacity and performance of intersections. SIDRA is endorsed as a modelling tool by Austroads.

The key outputs of the SIDRA modelling are defined as follows:

- Average delay for all vehicles (s)
The average delay in seconds for all vehicles taking into account how many vehicles are performing each manoeuvre and the average delay for that movement.
- Worst movement average delay (s)
The average delay in seconds for all vehicles undertaking the movement with the highest average delay.
- 95th percentile queue length (m)
The queue length in metres not exceeded 95% of the time for the lane with the highest queue length.
- Average level of service (LOS)
The average level of service for all vehicles taking into account how many vehicles are performing each manoeuvre and the level of service for that movement.

Level of service is a representation of average delay and describes the quality of traffic service in terms of 6 levels with level of service A (LOS A) representing the best operating condition (i.e. at or close to free flow) and level of service F (LOS F) representing the worst (i.e. forced flow).

In general, the target level of service in an urban environment such as the subject site is level of service D (LOS D).
- Worst movement level of service
The level of service for all vehicles undertaking the movement with the worst level of service.

The LOS measurement criteria used in SIDRA modelling is summarised in Table 1.

Table 1 SIDRA Level of Service Criteria

LOS	Average Delay per vehicle (s/veh)	Traffic Signals/ Roundabout	Give Way and Stop Signs
LOS A	< 14	Good operation, ideal flow conditions	Good operation, ideal flow conditions
LOS B	15 – 28	Good operation with acceptable delays and spare capacity	Good operation with acceptable delays and spare capacity
LOS C	29 – 42	Satisfactory operating conditions.	Satisfactory operating conditions.
LOS D	43 – 56	Operating near capacity. Generally accepted limit for urban peak periods.	Operating near capacity. Generally accepted limit for urban peak periods.
LOS E	57 – 70	At capacity.	At capacity, requires alternative traffic management control method.
LOS F	> 70	Forced flow conditions.	Forced flow conditions.

Traffic data for the intersection was estimated using available data for the surrounding network superimposed with traffic generated by the proposed development. The analysis indicates that the key issue for the junction is the right turn from Cheltenham Way to Country Club Avenue during both peak periods (resulting in a Level of Service of D or E and lengthy delays for this approach).

This delay is likely to result in a highly directional flow of traffic generation utilising Cheltenham Way in a northbound direction (existing the subject site), with little traffic generation travelling in a southbound direction (accessing the subject site). In some respects this will limit the 'attractiveness' of this section of the local road network, providing a higher preference for Country Club Avenue to access Westbury Road.

The road link of Cheltenham Way can absorb this traffic without any significant loss of efficiency however the relative increase in traffic volume using Cheltenham Way is likely to be high.

The increase in traffic on all approaches to the Cheltenham Way/ Country Club Avenue junction may require intersection upgrades in the form of the following potential options:

- Install right turn lanes in Cheltenham Way and Country Club Avenue. The provision of right turn lanes on these approaches to the intersection will separate turning movements and reduce delays for traffic following right turning vehicles.
- Installation of a roundabout. There is sufficient area for the construction of a roundabout at this location due to the wide traffic island between the entry and exit lanes for Cheltenham Way. A roundabout will provide a relatively safe intersection control and improve access conditions for Cheltenham Way. This option will increase travel times along the Country Club Avenue corridor.

5.3.3 Country Club Avenue/ Casino Rise

The intersection of Country Club Avenue and Casino Rise provides access to the Blackstone Heights area. The intersection is currently a simple T-junction with no dedicated turn lanes.

The increased traffic generation on Country Club Avenue is likely to result in the requirement for the installation of a right turn lane from Country Club Avenue to Casino Rise.

5.4 Internal Road Network Assessment

5.4.1 Road Widths

Council relies on the design criteria of LGAT Tasmanian Standard Drawings and Subdivision Guidelines, 2013. The requirements for residential subdivision roads are reproduced in Table 2. The following standards are applicable to the design of the internal road network associated with the development proposal:

- Road design should be in accordance with Austroads Guidelines.
- LGAT Standard Drawings and Tasmanian Subdivision Guidelines.

Table 2 LGAT Standard Drawings – Road Requirements, Residential

ROAD TYPES	ROAD TYPE	ROAD LENGTH / NUMBER OF TENEMENTS	MINIMUM ROAD WIDTH	MINIMUM RESERVATION WIDTH	MINIMUM FOOTPATH REQUIREMENTS
1 – Arterial	Detail design required				
2 – Sub Arterial					
3 – Collector	Through Road	Any length	11.0m	20.0m	Both Sides
4 – Local	Through Road	Any length	8.9m	18.0m	One Side Only
	Cul-De-Sac	Length > 150m	8.9m	18.0m	One Side Only
	Cul-De-Sac	Length ≤ 150m and / or No. of equiv. tenements ≤ 15	6.9m	15.0m	One Side Only

In this case, the proposed development has an internal road hierarchy consisting of collector roads and local roads.

The applicable minimum road widths within the internal road network have therefore been designed as follows:

- Collector roads 20 metre road reservation width, 11 metre road width.
- Local road (through road) 18 metre road reservation width, 8.9 metre road width.
- long cul-de-sac 18 metre road reservation width, 8.9 metre road width.
- Short cul-de-sac 15 metre road reservation width, 6.9 metre road width.

The existing construction of Country Club Avenue has a 30 metres road reservation width at its connection with the subject site. The road pavement width is 11 metres. The proposed internal road network will provide a consistent connection with the existing construction of Country Club Avenue.

5.4.2 Traffic Management

The internal road network will provide the following key components:

- A roundabout at the entry point connecting to Country Club Avenue. This will provide traffic calming and an appropriate 'entry point' treatment to the interface between the Country Club Casino, retirement village and residential land uses.
- T-junctions are used throughout the road network (no four-way intersections have been incorporated into the design, which provide a lower level of safety).
- The network has been designed to minimise long, straight lengths of road to reduce vehicle speeds.

6. Parking Assessment

6.1 Car Parking Provision

This report details the findings of a high-level assessment of the land uses that will generate traffic on the network. The proposed development does not provide detail of parking provision for any of its components.

The detailed design of the retirement village and retail components of the development will require an adequate level of on-site car parking in accordance with Planning Scheme requirements.

The subdivision component of the development does not specifically require parking, however the eventual construction residential dwellings will need provide on-site parking for each lot in accordance with Planning Scheme requirements.

In addition to the on-site car parking provided by each of the components of the development, the internal road design will also provide on-street car parking.

7. Conclusions

This preliminary traffic impact assessment (TIA) investigated the high-level traffic impacts of a proposed residential subdivision, retirement village and shopping village at the western end of Country Club Avenue.

The key findings of the preliminary TIA are summarised as follows:

- The traffic generation of the fully developed site on the external road network is likely to be 4,712 vehicles per day, with a peak of 586 vehicles per hour.
- The Country Club Avenue/ Westbury Road roundabout is approaching capacity. The traffic generation associated with the proposed development, in conjunction with background traffic growth and other nearby developments, will result in the requirement to replace the roundabout with a signalised intersection.
- The additional traffic on the Country Club Avenue corridor may result in the requirement for the upgrade of the Cheltenham Way intersection. This may be in the form of right turn lanes on the westbound approach of Country Club Avenue and the southbound approach of Cheltenham Way; or the construction of a roundabout.
- The additional traffic on the Country Club Avenue corridor is likely to result in the requirement for the installation of a right turn lane from Country Club Avenue to Casino Rise.

Based on the findings of this report the proposed development is supported on traffic grounds.

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