

PLANNING AUTHORITY 1

Reference No. 33/2021

AMENDMENT 4/2020 – 100 COUNTRY CLUB AVENUE, PROSPECT VALE

AUTHOR: Jo Oliver
Senior Strategic Planner

1) Recommendation

It is recommended that Council:

1. Pursuant to Sections 33.(3) and 34.(1)(a) of the former provisions of the Land Use Planning and Approvals Act 1993, initiate Draft Amendment 4/2020 to the Meander Valley Interim Planning Scheme 2013 to:

- a) rezone part of 100 Country Club Avenue, Prospect Vale (CT's 119422/1& 33678/1) from Major Tourism Zone to General Residential Zone; and***
- b) insert a Specific Area Plan as F9 Country Club Specific Area Plan,***

in accordance with the certification document at Attachment 1.

2. Pursuant to Section 35.(1)(b), modify the draft amendment by:

- a) amending the title of the Specific Area Plan to 'F9 Country Club Specific Area Plan' together with consequential clause numbering changes;***
- b) amending section CCE-SF6.8.1 Lot Design – to include a standard to activate the subdivision components (as modified by 2c) and 2d) below) in Figure SF6.1 – SAPF6;***
- c) amending Figure SF6.1 – SAPF6 to include an area of public open space in the Specific Area Plan, over the top of central ridgeline; and***
- d) amending Figure SF6.1 – SAPF6 to show the northern internal road extending to the north west boundary corner on the Pitcher Parade frontage,***

in accordance with the certification document at Attachment 1.

3. Pursuant to Section 35.(1)(b), certify the modified draft amendment as being in accordance with Sections 30O. and 32. of the Act.

2) Officers Report

This item was discussed at Council workshop on 19 January 2021.

An application has been made under Section 33 of the *Land Use Planning and Approvals Act* (LUPAA) 1993 by Niche Planning Studio, on behalf of Kin Capital and Federal Group, for an amendment to the Meander Valley Interim Planning Scheme 2013 to:

- Rezone 44 hectares of land at 100 Country Club Avenue, Prospect Vale from Major Tourism Zone to General Residential Zone; and
- Insert a Specific Area Plan over the land to provide for the key features of a residential estate.

Summary Conclusions

The draft amendment is generally in accordance with the requirements of the Land Use Planning and Approvals Act 1993 and is recommended for initiation, subject to modifications.

The recommended modifications provide for refinement of the proposal in response to local planning strategy to create a high quality residential environment.

The proposal is integral to the long-term, strategic planning framework for residential growth at Prospect Vale, articulated in the Community Priorities and Planning Strategies of the *Prospect Vale – Blackstone Heights Structure Plan* (Structure Plan) 2015 to:

- provide for high quality, cohesive and well-connected residential areas into the future through an improved road network and pedestrian access, in close proximity to key services and public transport;
- provide good quality public and private recreation opportunities in a well-connected network;
- respect the landscape characteristics that are valued by the local community; and
- provide for housing choice that meets the needs of various market segments.

To ensure the best development outcomes into the future in accordance with the Structure Plan, it is recommended that the draft amendment be modified to:

1. Designate a useable area of public open space to provide for accessible and safe, passive recreation opportunities that have a high degree of amenity, that is available to all members of the community.

It is considered that the best area to achieve this is the flatter land along the top of the central ridgeline. In taking this land as public open space, it serves a dual purpose in enhancing the visual landscape outcomes through native vegetation retention along the top of the central ridgeline toward the centre of the development area (refer Figure 5 and Photos 1 to 7); and

2. Include the extension of the northern internal road through to Pitcher Parade to ensure that future development can make efficient connection to future improvements to the road network (refer pages 37 and 38).
3. Make technical adjustments to the Specific Area plan text to give statutory effect to the components of the Specific Areas plan map, including the modifications outlined above.

Overall, the proposed rezoning for residential development is a logical expansion of the existing urban environment at Prospect Vale and is located within the Urban Growth Corridor delineated in the Northern Tasmania Regional Land Use Strategy (NTRLUS) 2018. The draft amendment supports the key objectives of the NTRLUS for Urban Growth Areas to achieve a balanced settlement pattern, maximise the use of infrastructure and have ready access to services and employment. Notably, there is demand from key market segments, such as second and third home buyers, which has not been met and is currently experiencing shortages in the Greater Launceston context.

As demonstrated in the application, the development facilitated by the draft amendment will provide much needed housing in an area with strong demand, but declining availability of active subdivisions.

Assessment

The application is supported by a report prepared by the applicant that provides the detail of the proposal and addresses the requirements of the LUPAA. The report is included at Attachment 3 and forms the basis of Council's consideration

of the draft amendment. The concept subdivision layout and landscape masterplan is shown below in Figure 1.

The application report includes a number of appendices with those of technical relevance being:

- **Appendix D: Residential Land Supply Assessment – Urban Enterprise**
This assessment concludes that the draft amendment would provide much needed housing in an area with strong demand, but a declining availability of development sites and active subdivisions.
- **Appendix E: Site History Statement – Entura**
This assessment has analysed the site history and concludes that the site is not at risk of historic contamination.
- **Appendix F: Bushfire Hazard Management Plan Advice – North Barker**
This assessment has analysed the proposed type of development, potential mitigation measures and maintenance and makes recommendations regarding the future maintenance of the hazard management areas and the inclusion of fire trails.
- **Appendix G: Natural Values Assessment – Entura**
This assessment has analysed whether there are any ecological values on the site which may require conservation or mitigation and makes recommendations regarding potential retention of native vegetation and the management of subdivision construction.
- **Appendix H: Landscape Visual Impact Analysis - Entura**
This assessment was undertaken to analyse the impact of future subdivision on the viewed landscape and consider mitigation options. The assessment concludes that some visibility of future development is unavoidable and that the proposed landscape masterplan provides mitigation options.
Landscape and visual impact is discussed below in the officer's comments.
- **Appendix I: Traffic Impact Assessment – Midson Traffic**
This assessment investigated the traffic impacts associated with the anticipated future subdivision lot yield and concludes that the road network can accommodate the increase in traffic, however will require upgrades to some intersections within the broader network.

- Appendix J: Services Report and Civil Plan Set - ADG

This assessment investigated services and utilities and whether the proposed development could connect and the scope of potential upgrades. The assessment concludes that the site is adequately serviced by water, sewer, electricity, telecommunications and gas.

- Appendix K: Stormwater Management Plan and RFI Response - ADG

This assessment analysed the stormwater runoff anticipated to be generated by future development, the capacity of the local system to accommodate flows and potential methods of treatment. The assessment concludes that stormwater management can achieve all requirements of the Planning Scheme, the Tasmanian Subdivision Guidelines, and the State Stormwater Strategy.

- Appendix L: Geotechnical Investigation – Scherzic Ground Investigations

This assessment analysed the soil and geological profile as well as slope stability to determine if the land is suitable for future residential development. The assessment concludes that there is no risk to life and property and makes recommendations in regard to construction of the subdivision.

- Appendix M1: Concept Landscape Design – Place Design Group

The concept design proposes landscape treatment for public open space and the treatment of roads, footpaths and landscaped buffers to demonstrate the intended quality and amenity of future development.

Upon initiation and certification of the draft amendment, Council is required to forward the amendment to the Tasmanian Planning Commission (TPC) who, after a period of public notification, will assess the proposal and determine whether to approve or reject the draft amendment. The TPC may also request additional information.



Figure1: Concept plan of subdivision and landscape design (*Application - Appendix M2*).



Figure 2: Aerial photo of the subject titles.

The key features of the project are:

- Rezoning land area of 44 hectares;
- Provision for approximately 380 residential lots;
- Provision for a multi-level 'retirement village'; and
- Open space, including bushland area and walking trails to the perimeter of the site.

The submissions in the applicant's report are generally supported and are not duplicated in Council's consideration of the proposal, however some additional analysis is provided below which highlights that there are a small number of matters that require additional consideration and modification of the draft amendment.

Zoning and Development Standards

It is noted that the decision on this draft amendment will not likely be made by the TPC before the Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule is operational. Schedule 6 of the LUPAA includes savings and transitional provisions for draft amendments that have been initiated and certified by the planning authority before the Tasmanian Planning Scheme is operational. The transitional provisions provide for a draft amendment to continue in the assessment process, as if it were an amendment to the Local Provisions Schedule. In anticipation of this outcome, the allowable uses and development standards of the Tasmanian Planning Scheme under the future General Residential Zone are considered in the application report in the comparative analysis at Appendix C (p.64).

The application proposes to set aside the provisions of the General Residential Zone - *10.4.2 Setbacks and building envelope for all dwellings, 10.4.3 Site coverage and private open space for all dwellings and 10.4.15.2 Lot Area, Building Envelopes and Frontage* for the 'Retirement Village' and incorporate alternate standards in the Specific Area Plan.

Due to the order of other current draft amendments that have been initiated by Council, it is recommended that the Specific Area Plan be renamed 'F9 Country Club Specific Area Plan'.

A recommendation is included to correct an omission in the application documents to activate the identified development components in the Specific Area Plan, through the addition of a standard for subdivision that makes reference to Figure SF6.1-SAPF6 (renumbered to F9.1).

Strategic Outcomes

The draft amendment proposes a substantive area of urban growth and must be considered in a context of statutory and strategic policy instruments at the State, Regional and local level.

In particular, the Northern Tasmania Regional Land Use Strategy (NTRLUS) specifies the regional settlement objectives and urban growth policies and actions to guide where urban growth is most appropriately located. Pursuant to Section 30O.(1) of the LUPAA, a draft amendment must demonstrate that it "*is, as far as is ... practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies*".

The NTRLUS states ... *"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".*¹

In the Greater Launceston context, this requires consideration of urban land availability across the four municipal areas of City of Launceston, Meander Valley Council, West Tamar Council and Northern Midlands Council that take in the Greater Launceston Area.

The Regional Settlement Network Policy in the NTRLUS refers to a projected need for an additional 10,000 dwellings across the region by the year 2032. However, it is important to note that these figures were derived in 2014 and it is now apparent that land and housing demand in Greater Launceston has exceeded the expected growth trends, resulting in significant escalations in land prices and very short timelines for lot take-up, due to only a limited number of greenfield subdivisions being available to the market. In order to address the lack of currency in the goals of the NTRLUS, in January 2021 the eight Councils of the Northern Region submitted a package of proposed NTRLUS amendments to the Minister for Planning to provide for the consideration of variable market fluctuations, particularly for the Greater Launceston Area, so that land supply can react to these fluctuations and stay ahead of the market to ensure appropriate competition and avoid artificial land price inflation.

A key objective of the NTRLUS and local strategy is to promote sustainable and affordable housing. In order to do this, it is important to analyse and understand the contemporary market for urban land across Greater Launceston and how quickly the demand across the Greater Launceston Area is changing. Currently, there are only five active, greenfield development fronts across the contiguous Greater Launceston Urban Area at St Leonards, Punchbowl, Youngtown, West Launceston and Prospect Vale. Additional urban development fronts of variable availability are active in settlements that are within commuting range to Launceston City at Hadsen, Legana, Perth and Longford.

Several of the subdivisions have commenced releasing lots to the market as recently as 2019 to 2020, with most of the staged releases being taken up within weeks. The particularly notable aspect of the release of lots in these development fronts is that the price of a standard residential lot has increased by a minimum of 30% when compared to land prices in 2015 and that these price rises occurred before the Government stimulus in response to Covid-19 was made available.

¹ *Northern Tasmania Regional Land Use Strategy, 2018 – p14.*

This type of market behaviour suggests that there is an insufficient lot supply to promote competition and that there is a lack of diversity in location.

Ideally, a sustainable and competitive housing market for a city provides for multiple development fronts dispersed across the extent of the city, providing for a range of products and associated pricing. A well-planned city provides for this dispersal through linkages to an arterial road network and good levels of neighbourhood services for retail, education, health and recreation opportunities.

This is reflected in the key principles for Urban Growth Areas in the NTRLUS in that they should be located to:

- *"Achieve a balanced settlement pattern across the region and sub-regions;*
- *Maintain a well-planned region of distinct cities, towns and villages;*
- *Maintain the integrity of 'intra-regional' open space green breaks;*
- *Minimise impacts on natural resources;*
- *Maximise the use of major transport and water and sewerage infrastructure (committed and/or planned);*
- *Enable efficient physical and social infrastructure, including public transport;*
- *Have ready access to services and employment; and*
- *Ensure significant non-residential activities will meet specific location, infrastructure and site requirements".²*

The NTRLUS identifies 'growth corridors' to the eastern, north-western and south western edges of the Greater Launceston Area that support the dispersed model of growth, together with opportunities to consolidate the existing urban environment to maximise use of public transport and provide for higher density housing choices. These growth corridors are prioritised as part of the Urban Growth Area and represent locations that respond to the key principles as a contiguous urban form for the city, subject to finer grained analysis to determine development configuration.

The subject site of this development is located in the South West Growth Corridor (refer Figure 3 below).

² *Northern Tasmania Regional Land Use Strategy, 2018 – p19.*

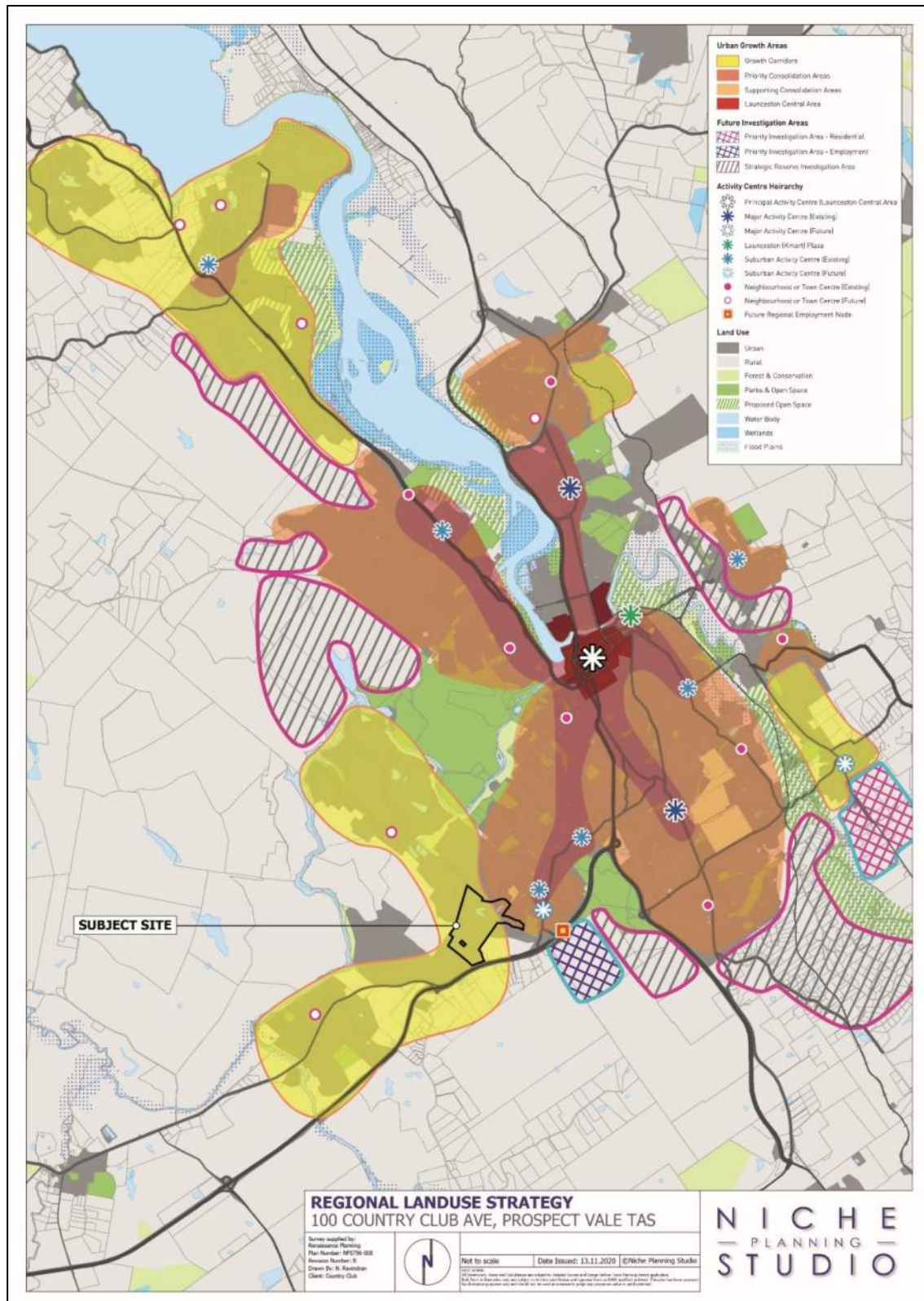


Figure 3: Subject site as located within the NTRLUS 'South-West Growth Corridor' (Source: Application Report - Niche Planning Studio, p22)

The application includes a *Residential Land Demand and Supply (RLDS) Assessment* at Appendix D prepared by Urban Enterprise, which has analysed the broader Greater Launceston context of housing demand and supply over time.

This assessment concludes that:

- *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;*
- *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; and*
- *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,³*

and that the proposal:

- *would provide much needed housing in an area with strong demand, but a declining availability of development sites and active subdivisions;*
- *would address demand from second and third home buyers and older residents, a market which currently has very few options in 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,⁴*

and that:

- *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;*

³ *Application Document - Appendix D - Country Club Estate, Residential Demand & Supply Assessment, Urban Enterprise 2021, p27*

⁴ *Ibid, p2*

- *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; and*
- *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.*⁵

The RLDS Assessment documents the differing demographic characteristics of the housing market across Greater Launceston and the South West Growth Corridor...

*"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"*⁶.

The proposal includes an allocated area for 'retirement living'. Anecdotal research undertaken by Urban Enterprise with local agents indicates that *"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"*.⁷

Key findings of the RLDS Assessment are that:

- *"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 at least 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"; and*

⁵ Application Document - Appendix D - Country Club Estate, Residential Demand & Supply Assessment, Urban Enterprise 2021, p2

⁶ Ibid, p30

⁷ Ibid, p28.

- *"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."*⁸

The consideration of the release of additional land, in the broader context of the current land zoning in Greater Launceston, Prospect Vale and Blackstone Heights, should ideally answer the question ... Does the provision of additional residential land provide a strategic benefit to the housing options available in the locality?

The answer to this question in the Greater Launceston context is not a simple linear equation, as the housing market is variable responding to factors of age profile and family make up, income and affordability, proximity to services, the number of land subdivision options actually available for purchase and the perceived amenity values of those options. The market in Greater Launceston has clear preferences, with some zoned areas not experiencing any demand due to the combination of the above factors. The South West corridor is supported in historical data and current anecdotal research as a distinct market preference for residential settlement. The analysis provided in the RLDS Assessment clearly indicates that the strategic outcomes preferred by the NTRLUS to provide diverse housing choices that are affordable, accessible and reflect changes in population, are served by the draft amendment.

In considering how residential development should proceed, the NTRLUS stipulates that *"land considered for rezoning within or contiguous to 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.*⁹

⁸ Application Document - Appendix D - *Country Club Estate, Residential Demand & Supply Assessment*, Urban Enterprise 2021, p27.

⁹ *Northern Tasmania Regional Land Use Strategy, 2018 – p19*

The application includes several supporting technical reports that assess the physical suitability of the subject land for residential development, which demonstrate that the subject land is appropriate for development.

The land is a logical expansion of an existing urban area with General Residential zoning to the east (currently under development) and west, with the established Country Club complex and golf course to the north. The proposed change in zoning effectively fills a gap, connecting the residential zoning across the lower slopes of the Blackstone Hills and providing for opportunities to build in connectivity for residents to the regional recreational facility at Prospect Vale Park and nearby hospitality services to the east, and to future recreational assets with the development of the land to the west. In turn, the proposed development provides access for adjoining land to passive recreation opportunities at the bushland interface through the 'activated open space buffer' and purpose designed connection through to the facilities at the Country Club complex.

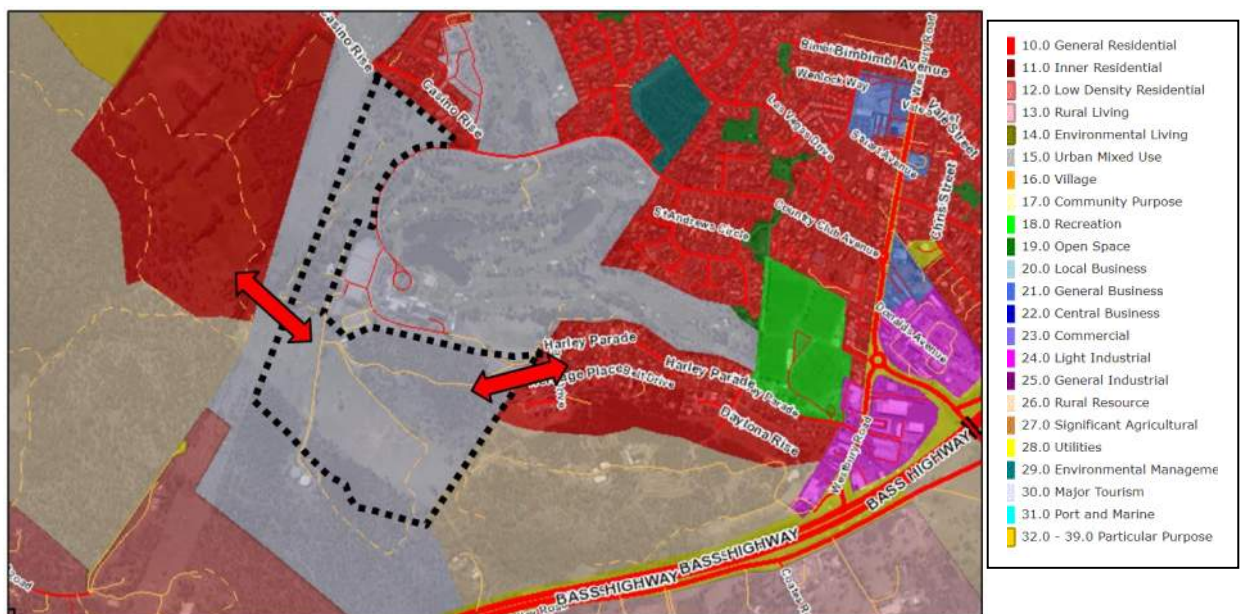


Figure 4: Area proposed for rezoning to General Residential in dashed outline over current zoning.

Prospect Vale - Blackstone Heights Structure Plan 2015

In considering the rezoning of land and the particular configuration of the proposed development through the Specific Area Plan and the submitted concept Landscape Masterplan, the Prospect Vale - Blackstone Heights Structure Plan 2015 (Structure Plan) is the primary basis to understand and guide how future growth and development should establish on the ground.

The Structure Plan includes an Urban Growth Framework Plan which indicates the preferred future development arrangements and associated interconnections through roads and pathways. An assessment against the Structure Plan is included in the application report at Section 3.1.2 (p23).

As discussed in the application report, the Structure Plan is agnostic in regard to preferences for future development on the full extent of the subject site, other than statements in support of enhancement of tourism facilities within the precinct nominally drawn around the existing Country Club complex and golf course. This reflects the uncertain position of the Country Club at the time the Structure Plan was drafted in regard to future investment intentions and was to enable flexibility in considering proposals on a case by case basis.

In assessing the appropriateness of this proposal, the Structure Plan provides a framework for consideration through planning strategies that reflect community priorities and respect the vision that was collectively formulated in 2015 that ...

"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".¹⁰

One of the Community Priorities relevant to this proposal is the 'value of the natural environment' which is described as *"a strong value of the local natural amenity and environment, including open space, Lake Trevallyn, views and hills in the area".¹¹*

Landscape Impact

The application includes a Landscape Impact Assessment which undertook digital modelling of the terrain across the site and the degree of visibility from the surrounding area. On the basis of the modelling, the application submits that the development will be largely screened from the surrounding locality through topography and the retention of vegetation in a 'bushland reserve' to be retained between the Country Club complex and future residential development.

However, photographs 1 to 5 below, taken from several points in the surrounding locality, demonstrate that the site is more visible from established residential areas and public open space than predicted by the digital model. The site contains a central, vegetated ridgeline which crosses the boundary and traverses the property to the east, which is visible in the landscape from multiple

¹⁰ Meander Valley Council - *Prospect Vale - Blackstone Heights Structure Plan* 2015, p11

¹¹ Ibid, p6.

vantage points. The adjoining property was the subject of a rezoning in 2017 and is currently under development for residential lots.

Key to the approval of the 2016 rezoning was the consideration of the ridgeline, which was contained within a scenic protection area overlay, including the retention of vegetation along the ridgeline to address scenic amenity and the planning strategies of the Structure Plan. Photo 1 below shows the development in progress, immediately adjacent to the boundary of the subject site above Harley Parade, demonstrating the visibility of the central ridgeline and the visual effect of retaining vegetation along the ridgeline.



Photo 1: View south from Las Vegas Drive to the central ridgeline where it crosses the boundary between the subject site and Lot 1 Harley Parade.

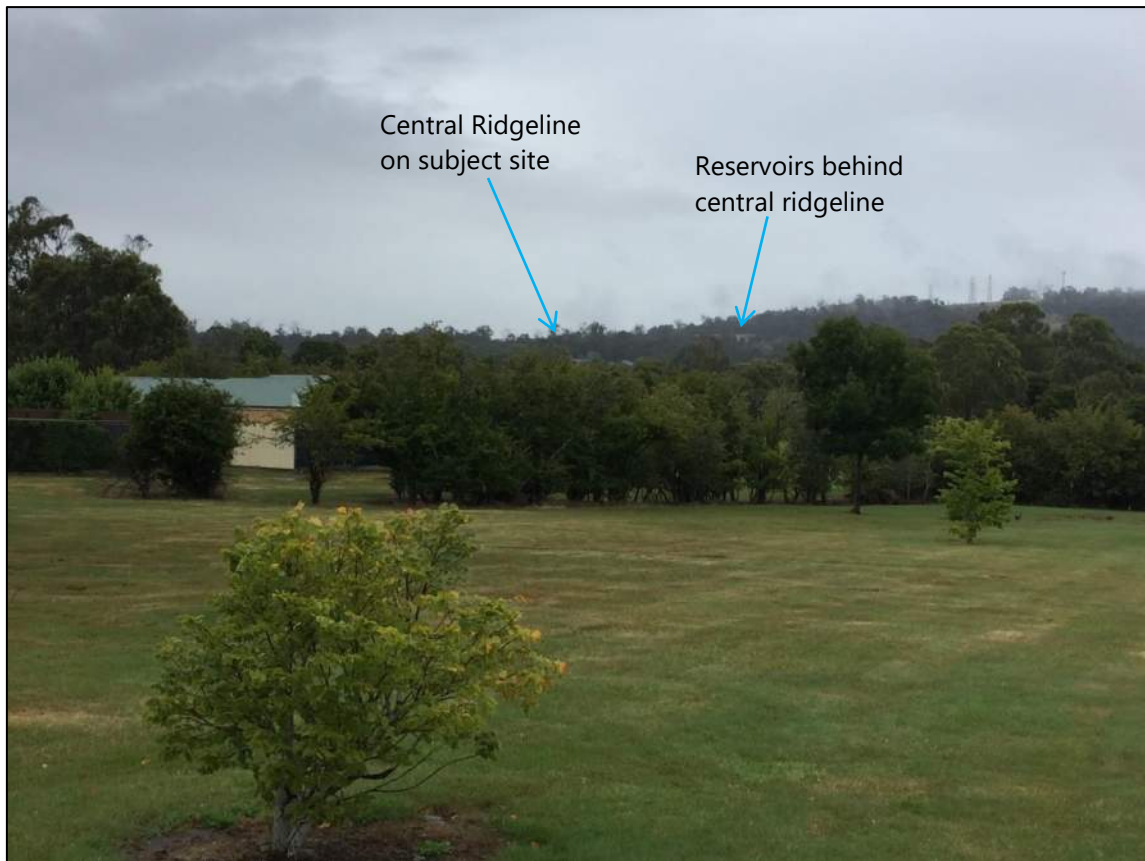


Photo 2: View south from Molecombe Drive Reserve to central ridgeline.



Photo 3: View south from Las Vegas Drive Reserve to central ridgeline.

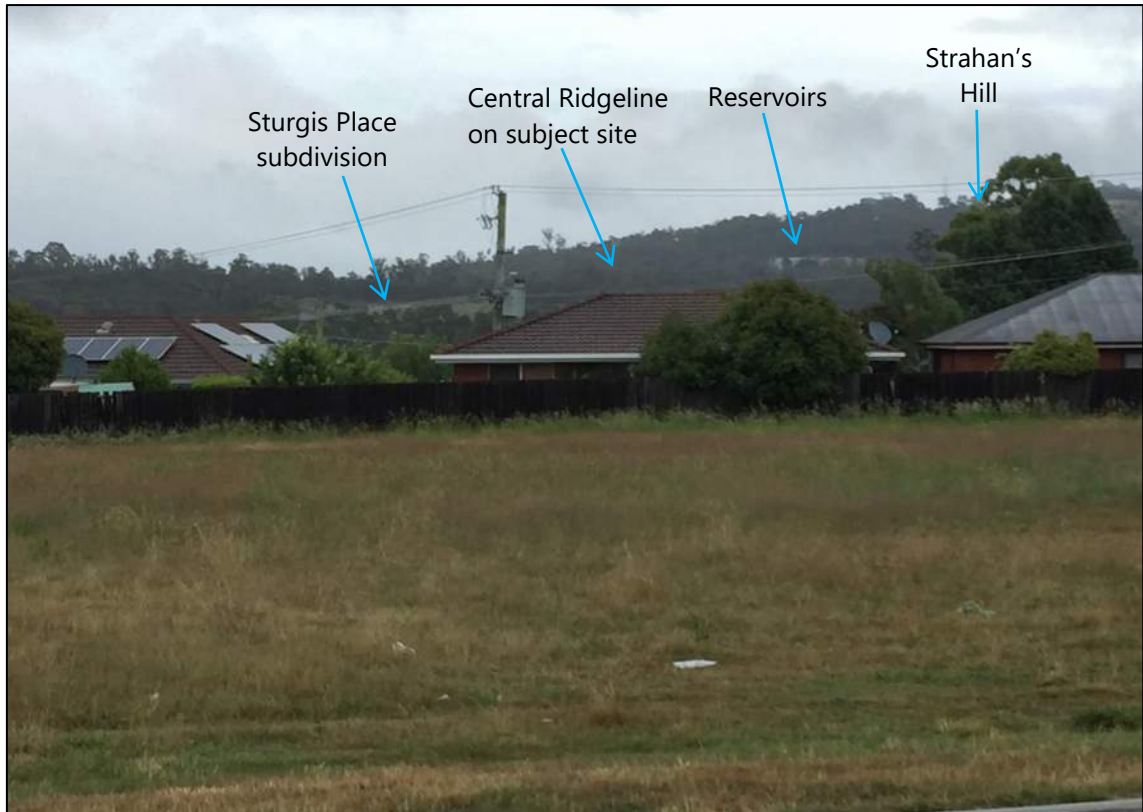


Photo 4: View south to central ridgeline, with reservoirs and Strahan's Hill behind, from Prospect Vale Market Place car park (off Jardine Crescent).



Photo 5: View south to central ridgeline, with reservoirs and Strahan's Hill behind, from Country Club Avenue.



Photo 6: Drone capture above Country Club Avenue showing central ridgeline in dashed outline.

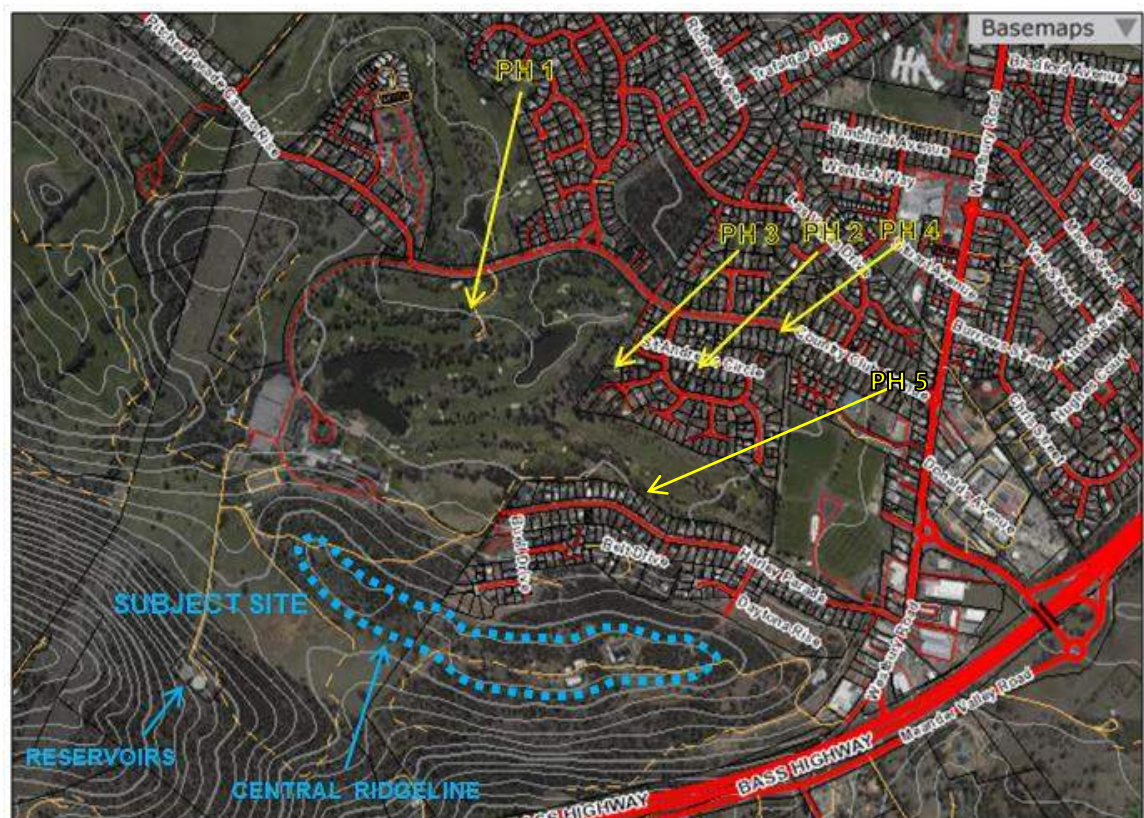


Figure 5: Five metre contours over aerial photograph and photo points. (Source: www.thelist.tas.gov.au)

The planning strategy in the Structure Plan to '*Protect and leverage the area's environmental qualities*' states:

"New residents to Prospect Vale and Blackstone Heights are attracted by environmental values in the area – including gorges, hills, open space, and water access. Protecting, enhancing and creating better linkages to environmental assets will benefit the community and differentiate housing development in the context of Greater Launceston.

Strategies:

- *Maximise connections between urban areas and environmental assets such as Lake Trevallyn, the South Esk River and Cataract Gorge.*
- *Maximise vistas to natural assets such as waterways and hills.*
- *Consider the prominence, profile, and vegetation values when exploring potential development on hills in the area.*
- *Maintain predominately low-density housing in Blackstone Heights.*
- *Promote environmentally sustainable design (ESD) in new housing".¹²*

The Prospect Vale community values the outlook of the area to the surrounding natural environment of the vegetated hills. The landscape of the Blackstone Hills acts as the 'green edge' to the Greater Launceston urban area. In considering the prominence, profile, and vegetation values for development over the central ridgeline, it is apparent the development will be highly visible when accounting for the allowable height of 8.5 metres above ground level for future development. Due to the full coverage of development over the central ridgeline and the alignment of roads and lots perpendicular to the contours of the land, this cannot be mitigated through street tree plantings.

The application submits that the retention of the bushland reserve will provide visual mitigation through screening, however it is noted that the reserve area is approximately 200 metres in length, within a site extent of 700 metres, of which the central ridgeline is approximately 430 metres. The ground level at the lower edge of the reserve is approximately 180m AHD, rising diagonally to 200m AHD at the upper south western corner. The ridgeline at 206m AHD plus the allowable development height of 8.5 metres would require screening that could achieve a height of 214.5m AHD to be effective. Only a small section of the bushland would provide screening, becoming ineffective as the land falls away to the north. At the 180m AHD level, the approximate level of the northern road and edge plantings, the effective vegetation height would need to achieve 35 metres. (Refer Figure 6 below) This is the height of very mature, established vegetation and it is not considered a feasible response to mitigate the visual impacts of development over the central ridgeline. As Photo 1 above illustrates, the contrast

¹² Meander Valley Council - *Prospect Vale - Blackstone Heights Structure Plan* 2015, p12

in the treatment of the ridgeline at the boundary above Sturgis Place, where the retained vegetation would abruptly change to urban development, would be highly evident and is inconsistent with the approach taken for the adjoining development.

In response to the planning strategy of the Structure Plan, it is considered appropriate that the development outcomes be reconfigured to provide for vegetation retention to the ridgeline, consistent with the approach taken for the adjoining development at Lot 1 Harley Parade and that this is incorporated into the Specific Area Plan. This will also serve a dual purpose for public open space, which is discussed further below.



Figure 6: Relative ground levels of bushland reserve, vegetation plantings and ridgeline (*Base drawing extracted from Application Document – Appendix M2 Landscape Master Plan*)

Public Open Space

The Structure Plan includes a planning strategy to 'Create a network of linear open space, pedestrian and cycling pathways':

"A network of open space and off-road pathways will connect residents to services, parkland, and environmental assets. Connected open space and pathways will encourage recreation, walking, cycling and a healthy community. There is an opportunity to use natural assets and encumbered land to form this network in Prospect Vale and Blackstone Heights.

Strategies:

- *Maximise connections between individual pieces of open space to create a network.*
- *Extend open space to major community and commercial activities and services.*
- *Plan for open space and pathways that follow natural linear networks such as creeks, low points and ridge lines".¹³*

The application and Landscape Master Plan describe how future residents may utilise the bushfire hazard buffer area as 'activated open space' and the 'bushland reserve' as publicly accessible parkland. These areas have not been nominated for public ownership for passive recreation, however still provide valuable amenity to future residents in that they create a pleasant environment for walking for exercise and connecting to the Country Club complex.

However, for any subdivision that proposes a substantial lot yield, it is normal practice to provide an area of public open space that is transferred to Council as a public asset. These public open space areas will typically provide for facilities such as play or exercise equipment, seating, potentially barbeque shelters or picnic tables in an environment that has aesthetic value, as well as being located within a broader network to enable pedestrian connectivity. Typically the network will be a combination of off-road spaces and roadside footpaths.

These public spaces may be destinations in themselves, or provide a link in a network that fosters broader walkability for exercise or access to services such as bus stops or commercial areas. It is important however, that publicly owned assets are useable and have value for their intended purpose, which is to provide accessible and safe, passive recreation opportunities to all members of the community.

As highlighted in the planning strategy above, ridgelines are a topographic feature that can provide effective open space. When considered in combination with the vegetation retention treatment of the ridgeline for landscape impact discussed above, it is considered that the draft amendment should provide for an area of public open space over the flatter land across the central ridgeline and that the subdivision should be reconfigured around this. This would enable the ridgeline to retain vegetation as visual mitigation of landscape impact and would also provide a high degree of amenity as a public park, with the terrain being suitable for the establishment of play/exercise equipment, seating areas and accessible grade pathways that can connect to the footpath network, extending

¹³ Meander Valley Council - *Prospect Vale - Blackstone Heights Structure Plan* 2015, p12

to adjoining land to the east and west. This ridgeline area of public open space would be reasonably central to the majority of the development (refer Photo 7).

In consideration of the planning strategies in the Structure Plan to protect the environmental qualities valued by the broader community and to provide quality, connected open space, it is recommended that the draft amendment be modified to include an area of public open space in the Specific Area Plan, over the top of central ridgeline. The area required to be effective will need to be in the order of one to two hectares.



Photo 7: Drone capture of the central ridgeline looking east.

Road Network and Traffic

The Structure plan includes a planning strategy to '*Distribute road traffic to enhance safety and minimise congestion*':

"Country Club Avenue provides a single route in and out of Country Club Tasmania, Blackstone Heights, and parts of Prospect Vale. This creates a safety risk during emergencies, and capacity issues during major events. New road investments provide alternative access points, and distribute traffic across the wider network."

Strategies:

- *Provide alternative to Country Club Avenue for those accessing Blackstone Heights, Prospect Vale and Country Club Tasmania.*
- *Create a more permeable network of roads in the growth areas of Prospect Vale and Blackstone Heights*
- *Encourage new development in Prospect Vale to connect to both Mount Leslie Road and Country Club Avenue wherever possible".¹⁴*

The application includes a Traffic Impact Assessment which concludes that the primary collector roads of Country Club Avenue and Westbury Road can accommodate the additional anticipated traffic. The principal access to the development is via a new road junction, to the south of the junction of Casino Rise and Country Club Avenue.

However, the planning strategy above, further promotes the dispersal of traffic associated with new development to Mt Leslie Road, to create a more permeable networks of roads over time. Figure 7 below, extracted from the Structure Plan (p20.), shows proposed new roads associated with future anticipated development. The subject site adjoins the potential future link through to Mt Leslie Road at Pitcher Parade.

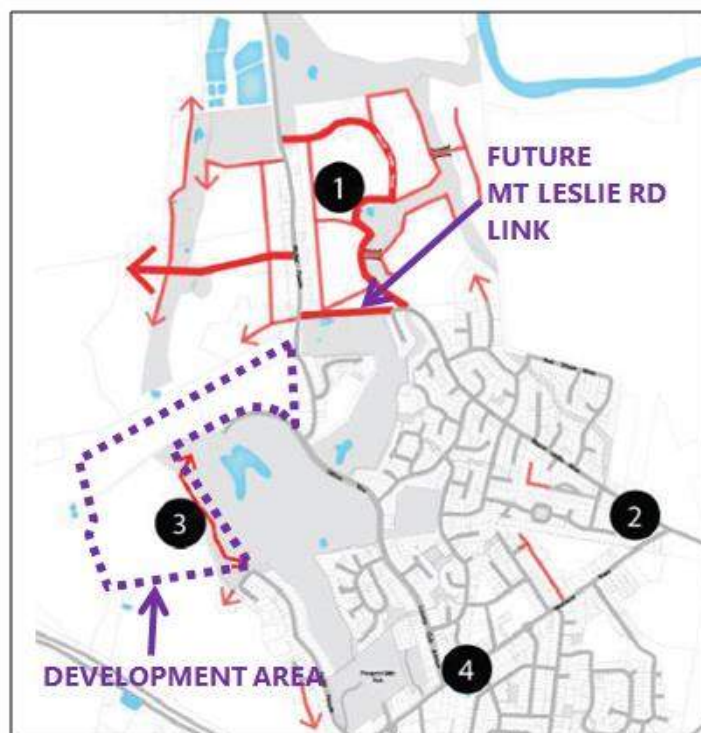


Figure 7: Diagram of proposed new roads in relation to subject development area.

¹⁴ Meander Valley Council - Prospect Vale - Blackstone Heights Structure Plan 2015, p12

In order to further the Structure Plan Strategies for the road network and traffic, it is recommended that the draft amendment is modified to include an extension of the internal road network, through to Pitcher Parade at the north west boundary corner as shown in Figure 8 below, to connect with the future junction of Mt Leslie Road with Pitcher Parade. Figure 9 shows the corresponding modification to the submitted Specific Area Plan map.



Figure 8: Recommended modification of the draft amendment to include an extension of the internal road network to connect with the future junction of Mt Leslie Road and Pitcher Parade.

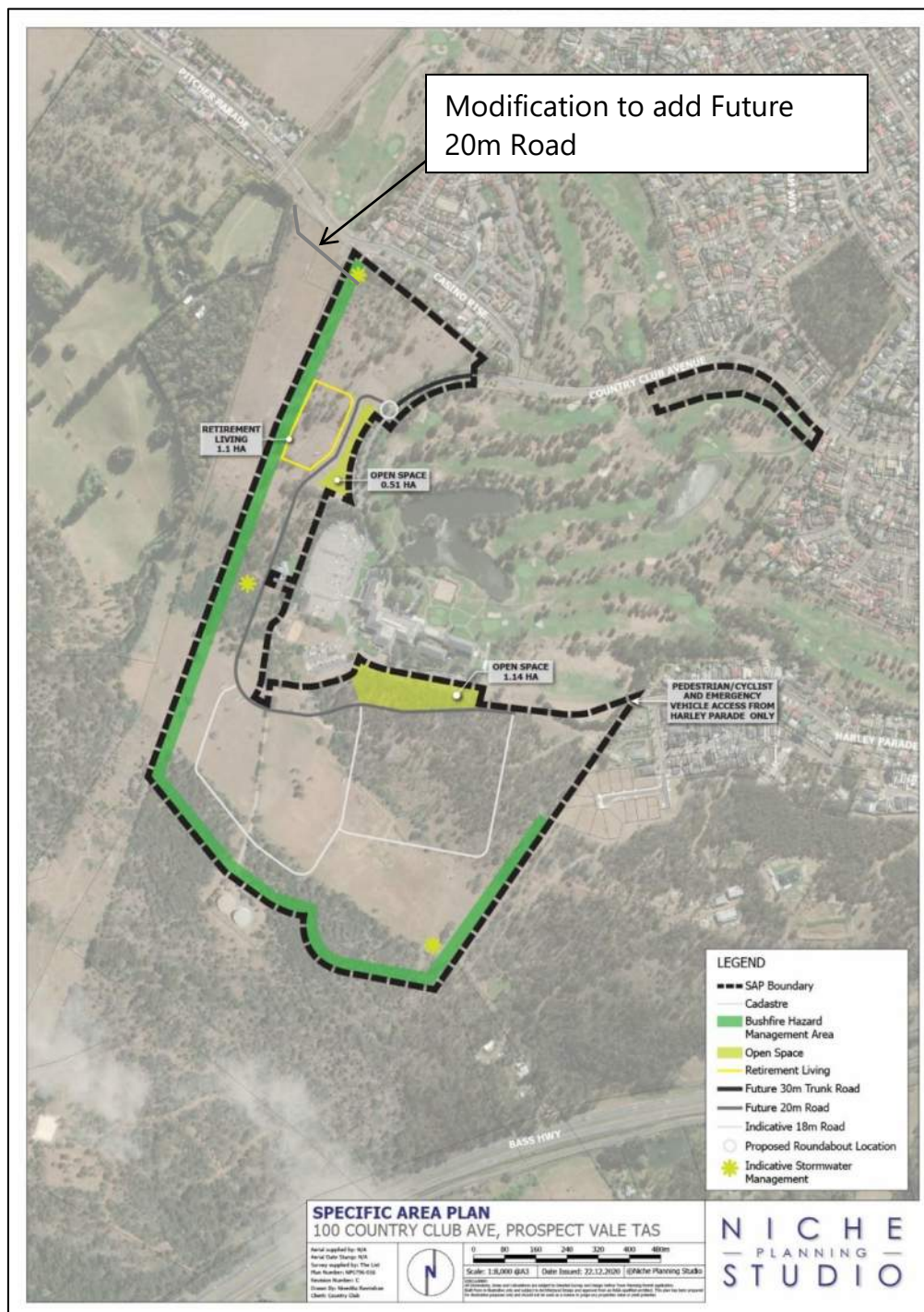


Figure 9: Recommended modification to Specific Area Plan - Figure SF6.1 – SAPF6.

Meander Valley Community and Strategic Plan 2014-2024

The draft amendment supports the following relevant Future Directions and Strategic Outcomes of the Meander Valley Community and Strategic Plan 2014-2024:

Future direction (1) - A sustainable natural and built environment

Managing the balance between growth and the conservation of our natural and built environment is a key issue. Decisions will respect the diversity of community values, will be fair, balanced and long term in approach. Specific areas are forestry, protection of our natural, cultural and built heritage, scenic landscape protection, karst management, salinity, water quality, infrastructure and building design.

Strategic Outcomes:

- 1.1 Contemporary planning supports and guides growth and development across Meander Valley.*
- 1.2 Liveable townships, urban and rural areas across the local government area with individual character.*
- 1.4 Meander Valley is environmentally sustainable.*

Comment:

Subject to the recommended modifications, the draft amendment is consistent with the Strategic Outcomes of Future Direction 1. The proposed rezoning to facilitate future urban residential development, is a logical expansion of the existing urban environment at Prospect Vale that effectively connects an existing development area above Harley Parade with the future development area to the west of the site and in doing so, ties together connections to facilities at the Country Club complex and Prospect Vale Park.

The recommendations for modification of the draft amendment provide for refinement of the proposal to address scenic landscape protection and the provision of public open space, to create a high quality residential environment that not only provides for liveability within the development, but extends more broadly to incorporate surrounding established areas through public accessibility to passive recreation opportunities and planned connections through to future residential development areas to the west.

The draft amendment is integral to planning for long term strategic outcomes for growth at Prospect Vale that sets the framework for high quality, cohesive and well connected residential areas into the future, in close proximity to key services, public transport and quality public and private recreation assets.

The proposal is sustainable and supported by an environmental assessment that concludes that there is no impact on species of conservation significance.

Future direction (2) - A thriving local economy

Meander Valley needs to respond to changes and opportunities to strengthen and broaden its economic base. We need to attract investors, build our brand, grow population, encourage business cooperation, support development and promote the liveability of Meander Valley.

Strategic Outcomes:

- 2.1 The strengths of Meander Valley attract investment and provide opportunities for employment.*
- 2.2 Economic development in Meander Valley is planned, maximising existing assets and investment in infrastructure.*
- 2.4 A high level of recognition and demand for Great Western Tiers products and experiences.*

Comment:

The investigative analysis into demographics and land development in the Greater Launceston Area undertaken by Urban Enterprise, demonstrates that the Prospect Vale locality is in high demand for the residential market, however is undersupplied to provide for particular market segments in terms of active development fronts. The physical and economic attributes of the locality are clearly desirable within the 'whole of city' context and opportunity should be made available to maximise investment, in a manner that is sustainable.

In this instance, the draft amendment is a logical extension of the existing urban environment and maximises the use of existing infrastructure and services. In addition, the draft amendment also provides for better outcomes on the ground by enhancing current and future connections between established and future residential areas, established and future public recreation assets and private facilities at the Country Club complex and in the commercial area along Westbury Road.

Future direction (3) Vibrant and engaged communities

Building capacity will enable our communities to change and grow through resilience and capability. It will also build character and a sense of community across our townships and urban areas. We will support a culture of life long learning and creativity through community partnerships.

Strategic Outcomes:

- 3.1 Creativity and learning are part of daily life across the communities of Meander Valley.*
- 3.2 Successful local events enhance community life.*
- 3.3 Education and training opportunities are available to everyone across the local government area.*

- 3.4 *Meander Valley communities have the resilience and capacity to address and overcome life's challenges and emergencies.*
- 3.5 *Young people have the opportunity to be engaged in community life.*

Comment:

Population diversity is a critical factor in maintaining vibrant communities, and housing choice that is affordable is a significant attractor. Population growth, supported by a diverse choice of housing products in a locality, correlates with growth in capacity and the subsequent benefits to neighbourhoods through support for community organisations such as sporting clubs as well as the retention and investment in local commercial services such as retail and hospitality, childcare and personal services such as health and exercise.

Future direction (4) A healthy and safe community

To make the most of our lifestyle and cope with change we need to be fit and healthy. Participation in structured and informal recreation activities will support this goal. Meander Valley's environment provides the opportunity to develop nature based recreational activities. We need to work together to develop and maintain the infrastructure and activities that support health and safety through all stages of life.

- 4.1 *The health and wellbeing needs of all sectors in the community are planned, met and managed.*
- 4.2 *Infrastructure, facilities and programs encourage increased participation in all forms of active and passive recreation.*
- 4.3 *Public health and safety standards are regulated, managed and maintained.*
- 4.4 *Prepare and maintain emergency management plans and documents and work with our communities to educate and plan for emergencies.*

Comment:

As above, healthy and safe communities are enhanced by increased population due to the ability retain and attract services. Diverse housing choice in close proximity to services enables planning for ageing in place and enhances social and community outcomes.

Subject to the recommended modifications, the draft amendment particularly provides for enhanced opportunities for participation in passive recreation through public open space and publicly accessible open space in private ownership, connecting established and future residential areas with the sporting facilities at Prospect Vale Park and an extensive future network of pedestrian trails and pathways described in the Structure Plan.

The draft amendment includes emergency vehicular access for future residents of the development eastwards to Harley Parade, to mitigate any potential for congestion at Country Club Avenue in the event of a bushfire emergency to the west at Blackstone Heights.

Future direction (6) - Planned infrastructure services

Infrastructure for transport, water, waste management and community facilities form the foundations our communities are built on. Existing infrastructure, plant and equipment needs to be maintained while long term innovative solutions are developed to respond to rural and urban needs. It is important to understand what assets we have now, the services they deliver, their condition and ongoing costs so responsible future plans can be made.

- 6.1 The future of Meander Valley infrastructure assets is assured through affordable planned maintenance and renewal strategies.*
- 6.2 Regional infrastructure and transport is collaboratively planned and managed by all levels of government.*
- 6.3 The Meander Valley transport network meets the present and future needs of the community and business.*
- 6.4 Open space, parklands, recreation facilities, cemeteries and public buildings are well utilised and maintained.*
- 6.5 Stormwater and flooding cause no adverse impacts.*
- 6.6 Infrastructure services are affordable and meet the community's needs into the future.*

Comment:

The land being considered for urban expansion makes the efficient use of existing road, sewer and water infrastructure. Population growth that utilises existing infrastructure supports local and regional strategies to utilise resources for the greatest gains. This appropriately manages public expenditure and the ongoing costs of maintenance.

As outlined in the Structure Plan, the consideration of future traffic management in the broader Prospect Vale - Blackstone Heights locality is important in order to manage anticipated increased traffic volumes and implement a more dispersed, tributary network to the main collector roads of Country Club Avenue, Mt Leslie Road and Westbury Road. In consideration of anticipated future new road links and traffic management interventions such as junction upgrades and roundabouts, modification of the draft amendment is recommended to require a

road extension to an alternate junction to provide for a future option for dispersal of traffic to a future junction of Mt Leslie Road with Pitcher Parade.

The subject site includes the Country Club golf course which forms part of the public stormwater drainage network, with overland flow paths through the golf course lakes, before discharge to the northern watercourse that eventually flows to the South Esk River. The engineering assessment included in the application demonstrates that there is effective ability to manage increases in stormwater run-off through utilisation of the golf course lakes as detention, such that there will be no flood risk to the downstream urban environment in peak events. The southern stormwater catchment can be managed by directing flows to the vegetated land on the subject site, which provide ample area to naturally treat stormwater before discharge to the watercourses that drain alongside the Bass Highway.

Overriding Local and Common Provisions

The amendment must demonstrate that the local provisions being inserted into the Scheme do not conflict with the common provisions or the overriding local provisions of the Scheme.

Common Provisions:

The common provisions in the Scheme are as follows:

- Planning Directive No 1 - the Format and Structure of Planning Schemes;
- Planning Directive 4.1 - Standards for Residential Development in the General Residential Zone; and
- Planning Directive No 5.1 - Bushfire-Prone Areas Code.

The amendment proposes to provide for use and development consistent with the purpose of the Low Density Residential Zone, with some localised variation in a Specific Area Plan. The ordinance amendments are in a format and structure that is consistent with Planning Directive No 1 and with a view to transition to the Tasmanian Planning Scheme.

Overriding Provisions:

A Planning Purposes Notice was issued on the 10 October 2013 for the Meander Valley Interim Planning Scheme by the then Minister, the Hon Brian Green MP. The Planning Purposes Notice remains in effect until the Tasmanian Planning Scheme is operational and allows for various local provisions to override the common provisions of the Scheme (outlined above).

Local provisions can override a mandatory common provision in E1.0 Bushfire Prone Areas Code where there is conflict between this code and the codes listed below:

- E7.0 Scenic Management Code;
- E8.0 Biodiversity Code;
- E9.0 Water Quality Code;
- E13.0 Local Heritage Code;
- E15.0 Karst Management Code;
- E16.0 Urban Salinity Code.

The amendments proposed are local provisions to be inserted into the Scheme. The local provision to include a Specific Area Plan over the Low Density Residential Zone will not override any common provision of the planning scheme.

State Policies

State Policies are discussed at Page 50 of the applicant's report.

- The *State Policy on Water Quality Management* (SPWQM) 1997 applies to the site. The engineering assessment included with the application makes provision for detention dams and natural water quality management measures through the large areas of golf course and the vegetated slopes to the southern side of the site. Future permits will apply normal standards for the management of stormwater to ensure appropriate water quality is discharged into the reticulated drainage system and watercourses that discharge to the South Esk River.
- The *State Policy on the Protection of Agricultural Land* (PAL) 2009 applies to properties adjoining the subject site by virtue of the Rural Resource zoning of that land.

The stated purpose of the PAL Policy is *"To conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land"*.

Principle 1 of the PAL Policy states ... *"Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development"*.

Northern Tasmania Regional Land Use Strategy (NTRLUS)

The NTRLUS is discussed at Page 15 of the applicant's report and the submissions are generally supported. The site is recognised in the NTRLUS Regional Framework Plan as being located within the South West Growth Corridor.

The unique locational attributes of the land in conjunction with current market circumstances and demand in the Greater Launceston context are discussed above in regard to the strategic outcomes of the draft amendment and how it complements the Regional Settlement Network goals.

The recommended modifications to the draft amendment provide a finer grain of response to local and regional strategies for high quality, well-serviced residential environments.

Subject to the recommended modifications, the draft amendment is consistent with the NTRLUS.

Schedule 1 Objectives of the LUPAA

Compliance with the Schedule 1 Objectives of the LUPAA is discussed in detail at Page 48 in the applicant's report. The submissions outlined in the applicant's report are generally supported, however it is recommended that the draft amendment include modifications that refine the configuration of future development on the site to better meet local and regional strategies, and as result, will also better meet the objectives of the LUPAA.

The high quality, residential environment that is the foundation of the proposal particularly supports Part 2 - Objective f) to *"promote the health and well-being of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation"*. Subject to the recommended modifications, the draft amendment enables a residential environment that provides for unique opportunities for recreational amenity and ready access to services in the Greater Launceston market. It will serve as a unique attractor to potential new residents from within Tasmania and interstate.

Gas Pipelines Act 2000

The site is not located within the vicinity of the Tasmanian Gas Pipeline.

Conclusion

The application reasonably demonstrates that the proposed draft amendment to rezone 44 hectares of land at 100 Country Club Avenue to General Residential Zone and apply a Specific Area Plan is an appropriate proposal. However, it is considered that compliance with the requirements of the LUPAA and regional and local strategy is best achieved through the recommended modifications to the draft amendment to:

- amend Figure SF6.1 – SAPF6 to include an area of public open space in the Specific Area Plan over the top of central ridgeline; and
- amend Figure SF6.1 – SAPF6 to show the northern internal road extending to the north west boundary corner on the Pitcher Parade frontage, in accordance with Figure 9,

and make technical corrections to the document to:

- amend the title of the Specific Area Plan to 'F9 Country Club Specific Area Plan' together with consequential clause numbering changes; and
- amend section CCE-SF6.8.1 Lot Design to include a standard to activate the subdivision components (as modified above) in Figure SF6.1 – SAPF6,

On this basis, it is recommended that the draft amendment be initiated and certified in accordance with the LUPAA following modification.

The certification documents at Attachment 1 incorporate the modifications described above.

3) Council Strategy and Policy

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

- Future Direction (1): A sustainable natural and built environment
- Future Direction (2): A thriving local economy
- Future Direction (3): Vibrant and engaged communities
- Future direction (4): A healthy and safe community
- Future direction (6): Planned infrastructure services

4) Legislation

Amendments to the LUPAA to establish the Tasmanian Planning Scheme, were gazetted on 17 December 2015, however the provisions of the Tasmanian Planning Scheme do not come into operational effect until such time as Council completes its Local Provisions Schedule process with the TPC and the Minister

agrees to the approval. In the interim, the process for the consideration of planning scheme amendments continues in accordance with the LUPAA as it was written prior to 17 December 2015. These provisions are defined as the 'former provisions' in Schedule 6 - Savings and Transitional Provisions in the amended LUPAA.

5) Risk Management

Not applicable.

6) Government and Agency Consultation

The draft amendment was referred to TasWater. TasWater has responded that it does not object to the draft amendment and has provided a Submission to Planning Authority Notice (SPAN - Attachment 2).

7) Community Consultation

Public notification is a part of the amendment process, whereby upon initiation and certification of an amendment, Council is required to advertise the amendment in two Saturday newspapers and exhibit the documents for public comment for a period of 28 days. Council must consider any public representations made during that period and will provide a report to the TPC, who will hold hearings into the representations, prior to making a decision on the amendment.

It is noted that the applicant has conducted prior stakeholder consultation and community consultation with local residents in the formulation of the proposal. This is discussed in the application document at Page 40.

8) Financial Consideration

Not applicable.

9) Alternative Recommendations

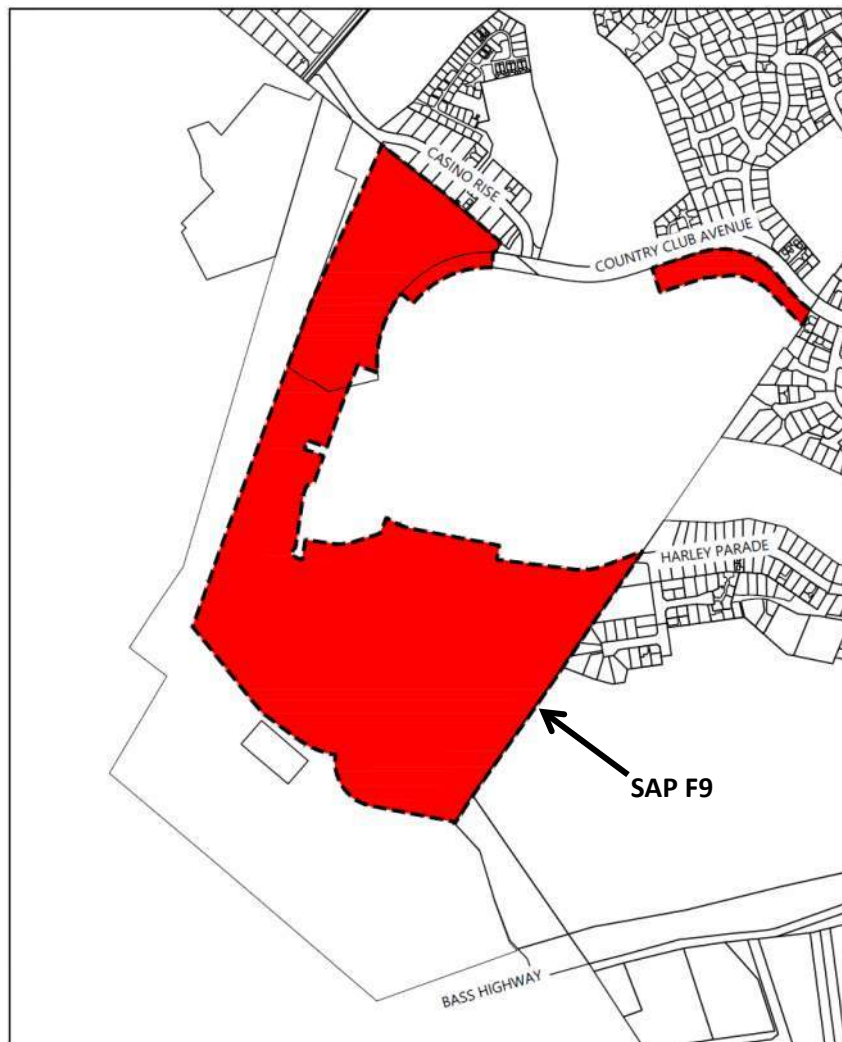
Council may modify the amendment prior to initiation and certification or not initiate the amendment.

10) Voting Requirements

Simple Majority

DECISION:

Certification Map



Map Amendments

- 1/ Rezone the following Certificates of Title from Major Tourism Zone to General Residential Zone:

Part 100 Country Club Avenue, Prospect Vale	CT 33678/1
Part 100 Country Club Avenue, Prospect Vale	CT 119422/1

- 2/ Amend the planning scheme map to add the outline and notation of the area contained in SAP F9, applying to the following Certificates of Title:

Part 100 Country Club Avenue, Prospect Vale	CT 33678/1
Part 100 Country Club Avenue, Prospect Vale	CT 119422/1

Ordinance Amendments

- 1/ Insert **F9 – Country Club Specific Area Plan** into Part F of the Planning Scheme.

F9 Country Club Specific Area Plan

F9.1 Plan Purpose

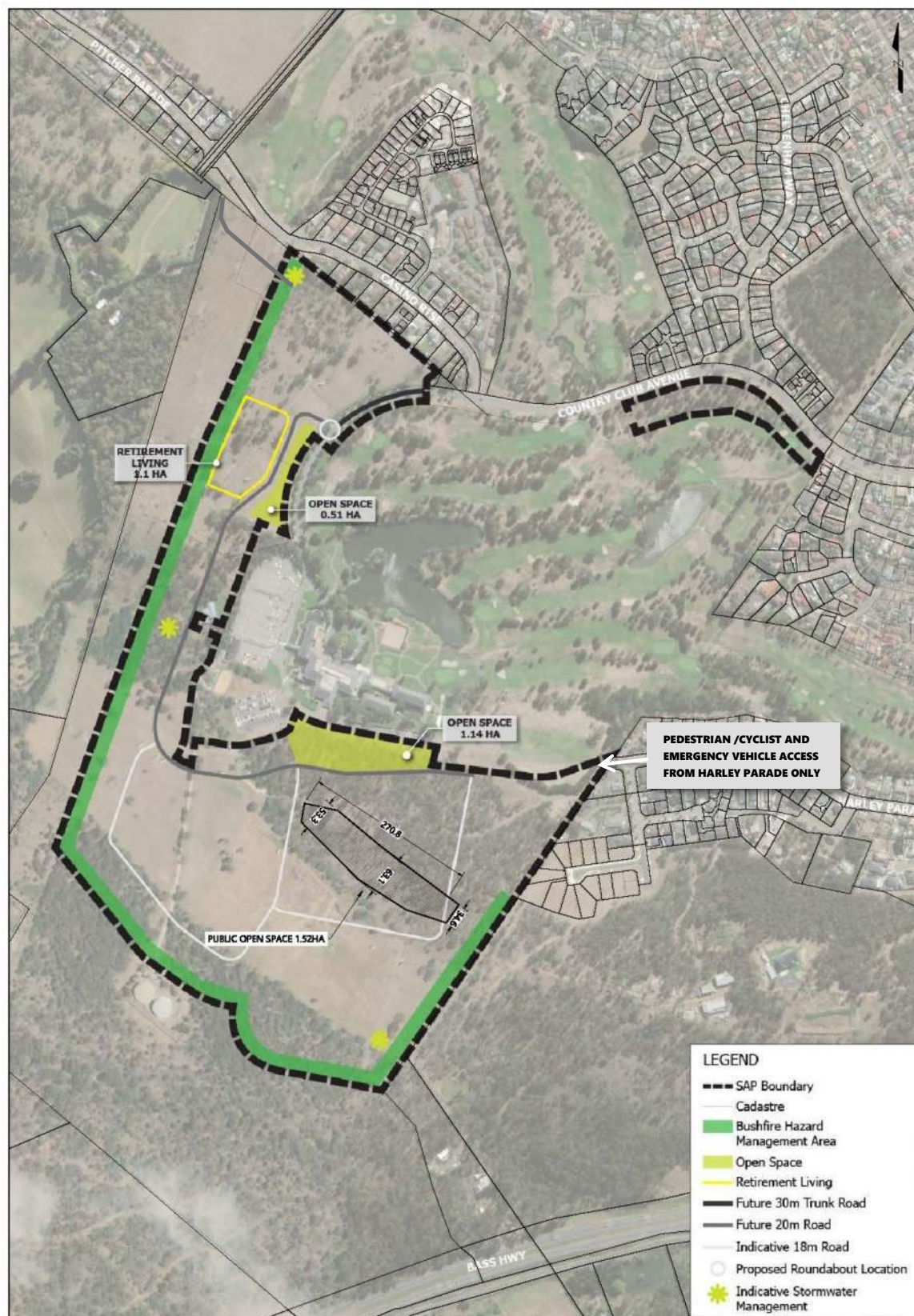
The purpose of the Country Club Specific Area Plan is:

- F9.1.1 To provide for diverse housing outcomes that promote Liveable Housing.
- F9.1.2 To provide for the development of the area consistent with the local area objectives and desired future character statements
- F9.1.3 To provide for retirement uses and development that is compatible with higher density residential development.
- F9.1.4 To provide for a revitalised tourism precinct in accordance with the layout shown in Figure F9.1.
- F9.1.5 To provide for open space and recreation opportunities for residents within the estate and visitors.

F9.2 Application of this Plan

- F9.2.1 The specific area plan applies to the area of land designated as F9 Country Club Specific Area Plan on the overlay maps and in Figure F9.1.

Figure F9.1



F9.3 Local Area Objectives

General Residential Zone

- (a) To provide for the standard range of uses in the zone.

Connectivity

- (b) Development is to provide for a co-ordinated network of roads, pedestrian and bicycle paths that connect the activity centre, mixed use and residential areas and public open space.

F9.4 Definition of Terms

This sub-clause is not used in this specific area plan.

F9.5 Use Table

This sub-clause is not used in this specific area plan.

F9.6 Use Standards

This sub-clause is not used in this specific area plan.

F9.7 Development Standards for Buildings and Works

F9.7.1 Building Design and Siting

This clause is in addition to General Residential Zone – clause 10.4 Development Standards.

Objective	<ul style="list-style-type: none">a) To ensure that the siting and design of development is consistent with the local area objectives and desired future character for land within the Specific Area Plan.b) To protect the residential amenity of lots by ensuring that the height, setbacks, siting, and design of buildings provides adequate privacy, separation, open space and sunlight for residents.c) To provide for private open space that is appropriate to a higher density residential environment.
Acceptable Solutions	Performance Criteria
A1 Within the retirement living lot, building height must not exceed 14.5 metres.	P1 The design and siting of buildings must: <ul style="list-style-type: none">a) not cause unreasonable loss of amenity by:<ul style="list-style-type: none">(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot;(ii) overshadowing the private open space of a dwelling on an adjoining lot;(iii) overshadowing of an adjoining vacant lot;(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; or(v) overlooking of habitable room windows or private open space of an adjoining dwelling; andb) have regard to the intended or prevailing character of the surrounding area.

F9.7.2 Site Coverage

This clause is in substitution of General Residential Zone - clause 10.4.3 Site Coverage and Private Open Space for all dwellings.

Objective	That site coverage protects residential amenity through appropriate siting and design of development to provide adequate: (a) privacy and separation between dwellings; (b) separation of dwellings from vehicular traffic and common open space; and (c) sunlight to habitable rooms.	
Acceptable Solutions		Performance Criteria
A1 Dwellings must have a site coverage of: (a) not more than 65% if the development includes 50% or greater portion of liveable housing; or (b) not more than 50%.		P1 Dwellings must have a site coverage that protects residential amenity, having regard to: (a) topographical constraints; (b) infrastructure and servicing; (c) vehicular access through the site; (d) vehicle parking for residents and visiting services; (e) siting and scale of buildings; (f) any particular needs of residents; (g) the provision of private open space or common open space; (h) access to sunlight for habitable rooms.

F9.8 Development Standards for Subdivision

F9.8.1 Lot Design

Objective	<p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and (d) is orientated to provide solar access for future dwellings.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 450m² and: <ul style="list-style-type: none"> i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area
<p>A2</p> <p>Subdivision must be in accordance with Figure F9.1.</p>	<p>P2</p> <p>Subdivision must be consistent with the local area objective having regard to:</p> <ul style="list-style-type: none"> (a) the topographical or natural features of the site; (b) any requirements for bushfire hazard management areas; (c) the provision of a hierarchy of local and collector roads; and (d) pedestrian connectivity, and <p>must include the public open space in accordance with Figure F9.1.</p>

The COMMON SEAL of the Meander Valley Council has been hereunto affixed on 9 February 2021 pursuant to a resolution of Council delegating authority to the General Manager to affix the corporation's seal

.....
John Jordan
General Manager

From: TasWater Development Mailbox
Sent: 15 Dec 2020 01:32:43 +0000
To: Planning @ Meander Valley Council
Subject: TasWater Submission to Planning ~ MVC for 100 COUNTRY CLUB AV, PROSPECT VALE 4/2020 - PA\21\0142
Attachments: 100 COUNTRY CLUB AV, PROSPECT VALE TasWater Submission to Planning ~ MVC.pdf

Dear Sir/Madam

Please find attached TasWater Submission to Planning Authority Notice as mentioned above. A copy of the attached document(s) should be referenced in and appended to the council permit.

If you have any queries, please contact me.

Regards

David Boyle

Senior Development Assessment Officer

Currently working Tuesday to Friday



D 0436 629 652
F 1300 862 066
A GPO Box 1393, Hobart TAS 7001
36-42 Charles Street, Launceston, TAS 7250
E david.boyle@taswater.com.au
W <http://www.taswater.com.au/>

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Submission to Planning Authority Notice

Council Planning Permit No.	4/2020 - PA\21\0142	Council notice date	3/12/2020
TasWater details			
TasWater Reference No.	TWDA 2020/02069-MVC		Date of response
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	100 COUNTRY CLUB AV, PROSPECT VALE	Property ID (PID)	2852135
Description of development	Draft Planning Scheme Amendment Rezoning and Specific Area Plan		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Niche Planning Studio	Planning Scheme Admendment Report		13/11/2020
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56S(2) TasWater makes the following submission(s):</p> <ol style="list-style-type: none"> TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. <p>Advice:</p> <p>Sewer Infrastructure</p> <p>Our modelling analysis was conducted with:</p> <ul style="list-style-type: none"> 255 +84 ET draining to MH A528990 78 ET draining to main A528302 20 ET draining to MH A528314 18 ET draining to MH A528510 <p>Modelling analysis indicated that in the absence of the development, the 225mm main between MH A528902 and MH A528987 already had a number of significant capacity issues initially.</p> <p>The additional loading from the development exacerbates these pre-existing capacity issues and causes a number of pipes around this area, to go from “has capacity” to “exceeds capacity”. These assets were:</p> <ul style="list-style-type: none"> A528032 A528035 A528039 <p>These pipes will need to be upsized to accommodate the proposed development, by the developer.</p> <p>The development also causes one MH A528822 to overflow. It is unclear the data source or accuracy of this MH’s surface and invert levels, so this overflow may well be a non-issue.</p>			

NOTE: Uncircled pipes in **RED** indicate capacity issues existing before the development in this area.

The 450 mm and 375 mm mains in Country Club Avenue directly link to the Casino Reservoirs. The link to Harley Parade will benefit the existing water network in this and nearby streets.

The pressure head given above is at the assumed connection point below the reservoir site and does not include losses through service connections or associated pipework within the subdivision

The highest service connection point within the proposed development is approximately R.L. 211 metres.

The hydraulic and process capacity of the water treatment plant and sources upstream have not been assessed.

Boundary Conditions

Altitude at connection point to 450 mm main; R.L. 205 m.

System Pressure Head at max flow on Peak day, (9:15 am), at connection point to 450 mm main; 233.53 metres.

Max flow on Peak day, (9:15 am), at 450 mm connection point; 16.41 L/s

Max flow on Peak day, (9:15 am), at 375 mm connection point; 6.32 L/s

Max flow on Peak day, (9:15 am), to development; 15.05 L/s

Flow into Harley Parade at max flow on Peak day, (9:15 am); 7.68 L/s

Advice

General

For information on TasWater development standards, please visit

<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Declaration

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

Authorised by



Jason Taylor

Development Assessment Manager

TasWater Contact Details

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