

# AGENDA ORDINARY COUNCIL MEETING

# Tuesday, 9 December 2025

**Time** 3.00pm

**Location** Council Chambers

26 Lyall Street

Westbury, Tasmania

**Telephone** 6393 5300

# The Way We Work Together Our Agreed Behaviours

- 1. We work as a team, value each other's contribution and are accountable for our work.
- 2. We support each other's roles to deliver the best outcomes for our customers and community.
- 3. We are supported, trusted and empowered to do our work.
- 4. We value open and transparent communication to keep each other well informed.
- 5. We operate in an environment where people feel connected.

# Council Chambers Seating Plan

General Manager Mayor Jonathan Harmey Wayne Johnston **Governance Officer Deputy Mayor** Anthea Rooney Stephanie Cameron Councillor Kevin House Councillor **Christine Cronshaw** Councillor Anne-Marie Loader Councillor Ben Dudman Councillor Councillor John Temple Daniel Smedley Councillor Rodney Synfield **Council Officers Public Gallery** 

# Going to a Council Meeting

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

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

In accordance with Policy No. 98: Council Meeting Administration, this Meeting will be recorded and live streamed to the general public. By attending the Meeting in person, you are consenting to personal information being recorded and published.

No unauthorised filming or recording of the Meeting is allowed.

Copies of Agendas and Minutes are also available to view at the Council's office.

### **Learn More**

**Click here** to find fact sheets about attending a Council Meeting, or to submit a question online for a future Meeting.

**Click here** to view Agendas and Minutes online or listen to audio of Meetings.

Following the Meeting Agendas, Minutes, Audio and Live Stream Recordings will be available online. Audio recordings will remain available to the public for a minimum of 12 months.

You can also contact the Office of the General Manager by telephone on 6393 5317, or email ogm@mvc.tas.gov.au to ask any questions, to submit a question or learn more about opportunities to speak at a Council Meeting.

# **Public Access to Chambers**

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

### For Planning Decisions:

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

### For All Decisions:

Members of the media are welcome to take up any seats not in use by the public or email ogm@mvc.tas.gov.au to request specific information about a Council decision.

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

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

# **Conduct at Council Meetings**

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

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

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

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

# **Access and Inclusion**

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

Any person with a disability or other specific needs is encouraged to contact the Council prior to the Meeting on 6393 5317 or via email to <code>ogm@mvc.tas.gov.au</code> to discuss how the Council can best assist you with access.

# **Council Meeting Processes**

During Council Meetings, the following, processes occur:

All motions are passed by simple majority unless otherwise stated in the Agenda Item.

Councillors abstaining from voting at a Council Meeting are recorded as a negative vote (Local Government (Meeting Procedures) Regulations 2025).

Councillors are able to move amended, alternate or procedural motions during debate.

Councillors are able to ask a maximum of three questions during Councillors' Questions Without Notice. Councillors are requested to provide Questions Without Notice in writing at the conclusion of the Meeting.

Members of the Public are able to ask a maximum of two questions during Questions Without Notice. Members of the Public are requested to provide Questions Without Notice in writing at the conclusion of the Meeting.

# **Certificate of Qualified Advice**

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

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

Accordingly, I certify that, where required:

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

Jonathan Harmey General Manager

# **Table of Contents**

1.	Opening of Meeting and Apologies	7	
2.	Acknowledgment of Country	7	
3.	Statement of Attendance	7	
4.	Confirmation of Minutes	7	
5.	Declarations of Interest	7	
6.	Council Workshop Report		
7.	Mayor and Councillors' Reports	10	
8.	Petitions	12	
9.	Community Representations	12	
10.	Public Question Time	13	
11.	Councillor Question Time	20	
12.	Councillor Notices of Motion	21	
13.	Planning Authority Reports	23	
	13.1. PA\26\0071 – 47 Huntsman Road, Meander	23	
	13.2. PA\26\0080 – 193 and 251 Marriott Street, Westbury	219	
14.	Development and Regulatory Services	333	
	14.1. Land Use Planning and Approvals (Development Assessment Panels) 2025 Version 2 2025 Submission	<i>Bill</i> 333	
15.	Corporate Services	360	
	15.1. Review Policy No. 88: Related Party Disclosures	360	
16.	Governance and Community Wellbeing	378	
	16.1. Westbury Office Administration and Governance Changes	378	
	16.2. Council Meeting Schedule 2026	383	
	16.3. Councillor Representation on Committees and External Organisations	386	
	16.4. Appointment of Members to Special Committees	390	
17.	Motion to Close Meeting	394	
18	Close of Meeting	394	

# 1. Opening of Meeting and Apologies

# 2. Acknowledgment of Country

I begin today by acknowledging the Pallitore and Panninher past peoples, the Traditional Owners and Custodians of the land on which we gather today and I pay my respects to Elders past and present. I extend that respect to all Aboriginal and Torres Strait Islander peoples here today.

# 3. Statement of Attendance

Local Government (Meeting Procedures) Regulations 2025: Regulation 8

It is advised that persons attending this Meeting should note that:

- (a) an audio and visual recording is being made of the Meeting;
- (b) all persons attending the Meeting are to be respectful of, and considerate towards, other persons attending the Meeting; and
- (c) language and conduct at the Meeting that could be perceived as offensive, defamatory or threatening to a person attending the Meeting, or listening to the recording, is not acceptable.

# 4. Confirmation of Minutes

Local Government (Meeting Procedures) Regulations 2025: Regulation 41(1)(b)

## Recommendation

That Council receives and confirms the Minutes of the last Ordinary Council Meeting held on 11 November 2025.

# 5. Declarations of Interest

Local Government Act 1993: section 48

(A councillor must declare any interest that the councillor has in a matter before any discussion on that matter commences).

# 6. Council Workshop Report

Local Government (Meeting Procedures) Regulations 2025: Regulation 10(3)(c)

# Topics Discussed – 25 November 2025

# **Workshop Attendance**

### Present

Mayor Wayne Johnston, Deputy Mayor Stephanie Cameron, Councillor Ben Dudman, Councillor Anne-Marie Loader, Councillor Kevin House, Councillor Rodney Synfield, Councillor John Temple, Councillor Daniel Smedley and Councillor Christine Cronshaw

# Planning Applications for December 2025 Council Meeting

Councillors received a review of Planning Applications to be presented to the December 2025 Council Meeting.

# **Council Office Requirements**

Councillors discussed proposed options to achieve administrative and governance requirements and community feedback.

# **Proposed Council Meeting and Workshop Schedule 2026**

Councillors discussed the proposed timetabling of the 2026 Council Meetings and Workshops.

# **Councillor Representation on Committees and External Organisations**

Councillors considered representation on various internal and external groups and organisations.

### **End of Year School Presentations**

Councillors confirmed preferences for attendance at municipal end of year school presentations.

# Volunteer Awards and Community Event – Update

Councillors were provided with an update on the Council's community event to be held in January 2026.

# **Draft Annual Report 2024-25**

Councillors considered the Draft Annual Report 2024-25 prior to presentation at the Annual General Meeting on 9 December 2025.

# Feature Town Entry Signs – Next Stage

Councillors discussed in principle support for new town entry signs at Carrick.

# Review of Policy No. 88: Related Party Disclosures

Councillors reviewed the Related Party Disclosures Policy prior to presentation at the December Council Meeting.

# Development Assessment Panel Draft Bill 2025 Version 2

Councillors received an overview of the proposed bill and provided guidance on submission options.

# **Entally House**

Councillors discussed Entally House.

**Items for Noting** 

**Capital Works Projects Requests** 

# 7. Mayor and Councillors' Reports

Councillors' Official Activities and Engagements Since Last Meeting

# **Mayor Wayne Johnston**

Attended or participated in the following events:

- 13 November 2025 TasWater media event
- 20 21 November 2025 Local Government Association of Tasmania Conference, Hobart
- 22 November 2025 Deloraine Show
- 25 November 2025 *The Examiner* Christmas Interview
- 25 November 2025 Meander Valley Community Forum, Deloraine
- 27 November 2025 Meander Valley Council Emergency Management Meeting

# **Deputy Mayor Stephanie Cameron**

Attended or participated in the following events:

- 11 November 2025 Remembrance Day Service, Westbury
- 20 21 November 2025 Local Government Association of Tasmania Conference, Hobart
- 25 November 2025 Meander Valley Community Forum, Deloraine
- 4 December 2025 ABC Country Hour

# **Councillor Ben Dudman**

Attended or participated in the following events:

- 20 21 November 2025 Local Government Association of Tasmania Conference, Hobart
- 25 November 2025 Meander Valley Community Forum, Deloraine

# **Councillor Kevin House**

Attended or participated in the following events:

- 11 November 2025 Remberance Day Event, Deloraine
- 25 November 2025 Meander Valley Community Forum, Deloraine
- 25 November 2025 Meander Valley Council Volunteer Awards Committee

# **Councillor Christine Cronshaw**

Attended or participated in the following events:

- 25 November 2025 Meander Valley Community Forum, Deloraine
- 25 November 2025 Meander Valley Council Volunteer Awards Committee

# **Councillor Anne-Marie Loader**

Attended or participated in the following events:

- 11 November 2025 Remembrance Day Service, Westbury
- 11 November 2025 Carrick Hall Meeting
- 12 November 2025 Great Western Tiers Tourism Association Meeting
- 12 November 2025 Great Western Tiers Tourism Association Special Meeting
- 13 November 2025 Australian Local Government Women's Association Masterclass Webinar
- 14 November 2025 Understanding Population Dynamics Workshop, Launceston
- 20-21 November 2025 Local Government Association of Tasmania Conference, Hobart
- 21 November 2025 Local Government Association of Tasmania General Meeting, Hobart
- 25 November 2025 Meander Valley Community Forum, Deloraine

# **Councillor Rodney Synfield**

Attended or participated in the following events:

• 25 November 2025 – Meander Valley Community Forum, Deloraine

# **Councillor John Temple**

Attended or participated in the following events:

- 20 21 November 2025 Local Government Association of Tasmania Conference,
   Hobart
- 25 November 2025 Meander Valley Community Forum, Deloraine

Councillors' Announcements and Acknowledgements

# 8. Petitions

For further information about Petitions, refer to the Local Government Act 1993: sections 57-60A

No new Petitions or Actions on Previous Petitions have been received as part of this Agenda

# 9. Community Representations

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

Requests received at least 14 days prior to a Council Meeting will be considered by the Chairperson. For further information, contact the Office of the General Manager on 6393 5317 or email ogm@mvc.tas.gov.au.

No Community Representations have been received as part of this Agenda

# 10. Public Question Time

Members of the public may ask questions in person or using the form available on the Council's website.

During the Meeting, a minimum of 15 minutes is available and is set aside for members of the public to ask Questions With or Without Notice. Council will accept up to two Questions With Notice and two Questions Without Notice per person, per Meeting.

Questions Without Notice are required in writing at the conclusion of the Meeting.

**Click here** to submit an online question for a future Meeting.

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

### 10.1. Public Questions With Notice

Local Government (Meeting Procedures) Regulations 2025: Regulation 38(1)

(Questions With Notice must be in writing and should be received by the General Manager at least seven days before the relevant Council Meeting).

### Question

John Hawkins, Chudleigh – Bentley Property – asked at the Council Meeting held on 11 November 2025

1. With regard to the block behind the Honey Farm, what is the Council going to do about the strip of land near the railway line?

Anthony Kempnich (Manager Governance and Legal) notes that the following response is formed on the presumption that the land referred to in the question carries identifiers CT 217163/1, PID 2207056. As the Council communicated to Mr Hawkins in March of 2021:

- a dispute about boundaries or possession or use of private land is fundamentally a dispute between owners that does not involve the Council;
- online GIS information, such as the State Government's LISTmap, is an informational tool only and not determinative of boundaries, title or ownership.; and
- any disputes as to the ownership, or location of boundaries, of land would be a matter for owners to address through a combination of solicitors, the Land Titles Office or a surveyor.

# **Ouestion**

Wendy Travis, Westbury – Repurposing Town Hall and Supper Room – submitted via email on 1 December 2025

- 1. Is the Council aware that a number of people reported issues with submitting their survey online, including messages that the submission was spam, non-received confirmation messages and frozen screens. If so, how can the Council have faith in the integrity of the survey?
  - Jonathan Harmey (General Manager) advised that one community member previously expressed concern to the Council regarding their submission being flagged as spam, it was confirmed to the community member that their submission was received. The Council has reviewed the associated website and confirmed that 13 submissions in total were marked as spam. Despite being marked as spam, all these 13 surveys were received in the Council's database and provided to Councillors.
- 2. The next Westbury Flower Show is booked for the Westbury Town Hall and Supper Room on 21st February 2026. Is the ERP (IT) project to be based in the Supper Room once it is refurbished and if this project goes for 2 to 3 years as planned, what year in the future will the Westbury Flower Show be permitted by Council to be held in both the Town Hall and the Supper Room again?
  - Jonathan Harmey (General Manager) advises that if Option 1 is approved by Council, the Westbury Town Hall and Westbury Supper Room will be upgraded with an estimated time period of six months. If Option 2 is approved by Council the Westbury Supper Room will be upgraded and the Supper Room is expected to be required until a new building can be achieved, estimated time period 18 months. If no decision is formed then it is likely that the Westbury Supper Room will need to be used for the Council's Operations indefinitely. In the instance, where the Westbury Town Hall and/or Westbury Supper Room were not available, an alternative venue such as the Westbury Sports Centre would be explored for use by the Westbury Garden Club for their ongoing flower shows in that period, if they chose to.

# Question

Karen Mackenzie, Westbury – Repurposing of Town Hall and Supper Room – submitted via email on 1 December 2025

- 1. Has the Council provided details of the proposed works in both the Westbury Town Hall and Supper Room to the Westbury Garden Club and to Westbury Rotary Club, and if so, what details were provided and when?
  - Jonathan Harmey (General Manager) advises that the Council has met with both the Westbury Garden Club Executive and the Rotary Club of Westbury President to discuss potential changes to the Westbury Supper Room and Westbury Town Hall. These meetings included conversations of potential changes being considered by the Council.
- 2. On the 28 September 2025, a representative of the Westbury Garden Club asked to book the Westbury Town Hall and Supper Room for the Summer Flower Show on the 21 February 2026 and requested a response by the 17 October 2025 at the latest because of all the planning that had to occur. The General Manager informed Councillors he would respond by the 17 October 2025. When did the General Manager finally respond to the request for the booking and why did it take so long?

Jonathan Harmey (General Manager) advises that Karen Mackenzie emailed the Council on behalf of the Westbury Garden Club on 28 September 2025 to request a booking for the Town Hall and Supper Room be made for Westbury Garden Club's Summer Flower Show on Saturday, 21 February 2026. This included we respectfully request a prompt answer to our request, by the 17 October 2025 at the latest. An email response was provided by the General Manager to Karen on 29 September 2025 regarding the booking. The General Manager sent a letter to the Westbury Garden Club, through Karen, on 29 September requesting a meeting. A further response was provided by the General Manager to Karen on 16 October 2025 to confirm a revised response date of 31 October 2025. Karen replied on behalf of the Westbury Garden Club on 17 October 2025 thanking the General Manager for his advice. A meeting with the General Manager, Director Corporate Services, Community Facilities Officer and Westbury Garden Club Executive, including Karen, occurred on 20 October 2025. The booking was accepted by return email from the General Manager to Karen on 29 October 2025. The availability of the facilities was discussed at Council Workshop on 28 October 2025 which influenced the Council's ability to accept the booking. It is considered that the Westbury Garden Club were effectively communicated with throughout this period.

# Question

Peter Mackenzie, Westbury – Repurposing of Town Hall and Supper Room – submitted via email on 1 December 2025

- 1. On the 22 October 2025, the General Manager wrote to a concerned ratepayer that 'one option our Council is considering is maintaining the status quo and not applying any change to the current circumstances'. However, this was not an option presented in the papers prepared by the General Manager for the 28 October 2025 Workshop. Why did the General Manager give this misleading information to the public?
  - Jonathan Harmey (General Manager) advises that this question is taken to be in relation to the Council's future use of the Westbury Town Hall and Westbury Supper Room. On 22 October 2025, the General Manager replied to an enquiry received via email. The response included one option that our Council is considering is maintaining the status quo and not applying any change to the current circumstances. This has now developed into Option 2 where the Council would not apply any change to the Westbury Town Hall and the Westbury Supper Room is planned to see a refurbishment. The General Manager did not respond with misleading information to this member of the public.
- 2. Is the Council aware that the Westbury Garden Club Flower Shows will not remain viable if the Town Hall and its adjoining Supper Room are not made available for the same type of use which they are now?
  - Jonathan Harmey (General Manager) advises that the Council has been in regular contact with the Westbury Garden Club regarding the proposed changes. The Council has advised the Westbury Garden Club that it is committed to assisting the Club to continue their events into the future where possible, including use of the Westbury Town Hall, if the Club elects to book this facility. If Option 1 is selected this would also deliver a refurbished Westbury Town Hall facility, which is very likely to include a carpet treatment of the floors. At a meeting with the Club's Executive in October 2025, when asked, the Club's concerns over having a carpeted facility they responded that the flower show participants spilt water and dirt. The Council advised the Club in November that as a contribution to the Garden Show, the Council would be willing to cover any carpet cleaning costs following the Garden Shows if Option 1 was approved. The timing of any works would determine if the Westbury Town Hall is available for the Club's September 2026 event. The Council and the Club met at the Westbury Sports Centre in October and agreed that the Sports Centre could be an alternative venue for future events if the Town Hall and Supper Room were not available.

# **Ouestion**

David Pyke, Westbury – Repurposing of the Town Hall and Supper Room – submitted via email on 1 December 2025

- 1. Why did the Council not agree to use the repurposed Supper Room for its new Council Chambers, which was part of the proposal by the Council's architects in July 2025 at a total cost of between \$115,000 to \$135,000 plus or minus 20% ex GST? If the concern relates to the ceiling height, why is the community and the Council's employees able to use this space when it is not thought appropriate for Councillors to do so?
  - Jonathan Harmey (General Manager) advises that the Council has considered many options during 2025. Council has not formed a decision on its preferred Option. Under the two Options currently being considered by Council, the Westbury Supper Room is planned to be retained for employee use and external bookings. The ceiling height is not intended to be changed and believed to be suitable for this purpose at the current height without any structural changes.
- 2. The Workshop paper for the 23 September 2025 presented an option to create additional space at the new Works Depot at Valley Central at a cost of \$750,000 which would provide space for 15 employees. The identified disadvantages of this option included that the potential for impromptu meetings would be taken away and the cost would be less explainable to the community. Why was this option not presented in the survey instead of the far more expensive option of building new office space at the rear of 26 Lyall Street?

**Jonathan Harmey (General Manager)** advises that this Option was not as advantageous as the two Options currently being considered which were provided to the community for feedback. The Council has considered many options during 2025.

# **Ouestion**

Roger Travis, Westbury – Repurposing of Town Hall and Supper Room – submitted via email on 1 December 2025

- 1. Were any responses to the Council's Opening the Doors survey received in the form of the submission letterboxed around Westbury and if so, were these given full weight as an individual submission?
  - **Jonathan Harmey (General Manager)** advises that all survey responses were provided to Meander Valley Councillors and the Council's Management, including the printed copies referenced in the question.
- 2. The papers to the Workshop on the 23 September 2025 contains the statement that 'while the Council can try to have any area able to be packed down, this may not be achievable'. The paper then states the 'planned ability' for private bookings of the Westbury Town Hall and Supper Room in future, if they are repurposed is 'No' (that is, nil). In respect of the Supper Room only being repurposed, it is also stated that 'the planned ability for private bookings of the Supper Room is 'No' (that is, nil). Why has the Council been indicating to the public that private bookings of these facilities will be possible when this utterly contradicts the statements in the 23 September Workshop Paper?

Jonathan Harmey (General Manager) advises that further work continued after September 2025 and the Council is confident that an area able to be packed down can be achieved. Under the two Options currently being considered by the Council, the Westbury Supper Room is planned to be retained for Council use and external bookings.

# **Question**

Kerin Booth, Westbury – Repurposing of Town Hall and Supper Room – Kerin Booth – submitted via email on 1 December 2025

- 1. If capital funding for the Town Hall can be approved for a grand new setting for Council Meetings, why can it not instead be approved for the conversion of the file room to staff office space at a lower cost, as proposed in July 2025?
  - Jonathan Harmey (General Manager) advises that Council has identified a range of options during 2025 including the work completed by the architect dated 23 July 2025, which was a preliminary cost for basic conversion of the existing Council Chambers to office space and a conversion of the existing Supper Room to potentially serve as a replacement Council Chambers. The question asked misunderstands the intent of this work. This proposal did not proceed past the exploratory phase.
- 2. Also, if Council proposes the works to repurpose the Town Hall will start after 21 February next year, when has it or will it approve the adjusted capital works budget?

Jonathan Harmey (General Manager) advises that Council has a Capital Works Project budget of \$170,000 approved for the additional office space project. Once the preferred Option is approved, a design will be completed. It is anticipated that the current budget amount will not be sufficient for the revised scope of works of the design and approval for additional budget funding will be sought from Council.

### 10.2. Public Questions Without Notice

Local Government (Meeting Procedures) Regulations 2025: Regulation 37

(Members of the public who ask Questions Without Notice at a Meeting will have both the question and any answer provided recorded in the Minutes.

Public Questions Without Notice should be provided in writing at the conclusion of the Meeting.

If the Council's Officers are unable to answer the question asked at the Meeting, the question and a response will be provided in the next Council Meeting Agenda).

# 11. Councillor Question Time

# 11.1. Councillors' Questions With Notice

Local Government (Meeting Procedures) Regulations 2025: Regulation 35

(Questions With Notice must be in writing and should be received by the General Manager at least seven days before the relevant Council Meeting).

No Councillors' Questions With Notice were received for this Agenda

# 11.2. Councillors' Questions Without Notice

Local Government (Meeting Procedures) Regulations 202: Regulation 34

(Councillors who ask Questions Without Notice at a Meeting will have both the question and any answer provided recorded in the Minutes.

Councillors' Questions Without Notice should be provided in writing at the conclusion of the Meeting.

If the Council's Officers are unable to answer the question asked at the Meeting, the question and a response will be provided in the next Council Meeting Agenda).

# 12. Councillor Notices of Motion

Local Government (Meeting Procedures) Regulations 2025 Regulations 19 and 20

No Notices of Motion have been received as part of this Agenda

# **Council as a Planning Authority**

In planning matters, Council acts as a Planning Authority under the *Land Use Planning* and *Approvals Act 1993*. In the Agenda Items in this section, Council (when acting as the Planning Authority) will be referred to as a Planning Authority. The following applies to all Planning Authority reports:

Strategy The Council has an Annual Plan target to process Planning

Applications in accordance with delegated authority and statutory

timeframes.

Policy Not Applicable.

**Legislation** The Planning Authority must process and determine applications

under the Land Use Planning and Approvals Act 1993 (LUPA) and its Planning Scheme. Each application is made in accordance with

LUPA, section 57.

**Consultation** The *Agency Consultation* section of each Planning Authority report

outlines the external authorities consulted during the application

process.

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

application.

Budget and Finance Where a Planning Authority decision is subject to later appeal to

the Tasmanian Civil and Administrative Tribunal (Resource and Planning Stream), the Council may be liable for costs associated

with defending its decision.

Risk Management Risk is managed by all decision-makers carefully considering

qualified advice and inclusion of appropriate conditions on

planning permits as required.

Alternative Motions The Planning Authority may approve an application with amended

conditions or may refuse an application.

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

determination of a planning matter.

# 13. Planning Authority Reports

13.1. PA\26\0071 - 47 Huntsman Road, Meander

Proposal Subdivision (4 lots)

Report Author Nooshin Varikodan

Town Planner

**Authorised By** Krista Palfreyman

Director Development and Regulatory Services

**Decision Due** 10 December 2025

**Decision Sought** It is recommended that the Planning Authority approves this

application.

See section titled Planner's Recommendation for further details.

**Applicant's Proposal** 

**Applicant** Cohen & Associates Pty Ltd

Property 47 Huntsman Road, Meander (CT 226579/1)

**Description** The applicant seeks planning permission for the subdivision of

one lot into four lots.

Documents submitted by the Applicant are attached, titled Application

Documents.



Figure 1: Aerial image showing the location and spatial extent of the site (Source: Spectrum Spatial)

# Planner's Report

Planning Scheme Tasmanian Planning Scheme – Meander Valley (the Planning

Scheme)

**Zoning** Rural Living Zone C

Applicable Overlay Waterway and Coastal Protection Area, Attenuation Area,

Bushfire-Prone Area, Landslip Hazard Area (low landslip hazard

band) and Low Sensitivity Karst Area

**Existing Land Use** Residential

# **Summary of Planner's Assessment**

Generally, subdivision is classed as permitted in this zone (Rural Living C).

# **Discretions**

For this application, four discretions are triggered. This means the Planning Authority has discretion to approve or refuse the application based on its assessment of:

Clause	Performance Criteria	Standard
11.5.1	P1	Lot design (lot size)
11.5.1	P2	Lot design (frontage)
C7.7.1	P1	Subdivision within a waterway and coastal protection
		area (indicative building area and hazard management
		areas within waterway protection area)
C9.6.1	P1	Lot design (subdivision within attenuation area)

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

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

# **Performance Criteria and Applicable Standards**

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

See Attachments titled Planner's Advice – Performance Criteria and Planner's Advice – Applicable Standards for further discussion.

# **Public Response**

Three responses (representations) were received from the public. Of these, all are objections.

See Attachment titled Public Response – Summary of Representations for further information, including the Planner's Advice given in response.

# **Agency Consultation**

## **TasNetworks**

The application was referred to TasNetworks. TasNetworks has advised the following:

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

TasNetworks has a Statutory Deemed easement over this property for distribution assets. Further information regarding Easements can be found on the TasNetworks website:- <a href="https://www.tasnetworks.com.au/easements">https://www.tasnetworks.com.au/easements</a>

Please find the attached diagram taken from our mapping system showing the land title with the distribution high voltage feeder marked by the royal blue lines running between pole 123290 and 123292 as well as for the first span of the private service line between 123294 and 388537. This easement of 12m wide (6m either side of the centreline) measured at ground level, is required to be maintained with any structures proposed with the subdivision.

As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot.

It is recommended that the customer or their electrician submit an application via our website portal found here

<u>https://www.tasnetworks.com.au/Connections/Connections-Hub</u> to establish an electricity supply connection to each lot.

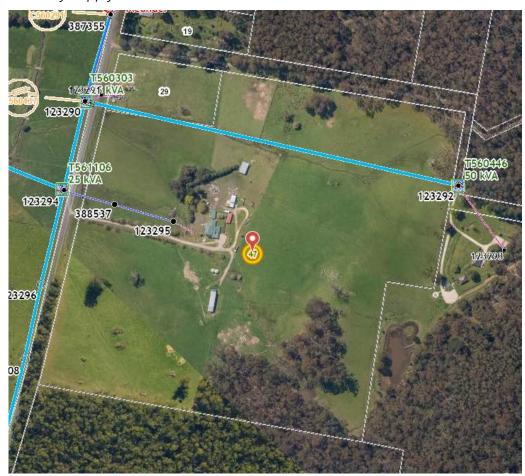


Figure 2: Aerial image showing the location of TasNetworks distribution high voltage feeder marked by the royal blue lines running between pole 123290 and 123292 as well as for the first span of the private service line between 123294 and 388537 (Source: TasNetworks response).

See Attachment titled TasNetworks response.

# **Internal Referrals**

# Infrastructure Services

Sherriffs Road is a gravel road. It is generally 3.5 – 4m in width. It is best practice to allow a 0.5m wide road shoulder either side of the gravel road but obstacles in the road reserve make it difficult to achieve sufficient width for road shoulders for most of the road length. Sherriffs Road provides access to two of the proposed lots. According to the Traffic Impact Assessment (TIA), the current traffic generation is estimated to be 24 vehicles per day and as such it is classified as a US1 road under Tasmanian Standard Drawing TSD-R01.

The TIA estimates that the increase in traffic will be an additional 16 vehicles per day which changes the road category to a US2 (30 – 100 vehicles per day). The required width for a US2 road is a 4m trafficable road with 1m shoulders on either side. To achieve this width for the full length of the road a significant number of trees would need to be removed and it is recommended that passing bays at regular intervals would be sufficient. Conditions, as recommended below, require the applicant to construct passing bays based on a design from a suitably qualified person. It is also recommended that the first 25m of Sherriffs Road be sealed to reduce the amount of gravel being carried out on Huntsman Road.

The Council will install guideposts along Sherriffs Road in accordance with Australian Standard AS 1742-2009 to improve the delineation of the road and also *Road Narrows* signage either side of the crest on Sherriffs Road.

Huntsman Road is a sealed road and the access to Lot 1 will utilise the existing access to the property. A new access is proposed to Lot 4 off Huntsman Road. These two lots will not lead to any significant change in the number of vehicles using Huntsman Road.

It is noted that there is a gully crossing the site, which will collect water during rainfall events. The indicative house sites on Lots 2 and 4 will not affect access or changes to the watercourse.

Considering there is no reticulated water available in the area, dwellings in the future are expected to have rainwater tanks and no additional drainage will be discharged into existing system.

The Council does not provide kerbside collection services in this area. All waste services are to be managed by the property owner.

### Environmental Health

The proposed subdivision is within 300m of a property boundary containing an existing dairy. An Attenuation Zone Assessment Report prepared by ES&D, states that *location of a sensitive use within 300m of the dairy property boundary can be achieved without the sensitive use interfering with the normal operations of the dairy or detrimental affects of noise or odour on the sensitive use.* To the extent that the Assessment has been prepared by a suitably qualified and accredited person, the Assessment can be relied upon.

The proposed lots have sufficient area to accommodate an on-site wastewater management system for a dwelling.

# Strategic Planner

The Council's Public Open Space Policy applies to all subdivision applications received by Council.

The proposed subdivision generates a likely need, and increase in demand, for public open space within the locality and municipality that is not met by the subdivision.

No public open space is proposed and a public open space land contribution, when having regard to the Public Open Space Design Guidelines, is not considered necessary within the site.

The subdivision proposes three additional vacant lots being Lots 2, 3 and 4. The existing dwelling is located on Lot 1.

Therefore, for Lots 2, 3 and 4, a payment equivalent to 2% of the most recent recorded valuation adjusted according to the applicable adjustment factor determined by the Office of the Valuer-General, must be paid prior to the sealing of the Final Plan of Survey.

### Planner's Recommendation to Council

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

For further information, see Local Government Act 1993: section 65, Local Government (Meeting Procedures) Regulations 2025: Regulation 29(2) and Land Use and Approvals Act 1993: section 57.

# **Planning Authority Recommendation**

This application by Cohen & Associates Pty Ltd, for a Subdivision (4 lots), on land located at 47 Huntsman Road, Meander (CT 226579/1) is recommended for approval generally in accordance with the Endorsed Plans and recommended Permit Conditions and Permit Notes.

### **Endorsed Plan**

- a. Cohen & Associates; Dated: 17/3/2025; Reference: 15-10(8780); Revision: 2; Pages: 1.
- b. Traffic & Civil Services; Dated: 6/2025; Traffic Impact Assessment; Pages: Cover page & 1-43.
- c. Environmental Service & Design; Dated: 4/9/2025; Attenuation Zone Assessment Report; Project no: 9886; Version: 1; Pages: Cover pages 1 3 & pages 1-7.
- d. Rebecca Green & Associates; Dated: 7/8/2025; Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan; Job no: RGA-B2951; Version: 1; Pages: 1 34.

# **Permit Conditions**

- 1. Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision, permitted by this permit unless:
  - a. such covenants or controls are expressly authorised by the terms of this permit or by the consent in writing of the Council; and
  - b. such covenants or similar controls are submitted for and receive written approval by the Council prior to submission of a Plan of Survey and associated title documentation is submitted to the Council for sealing.

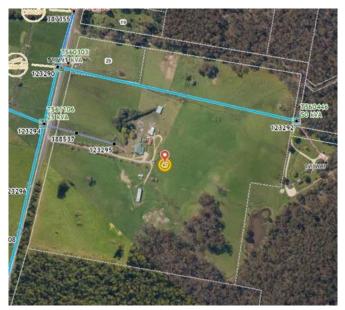
- 2. The vehicle crossing servicing Lot 1 must be upgraded generally in accordance with the Tasmanian Standard Drawings TSD-R03 and R04, to the satisfaction of the Council's Director Infrastructure Services (refer to Note 1) and include the following:
  - a. installation of drivable culvert endwalls;
  - b. installation of Class 4 concrete pipe culvert; and
  - c. modification to existing open drains uphill and downhill of the proposed pipe culvert to ensure free flowing stormwater drainage.
- 3. The vehicle crossing servicing Lots 2 and 3 must be constructed generally in accordance with the Tasmanian Standard Drawings TSD-R03 and R04, including removal of vegetation in accordance with the sight distance requirements of AS2890.1 and the recommendation of the endorsed Traffic Impact Assessment, to the satisfaction of the Council's Director Infrastructure Services (refer to Note 1).
- 4. The vehicle crossing servicing Lot 4 must be constructed generally in accordance with the Tasmanian Standard Drawings TSD-R03 and R04, including removal of vegetation in accordance with the sight distance requirements of AS2890.1 and the recommendation of the endorsed Traffic Impact Assessment, to the satisfaction of the Council's Director Infrastructure Services (refer to Note 1) and include the following:
  - a. installation of drivable culvert endwalls;
  - b. installation of Class 4 concrete pipe culvert; and
  - c. modification to existing open drains uphill and downhill of the proposed pipe culvert to ensure free flowing stormwater drainage.
- 5. The stormwater connection for Lot 1 and Lot 4 must be connected to the Council's open drain on Huntsman Road, to the satisfaction of the Council's Director Infrastructure Services.
- 6. The first 25m of Sherriffs Road must be sealed in accordance with the recommendation of the endorsed Traffic Impact Assessment and Tasmanian Standard Drawing TSD-R02. All works must be completed and paid for by the developer, to the satisfaction of the Council's Director Infrastructure Services.
- 7. A plan must be prepared by a suitably qualified person and submitted to the Council and approved, to the satisfaction of the Council's Director Infrastructure Services, showing passing bays and appropriate signage (if any) on Sherriffs Road. The passing bays must be located taking into consideration the sight distance requirement to allow oncoming vehicles to pass safely. As a minimum the passing bays must comply with the US2 road width standards shown in Tasmanian Standard Drawing TSD R01.
- 8. A cash-in-lieu contribution for public open space must be paid to the Council. The payment must be equal to 2% of the value of the land at the time of lodgment of the Final Plan of Survey. The value of the land will be based on the most recent recorded valuation adjusted in accordance with the applicable adjustment factor determined by the Office of the Valuer-General (refer to Notes 2 and 3).

- 9. A certificate of compliance by an accredited person, must be submitted to the satisfaction of the Council, confirming all measures required under the endorsed Bushfire Hazard Management Report (prepared by Rebecca Green & Associates) are completed.
- 10. Prior to the commencement of works, the following must be submitted and approved to the satisfaction of the Council's Director Infrastructure Services:
  - a. the plan showing the location of passing bays in accordance with Condition 7.
- 11. Prior to Sealing of Final Plan of Survey, the following must be completed to the satisfaction of the Council:
  - a. the vehicle crossing to Lot 1 upgraded in accordance with Condition 2;
  - b. the vehicle crossing to Lots 2, 3 and 4 installed in accordance with Conditions 3 and 4;
  - c. stormwater connections to Lots 1 and 4 installed in accordance with Condition 5;
  - d. Sherriffs Road sealed in accordance with Condition 6;
  - e. passing bays and associated signage installed in accordance with Condition 7.
  - f. the cash-in-lieu public open space contribution paid in accordance with Condition 8; and
  - g. a certificate of compliance confirming all measures required under the endorsed Bushfire Hazard Management Plan are completed in accordance with Condition 9.
- 12. The lots must be maintained at all times in accordance with the endorsed Bushfire Hazard Management Plan (prepared by Rebecca Green & Associates).

### **Permit Notes**

- 1. All works in the road reserve must be completed by a suitably qualified contractor using appropriate work health and safety and traffic management processes. Prior to any construction being undertaken in the road reserve, separate consent is required by the Road Authority. An Application for Works in Road Reservation form is enclosed.
  - It is strongly recommended that the property owner contact the Council to discuss the proposed property accesses and condition requirements before engaging a contractor for these works. All enquiries should be directed to the Council's Infrastructure Department on 6393 5312.
- 2. The amount of public open contribution will be determined at the time of lodging the Final Plan of Survey with the Council and will be invoiced by the Council at that time. The public open space contribution will be required for Lots 2, 3 and 4 only. Lot 1, which contains the existing house, will not incur a public open space contribution.

- 3. For further information, please refer to the Council's Public Open Space Policy, Policy No. 11:, within the Council's Policy Manual that can be found here: <a href="https://www.meander.tas.gov.au/council-policies">https://www.meander.tas.gov.au/council-policies</a>
- 4. This Planning Permit does not include approval for any works that may obstruct, divert, pipe, fill, alter or otherwise modify the natural alignment, flow path, or ecological function of the identified waterway protection area within or adjacent to the subdivision site. If works such as the above are proposed, it will be subject to a separate planning application with the Council.
- 5. Stormwater runoff from the driveway area, road verge, and generated within the site must be managed within the lot so that concentrated or nuisance flows do not cross property boundaries to adjoining land.
- 6. As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot.
  - It is recommended that the customer or their electrician submit an application to TasNetworks via the website portal found here:
  - https://www.tasnetworks.com.au/Connections/Connections-Hub to establish an electricity supply connection to each lot.
- 7. TasNetworks has a Statutory Deemed easement over 47 Huntsman Road for distribution assets. Further information regarding Easements can be found on the TasNetworks website: <a href="https://www.tasnetworks.com.au/easements">https://www.tasnetworks.com.au/easements</a>
  - The diagram below is taken from TasNetwork's mapping system showing the land title with the distribution high voltage feeder marked by the royal blue lines running between pole 123290 and 123292 as well as for the first span of the private service line between 123294 and 388537. This easement of 12m wide (6m either side of the centreline) measured at ground level, is required to be maintained with any structures proposed with the subdivision.



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

### **Attachments**

- 1. Public Response Summary of Representations [13.1.1 9 pages]
- 2. Representation 1 S and K Stevenson [13.1.2 1 page]
- 3. Representation 2 E Tuleja [13.1.3 1 page]
- 4. Representation 3 S Williams [13.1.4 38 pages]
- 5. Planner's Advice Applicable Standards [13.1.5 22 pages]
- 6. Planner's Advice Performance Criteria [13.1.6 11 pages]
- 7. Application Documents [13.1.7 101 pages]
- 8. TasNetworks Response [13.1.8 3 pages]

# **Public Response**

# **Summary of Representations**

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

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

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

S & K Stevenson Representation 1

### Planner's Response Concern a) Sherriff Road upgrade. The proposal involves a 4-lot subdivision that will create three new residential lots. Two of the 'In relation to the proposed proposed lots will require access from Sherriffs subdivision at 47 Huntsman Road. Based on standard traffic generation Road. Meander we have some rates, each lot is estimated to generate grave concerns in the increased approximately 8 vehicle movements per day traffic this planned development (vpd), resulting in a total of 16 additional vehicle will result in on Sherriff's Road. movements on Sherriffs Road. This is a one lane gravel road A Traffic Impact Assessment (TIA) submitted with a steep incline and a severe "dog-leg" bend at the top, with with the application identifies the current limited visibility until you reach Annual Average Daily Traffic (AADT) volume on the crest when turning off Sherriffs Road is approximately 30vpd. The TIA Huntsman Road. concludes that Sherriffs Road, with estimated AADT of 30vpd (2025), At the very least we would comfortably accommodate the modest demand the road be upgraded increase in traffic associated with the proposed and significantly widened' subdivision. The TIA, prepared by an experienced and practicing civil engineer, includes a Safe System Assessment which recorded a low crash risk score of 77/428. The report recommends the installation of additional guideposts along Sherriffs Road to improve the delineation of the road. Council officers have inspected the site and are satisfied that the additional traffic will not materially alter the existing operation of

Sherriffs Road. The projected increase equates to an average of fewer than 2 additional vehicle movements per hour.

The property owner will be required to ensure that sight distances from the proposed access points are adequate and, where necessary, undertake vegetation trimming within their property to achieve safe access visibility.

Conditions are recommended for the installation of passing bays and sealing the first 25m of Sherriff's Road.

Council will install the recommended guideposts along Sherriff's Road as well as Road Narrows signage either side of the crest on Sherriffs road, that is approximately 200m from the junction with Huntsman Road.

E Tuleja Representation 2

a) Sherriff Road upgrade.

Concern

'There is no room for two cars to pass along the majority of the road so we sometimes encounter a situation where someone coming down the road meets a car coming up and one of them has to back up or drive into the ditch.

I and some other neighbours with egress onto Sherriffs Road feel that as the road is already dangerous at times the addition of two new residential properties will only worsen the situation.

Our road, Sherriffs Road, is or should be a dual carriage road and the width therefore should be 5.5 Metres.

Planner's Response

Furthermore, Council's Infrastructure Services Department have made the following comments regarding Sherriffs Road.

Please refer to comments to Representation 1.

Sherriffs Road is a gravel road. It is generally 3.5 - 4m in width. It is best practice to allow a 0.5m wide road shoulder either side of the gravel road, but obstacles in the road reserve make it difficult to achieve sufficient width for road shoulders for most of the road length. Sherriffs Road provides access to two of the proposed lots. According to the Traffic Impact Assessment (TIA) the current traffic generation is estimated to be 24 vehicles per day and as such it is classified as a US1 road under Tasmanian Standard Drawing TSD-R01. The TIA estimates that the increase in traffic will be an additional 16 vehicles per day which changes the road category to a US2 (30 – 100 vehicles per day). The required width for a US2 road is a 4m trafficable road with 1m shoulders on either side. To achieve this width for the full

# 13.1.1 Public Response Summary Of Representations

I feel strongly that Sherriffs Road should be brought at least up to Code, even though it is an existing road and not a new one'

length of the road a significant number of trees to would need be removed and it recommended that passing bays at regular sufficient. would intervals be Conditions are recommended that require the applicant to construct passing bays based on a design from a suitably qualified person. It is also recommended that the first of Sherriffs Road be sealed to reduce the amount of gravel being carried out on Huntsman Road.

Council will install guideposts along Sherriffs Road in accordance with Australian Standard AS 1742-2009 to improve the delineation of the road and also 'Road Narrows' signage either side of the crest on Sherriffs Road.

The TIA for the proposed subdivision indicates that the anticipated increase of 16 vehicle movements per day will not significantly affect road capacity or safety. The TIA does not road widening recommend full recommends the installation of guideposts along sections of Sherriffs Road to improve delineation and driver awareness. installation of passing bays, guideposts and signage are considered suitable improvements to the road.

While the representors advocate for a 5.5m wide dual carriageway standard, this width generally applies to higher category roads rather than low-traffic rural access roads like Sherriffs Road.

Given the current low traffic volume (about 30 vpd) and the low additional traffic expected, the road width is consistent with its function and usage. Council officers have also reviewed the site and agree that the modest traffic increase does not warrant full-scale road widening. The recommended conditions are considered to improve the safety and efficiency of Sherriffs Road and bring the road generally in

# 13.1.1 Public Response Summary Of Representations

accordance with the requirements for a US2 road classification.

In summary, while Sherriffs Road does have limited passing opportunities and narrow sections, the proposed subdivision's traffic impact is minor, and improvements such as guideposts, passing bays and signage are appropriate measures without full road widening being required.

S Williams Representation 3

Concern		Planner's Response	
a)	The application material did not provide documentation that the owner of the property has been notified in accordance with S52(1) of the Land Use Planning and Approvals Act 1993.	The second page of the application form, which is not included in the application material for privacy reasons, included a signed declaration that the owner of the land has been notified of the application. This declaration complies with the requirement of S52(1) of the <i>Land Use Planning and Approvals Act 1993</i> . Noting the comments regarding the ownership, the changes to the ownership were registered on 23 September 2025. The title document that was advertised with the application material was obtained on 18 September 2025. The change to Schedule 1 of the folio text is not considered to substantially change the application. Therefore, the application as proposed can be considered.	
b)	Not adhering to minimum lot size requirements for Rural Living Zone C	The concern regarding non-compliance with the minimum lot size requirements for the Rural Living Zone C is noted. The minimum lot size under the Acceptable Solution for Rural Living Zone C is 5ha. As the proposed lot sizes are less than 5ha, the application is assessed against the Performance Criteria.	
		Under the Performance Criteria, the absolute minimum lot size is no more than 20% smaller than the acceptable lot size. The proposed lots meet this requirement, with each lot being larger than 4ha. Accordingly, the proposal is considered to comply with the Performance	

		Criteria for lot size within the Rural Living Zone C. Please refer the assessments against the Performance Criteria for P1 of standard 11.5.1 – Lot Design.
c)	Causing unreasonable loss of peaceful amenity enjoyed by myself and guests	The proposed lots are each more than 4ha in area and are located within the Rural Living Zone, where a single dwelling has a classification as no permit required use in the Planning Scheme. At this stage, the application is only for subdivision. The future development of the lots is likely to be for residential purposes. The final location of any future dwelling may differ from the indicative building areas shown on the plan of subdivision and the bushfire hazard management plan.
		Under the provisions of the Rural Living Zone, the acceptable solution for building setbacks is 20m from the frontage and 10m from side and rear boundaries. Any future development on the proposed lots will be subject to assessment under the relevant provisions of the Planning Scheme at the time of application.
		The proposed subdivision is not considered to cause an unreasonable loss of amenity on adjoining properties. The land is zoned Rural Living which is intended for Residential development. The lot sizes provide a sufficient area for future development, and complies with the absolute minimum lot size required by the Performance Criteria. Future development is capable of complying with the development standards of the Rural Living Zone.
d)	Degrading the quality, size and amount of existing private open space currently utilised by myself and guests	The application proposes to subdivide land that is privately owned. It does not propose to subdivide the representors land, and therefore, will not impact the amount of land available for private open space. The Planning Scheme defines private open space as meaning 'an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or

dwelling, excluding areas proposed or approved for vehicle access or vehicle parking'.

The purpose of the Rural Living Zone provides lots for residential use or development in a rural setting, with lots that maintain a predominately open landscape and a low-density character.

The subdivision does not involve any physical development or works that would affect adjoining land or existing private open space. Each proposed lot exceeds 4ha in area, providing the capability for future residential use to be appropriately sited and designed to maintain separation and amenity consistent with the purpose of the Rural Living Zone.

e) Adversely impacting existing natural and landscape values, which are arguably high, with no supporting information provided about how the applicant plans to retain the existing values

The proposed subdivision does not include any physical works (other than providing access to the lots) or vegetation removal beyond the creation of new titles. Existing natural and landscape values will therefore be retained as part of the subdivision. It is noted that there are no scenic values, such as scenic protection areas that are captured through the Planning Scheme that are applicable to the site or broader area, which would consider criteria regarding scenic protection.

The Planning Scheme standards do not provide specific measures regarding the protection of views enjoyed by adjoining properties.

Future development of the lots, if approved, will require an assessment of the proposal against the Planning Scheme which will include the consideration of the development and its proximity to features captured by the Planning Scheme, such as the water course, landslip, karst management. It is noted that the Karst Management Area Specific Area Plan does not have any standards applicable to subdivision and therefore has not been considered as part of this subdivision proposal.

		The subdivision as proposed is considered to satisfy the relevant standards of the Planning Scheme.
f)	Inappropriately locating a subdivision of higher density next to established properties with the development pattern of larger lots that are twice the size at minimum. Site incompatibility is further compounded by proximity to TasNetworks assets, topology and landslip risk zones	The adjoining and nearby properties at 29, 19 & 11 Huntsman Road Meander have a lot size of 9594m², 8036m² & 9606m² respectively. These properties are also located within the Rural Living Zone C and form part of the existing development pattern in the area.
		While the proposed lots are smaller than the minimum lot size under the Acceptable Solution for the Rural Living Zone C, it satisfies the requirements under the Performance Criteria. All lots exceed 4ha in area, significantly larger than the lots referred to above, but also smaller than other lots within this Rural Living area.
		The application was referred to TasNetworks, and the Council has received a response that the development is not likely to adversely affect TasNetworks' operations.
		Whilst there are overlays that are applicable to the site, including landslip and water course protection areas, the layout of the development provides for areas that could be developed in the future outside of these areas. Any future development of the lots will be subject to assessment against the provisions of the Planning Scheme at that time.
g)	Failure to identify and mitigate risk to the proposed Lot 3 residential building site approximately located less than 25 metres from an adjacent dam built at a higher elevation on a neighbouring property	The current application is for subdivision only, and the building locations shown are indicative only. Any future development on the proposed lots will require a separate planning assessment under the relevant provisions of the Planning Scheme.
		The Planning Scheme does not consider potential impacts from dams on subject or adjoining properties. Therefore, this is not a matter that can be considered as part of the assessment of the application.

h) Inadequately demonstrating how the proposed subdivision aligns with the character of existing and established properties and follows the pattern of development in the area

The subject land and adjoining properties are located within the Rural Living Zone C, which is intended to provide for residential use and development in a rural setting, with lots that maintain a predominately open landscape and a low-density character.

The adjoining and nearby properties at 29, 19 & 11 Huntsman Road Meander have a lot size of 9594m<sup>2</sup>, 8036m<sup>2</sup> & 9606m<sup>2</sup> respectively. These properties are also located within the Rural Living Zone C and form part of the existing development pattern in the area.

While the proposed lots are smaller than the minimum lot size under the Acceptable Solution for the Rural Living Zone C, it satisfies the requirements under the Performance Criteria. The resulting pattern of development is considered to align with the existing rural living residential character and the purpose of the Rural Living Zone C.

i) I've attached a screenshot that shows that according to the LISTMap layer for Meander Valley Council, the section of "Sherriffs Road" in which the applicant proposes works for access to Lot 3 is a private road on a State Road Casement.

This was not identified in the proposal, it was assumed to be a Council managed unsealed rural access road (Sherriffs Road).

I have not received formal communication requesting approval for access or major works re: Lot 3 road access.

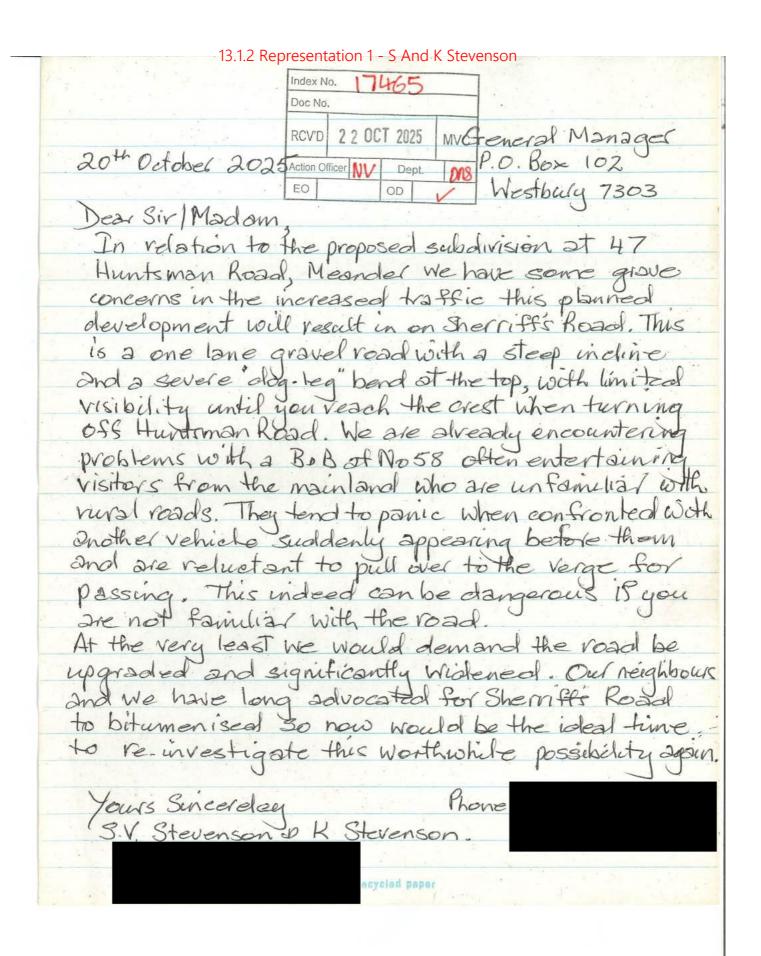
I do not grant approval to this road nor support the proposal.

Sherriffs Road is partially maintained by Meander Valley Council, with the remaining section under the management of the Crown Land Services authority.

The proposed access to Lot 3, as shown on the submitted subdivision plans, is located within the Council-maintained portion of Sherriffs Road. The application does not include or rely on access via any section of private road. Accordingly, the proposed access arrangement is considered acceptable.

j)	distances, in regards to planning	The application was referred to TasNetworks, and the Council has received a response that the development is not likely to adversely affect
		TasNetworks' operations.

**Note:** The planning application was advertised in the Examiner Newspaper and on Council's website for a statutory period of 14 days from 11 October 2025 to 27 October 2025. A planning notice was also placed on the property.



#### 13.1.3 Representation 2 - E Tuleja

From: Ed Tuleja < Sent: Friday, 24 October 2025 3:22 PM
To: Meander Valley Council Email Subject: Submission on application

Reference is made to Application for Planning Approval PA\26\0071. I own the property across the road.

In viewing the plans several problems occur, not with the subdivision itself but with the access road, namely Sherriffs Road. The LGAT Standard Drawings, (specifically folio TSD RO1 v1) which refer to unsealed rural roads requires that on a road with <30 AADT, the measure of daily vehicle movements, the suggested TRAFFIC WIDTH should be 4 metres with a gravel shoulder of 500ml. This is CODE US1 which I assume applies to our road. Sherriffs Road in places narrows to 3 metres of drivable road. There is a deep ditch on the north side of the road, from which I have had to pull out some of my visitors. There is no room for two cars to pass along the majority of the road so we sometimes encounter a situation where someone coming down the road meets a car coming up and one of them has to back up or drive into the ditch. I have had to back up to 100 metres to allow another vehicle to get out.

The sight lines are not good either. It is on a fair slope with a crest midway which obscures vision of a car coming down. I and some other neighbours with egress onto Sherriffs Road feel that as the road is already dangerous at times the addition of two new residential properties will only worsen the situation.

I must therefore mention this concern, I suppose as a qualified objection. I do this reluctantly as the proponents are neighbours and friends and I wish them the best with their subdivision. But I feel strongly that Sherriffs Road should be brought at least up to Code, even though it is an existing road and not a new one. A lengthy conversation with the Traffic Assessment principal officer, Richard Burk, informed me that the Codes generally apply to new work. Regardless, Sherriffs Road is clearly sub-standard and needs to be upgraded.

I therefore request to be present at the Council meeting when this is to be discussed to put my points in person to the Council.

Cordially, Ed Tuleja

From: Ed Tuleja < Sent: Friday, 24 October 2025 5:39 PM
To: Meander Valley Council Email
Subject: Correction to Application query

In reference to my recent email: I misread the LGAT Standard Drawings folder. Our road ,Sherriffs Road , is or should be a dual carriage road and the width therefore should be 5.5 Metres not 4 as I stated (that was for a single lane road) with a 1 Meter gravel shoulder. Apologies for the error. To reiterate, in places Sherriffs Road narrows to 3.2 Meters.

Best regards, Ed Tuleja

**Representation by Sarah Williams** 

To: Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd

Address: 47 Huntsman Road, Meander TAS 7304 (CT: 2265791) **Proposal:** Subdivision (4 lots) - lot design, frontage, attenuation area

Jonathan Harmey General Manager Meander Valley Council PO Box 102 Westbury TAS 7303



Dear Mr Harmey,

I am objecting to Application PA\26\0071; Subdivision (4 lots) - lot design, frontage, attenuation area on the basis that it does not reasonably satisfy the required Performance Criteria.

I address the applicable criteria below, refute relevant points in the supporting letter from Rebecca Green & Associates and show how the application fails to meet the requirements for discretionary approval of a subdivision in Rural Living Zone C.

At the outset, I wish to note that at the time of advertisement, the registered proprietor of 47 Huntsman Road, GRAHAM JOHN JOHNSTON, was deceased.

I am unaware that a planning application can be assessed on behalf of a deceased proprietor who still retains the official property title.

There is no supporting documentation that shows the applicant notified GRAHAM JOHN JOHNSTON of the intention to make the application as required by s 52(1) of the *Land Use Planning and Approvals Act 1993* (Tas). Nor is there any supporting documentation that shows GRAHAM JOHN JOHNSTON intending to subdivide his 47 Huntsman Rd property before or after his death.

Under Registered Dealings, an application for Transfer of Title by way of Assent to SUSAN LOUISE JOHNSTON and MICHAEL GRAHAM JOHNSTON was registered with Land Titles Office on 23 September 2025. At this date, the official transfer of title does not appear to be finalised being still in the name of GRAHAM JOHN JOHNSTON.

If the title has officially been transferred by way of Assent to SUSAN LOUISE JOHNSTON and MICHAEL GRAHAM JOHNSTON, would the applicant then need to re-apply on behalf of the new proprietor(s)?

Unless the registered proprietor, at the time of application, was GRAHAM JOHN JOHNSTON, the application is defective and is of no effect.

#### My objection: as neighbour, resident and small business owner

The proposal is for a residential subdivision on land located within a Rural Living Zone C. As such, it falls under discretionary assessment.

#### **Representation by Sarah Williams**

To: Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd

Address: 47 Huntsman Road, Meander TAS 7304 (CT: 2265791) **Proposal:** Subdivision (4 lots) - lot design, frontage, attenuation area

My current enjoyment of peaceful amenity and private open space can be largely attributed to the pattern of development and the character of established properties in the area. It is further enhanced by the quality of existing natural and landscape values, and aided by the natural topology, i.e., the steep gradient in sections of 47 Huntsman Road and the overall incline of the property.

The Tasmanian Planning Scheme states that the purpose of the Rural Living Zone is to provide for residential use or development in a rural setting where **existing natural and landscape values are to be retained**.

Further, it provides for development or other use that do not cause **unreasonable loss of amenity** through noise, scale, intensity, traffic generation and movement, or other off-site impacts, and for visitor accommodation that is compatible with residential character.

My objection is predicated on the application PA\26\0071:

- Not adhering to minimum lot size requirements for Rural Living Zone C
- Causing unreasonable loss of peaceful amenity enjoyed by myself and guests
- Degrading the quality, size and amount of existing private open space currently utilised by myself and guests
- Adversely impacting existing natural and landscape values, which are arguably high, with no supporting information provided about how the applicant plans to retain the existing values
- Inappropriately locating a subdivision of higher density next to established properties with the development pattern of larger lots that are twice the size at minimum. Site incompatibility is further compounded by proximity to TasNetworks assets, topology and landslip risk zones
- Failure to identify and mitigate risk to the proposed Lot 3 residential building site approximately located less than 25 metres from an adjacent dam built at a higher elevation on a neighbouring property
- Inadequately demonstrating how the proposed subdivision aligns with the character of existing and established properties and follows the pattern of development in the area

#### 11.5 Development Standards for Subdivision

#### 11.5.1 Lot Design

**P1** 

a) the relevant requirements for development of existing buildings on the lots;

Not applicable to my objection as existing buildings are mostly out of sight, accessed directly from Huntsman Rd and approximately 265 metres from my property boundary and residential dwellings.

b) the intended location of buildings on the lots;

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Address: 47 Huntsman Road, Meander TAS 7304 (CT: 2265791) **Proposal:** Subdivision (4 lots) - lot design, frontage, attenuation area

# Degradation of peaceful amenity, reduction of natural and landscape values and impact to private open space

The location of the proposed residential buildings in Lots 2 and 3 will be clearly visible from my residential dwelling and guest accommodation. Both lots and building site locations are in direct line of sight from my verandah, bedroom, living room, front garden, driveway, property entrance, guest entrance, guest accommodation and its respective private open space.

There is nothing in the application that addresses these concerns. I received no communication prior to Council advertising the planning application and no attempt to discuss the development and its potential impact on neighbours was made.

#### Lack of adequate risk mitigation from water runoff and seepage

The proposed building site for Lot 3 is located approximately less than 25 metres from an existing dam built at a higher elevation. The dam wall forms the edge of the property boundary. No flood mitigation plans or identification of potential risks to building access or structures from seepage or runoff is provided. Puddles of ground water can clearly be seen in the photo of the Lot 3 building site provided in the application. No information regarding drainage for the site is provided, nor has any impact study or assessment been taken of nearby protected waterways. Furthermore, the possible risk of impact from water seepage and runoff on to the adjacent landslip area, although currently classified as low, is neither identified nor addressed.

#### Proximity to TasNetwork assets and telecommunications infrastructure power supply

The location of the proposed access driveway to Lot 3 is within approximately 3 metres horizontally from a TasNetworks power pole (ID: 123292) and is positioned almost directly opposite. This asset supplies power to NBNCo telecommunications infrastructure and residential buildings on my property.

The proposed entrance driveway to Lot 3 and the culvert is within approximately 3 metres horizontally of a TasNetworks high voltage conductor that runs through Lots 2 and 3. There is a low voltage conductor in this vicinity too, along with an underground power cable connecting the telecommunications infrastructure to the grid.

Not one of these TasNetwork assets are identified in the application or supporting documentation. Consequently, there's no documentation showing that permission and/or advice was obtained from TasNetworks regarding proposed works near its assets prior to submission.

The culvert required for Lot 3 access and its 4-metre-wide driveway necessitates earth works and use of heavy machinery. The applicant does not account for how safe horizontal and vertical clearance will be maintained while operating close to existing TasNetworks assets.

#### **Representation by Sarah Williams**

To: Meander Valley Council in response to:

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Applicant: Cohen & Associates Pty Ltd

Address: 47 Huntsman Road, Meander TAS 7304 (CT: 2265791) **Proposal:** Subdivision (4 lots) - lot design, frontage, attenuation area

#### c) the topography of the site;

The 47 Huntsman Rd property contains a low-risk landslip area and is steep in sections. Most of the trees, including foliage next to protected waterways and riparian areas, have been cleared, with

native trees and remnant woodlands existing along the boundary edges, some of which may be Eucalyptus ovata. This species is one of the dominant ecological communities in the area and is critically endangered. No environmental surveys were provided with the application.

There is little existing foliage to visually buffer and soften the proposed subdivision from the view of neighbouring properties. Water runs downhill, and unfortunately most of 47 Huntsman Rd is on a steep incline with few places being suitable for building. Existing buildings have been constructed in an area near Huntsman Road which has a gentler slope, but the topology of most of the property can be accurately described as steep, and the land is denuded by livestock and water runoff. There appears to be little management of weeds.

It is not an appealing site for a residential subdivision based on these factors alone.

#### d) any natural or landscape values;

The property on which I reside and run guest accommodation shares a boundary with 47 Huntsman Rd.

The existing natural and landscape values are at risk of adverse impact by the proposed subdivision, particularly by Lots 2 and 3, as the location of the building sites and driveways would be clearly visible from my existing dwelling, guest accommodation and private open space. All of which currently have unincumbered views of the stunning natural environment and landscape.

These views are expansive and picturesque. The existing landscape consists of natural and rural features such as grassy paddocks, lush pastures, dairy production, native trees, native forest, Mt Rolland, Gog Range, Mother Cummings Peak and the Tasmanian Wilderness World Heritage Area.

It's pretty special.

The existing natural and landscape values are extraordinarily high and contribute to the success of my accommodation business, <u>Cedar Cottage Meander</u>, which attracts visitors to the area and contributes to the local economy.

The profile and success of my accommodation business have helped position the area and, more broadly, Meander Valley, as a **tourist destination** - not just a stop on the way to Devonport, Launceston or Cradle Mountain.

Since opening in 2021, my business has accommodated 485 unique bookings of 2-4 people, each staying a minimum of 2 nights, and has appeared in:

Rolling Stone Australia

ABC

Tailored Tasmania 4 - What The Locals Love

**Representation by Sarah Williams** 

To: Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd

Good Weekend's 52 Weekends Away

Address: 47 Huntsman Road, Meander TAS 7304 (CT: 2265791) **Proposal:** Subdivision (4 lots) - lot design, frontage, attenuation area

Life Unhurried: Slow and Sustainable

Stays Across Australia

Australian Traveller Farmer Wants A Wife RACT Journeys

SBS Australia

Homes to Love Rock n Roll Bride The Mercury

Peppermint Magazine Urban List The Examiner

Because of the existing private open space, low density and character of established properties in the area, plus the absence of noise, traffic and near unpolluted night skies, this valley is still special as the entrance to a World Heritage Area.

The proposed subdivision arguably does not retain existing natural and landscape values and offers no solutions to do so. It's exactly these values that define the purpose of the Rural Living Zone, otherwise this area would be part of Meander village and zoned as such.

#### (e) adequate provision of private open space; and

My house and guest accommodation is within line of sight of the proposed subdivision, the proposed building sites for Lots 2 & 3, and the proposed Lot 3 vehicle access which, according to the application, will run directly adjacent to my dwellings for at least 120 metres.

Because of topology, topography and land-slip area zoning constraints, it will likely then follow an indirect route to the proposed building site, which is approximately another 170 metres at minimum. The driveway will be visible in its entirety from my home, garden and guest accommodation; the application includes no provisions to soften these impacts or obscure the development from the view of neighbouring properties, like mine.

The subdivision essentially installs a private access road directly opposite the inhabited areas of my property, right across its frontage, thereby adversely impacting the existing private open space currently enjoyed by myself and guests.

My guest accommodation has a private deck with a hot tub. This is sensitive use of a private open space. The proposed Lot 3 building site and its associated access infrastructure would encroach upon the privacy of my guests and impact their right to enjoy reasonable peaceful amenity. It would impact me similarly.

#### (f) the pattern of development existing on established properties in the area;

The proposed subdivision lot sizes are inconsistent with the character of established properties and the pattern of development in the area. The claim that "many titles are smaller" in the supporting letter from Rebecca Green & Associates is incorrect and is not an accurate representation of the pattern of development for most existing and established properties nearby. An accurate claim might be "some titles are smaller, but these properties are also qualitatively different in character".

**Representation by Sarah Williams** 

To: Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd

Address: 47 Huntsman Road, Meander TAS 7304 (CT: 2265791) **Proposal:** Subdivision (4 lots) - lot design, frontage, attenuation area

Of 6 neighbouring properties, 4 titles consist of lot sizes of approximately 8 acres, 10 acres, 16 acres and 54 acres. Only 2 neighbouring properties are less than 2.5 acres, which does not meet the requirement of being no more than 20% smaller than 5 acres.

It's unlikely that the lot sizes of these small neighbouring titles would be approved today under the Development Standards for Subdivision in Rural Living Zone C. They are a poor example on which to base a quantitative assessment of the established pattern of development. They are outliers and do not faithfully represent most existing properties. Most of the established properties in the area are at least 4 times larger and considerably more private.

These small neighbouring titles are **qualitatively** different in character too. They share frontage with, and are directly accessed via, Huntsman Rd, a sealed rural road. Most nearby neighbouring properties in Rural Living Zone C are accessed via unsealed rural roads or driveways which are often visually shielded by mature native trees.

As such, these existing properties have little visible building structures, utilities or driveways within approximately 100-200 metres of neighbours residing in Rural Living Zone C. Visual impact is either attenuated by native trees or mediated by topology and/or distance.

This is the character of the area, and I should know, I live here.

The character of the proposed subdivision with its small lot sizes and proximity to larger established properties, does not meet the Performance Criteria, especially with respect to the pattern of existing development. Nor do the adverse impacts to peaceful amenity, private open space, and existing natural and landscape values.

I assert that the proposal does not adequately satisfy the discretionary requirements for this type of development in this zone and for this reason should be rejected.

I love where I live and the small business I run.

I hope Council uses the strongest discretion available when assessing the merits of the proposal. I hope it also considers its obligations to its constituents along with the impact of the subdivision to residents, peaceful amenity, privacy, existing natural and landscape values and, more broadly, the future of sustainable tourism in the area.

Thank you for reading my objection.

Sincerely,

Sarah Williams

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



Cedar Cottage Meander. View to Lot 2 in the paddock. Far behind is Mt Rolland and the Gog Range.

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



**Cedar Cottage Meander** 

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



**Cedar Cottage Meander** 

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



**Cedar Cottage Meander** 

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



My house with Cedar Cottage Meander in the distance. Lot 3 building site is proposed in the far top corner of the paddock in front.

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



**Cedar Cottage Meander** 

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



View from my house at 58 Sherriffs Road, Meander

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



View from my house at 58 Sherriffs Rd, Meander and the property boundary.

#### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd

**Address:** 47 Huntsman Road, Meander TAS 7304 (CT: 2265791) **Proposal:** Subdivision (4 lots) - lot design, frontage, attenuation area



View from my house and garden at 58 Sherriffs Rd, Meander. The access driveway for Lot 3 is located directly behind the boundary fence and will be in clear view. Lot 2 is visible to the right, as will be the building site.

#### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd

**Address:** 47 Huntsman Road, Meander TAS 7304 (CT: 2265791) **Proposal:** Subdivision (4 lots) - lot design, frontage, attenuation area



View from the entrance, the access road would sit to the right of the fence line, with the building site for Lot 3 in clear view. You can see my house and Cedar Cottage Meander, plus the aspects of the private open space.

### **Representation by Sarah Williams**

To: Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



View from the entrance of my property. The access road would sit just to the right of the fence and follow it, with the building site for Lot 3 in clear view (just before the tree line)

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



View from corner boundary towards Lot 2 and the proposed building site

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



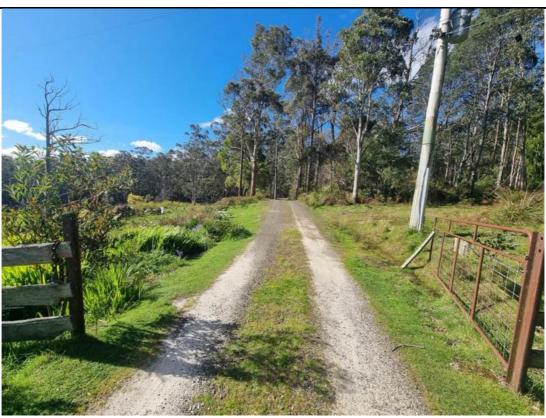
View of the entrance to my property, metres from the proposed entrance to Lot 3, which is located in a water runoff area

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



My front gate, my guests and I often walk along this road.

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



The topology and topography of the proposed entrance to Lot 3

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



Sherriffs Road and front gate to my property. Note the power pole and location of proposed entrance to Lot 3, plus its proximity to the entrance of my property, on which guests regularly come and go, sometimes on foot

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



**Council notification of planning application** 

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



Example of the proposed subdivision site with my property above

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



Sherriffs Road and view of the corner of 47 Huntsman Road where Lot 2 is proposed. You can see the power pole in the distance from which high voltage lines traverse this part of 47 Huntsman Road.

#### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd

**Address:** 47 Huntsman Road, Meander TAS 7304 (CT: 2265791) **Proposal:** Subdivision (4 lots) - lot design, frontage, attenuation area



Private open space for guests. The proposed Lot 3 building site is directly ahead, beside the slope of the dam and in front of the trees. The proposed access driveway follows the fenceline you can see on your right. This driveway essentially hugs the inhabited areas of my property.

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



47 Huntsman Road from Sherriffs Road

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



View of 47 Huntsman Rd with my property visible in the top left

### **Representation by Sarah Williams**

**To:** Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd



Proposed access to Lot 2

#### **Representation by Sarah Williams**

To: Meander Valley Council in response to:

Application: PA\26\0071

Applicant: Cohen & Associates Pty Ltd

**Address:** 47 Huntsman Road, Meander TAS 7304 (CT: 2265791) **Proposal:** Subdivision (4 lots) - lot design, frontage, attenuation area



Sherriffs Road with view of 47 Huntsman Road. The trees by the side of the road have been cut down by persons residing at 47 Huntsman Road. I notified Council a year ago, but it has yet to be followed up. Trees have been felled along the roadside all the way to the entrance of my property. No signage or warning to people driving vehicles along Sherriffs Road.

Is this an example of how the proposed subdivision might be managed by the proprietors of 47 Huntsman Road?

From: Sarah Williams | Cedar Cottage Meander <

**Sent:** Wednesday, 29 October 2025 6:50 PM **To:** Planning - Meander Valley Council

Subject: PA\26\0071 Addendum Screenshot Re: Your email has been received

Attachments: MeanderValley-Development-10-29-2025\_06\_46\_PM.jpg

Thank you.

In addendum to my objection to PA\26\0071.

I've attached a screenshot that shows that according to the LISTMap layer for Meander Valley Council, the section of "Sherriffs Road" in which the applicant proposes works for access to Lot 3 is a private road on a State Road Casement.

This was not identified in the proposal, it was assumed to be a Council managed unsealed rural access road (Sherriffs Road).

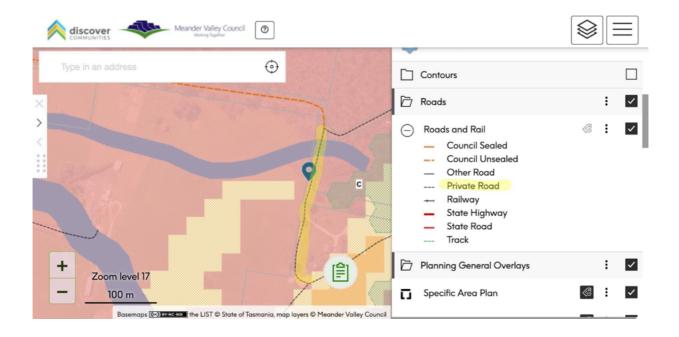
I have not received formal communication requesting approval for access or major works re: Lot 3 road access.

I do not grant approval to this road nor support the proposal.

#### Thanks,

Sarah Williams (She/Her) | Cedar Cottage Meander





From: Sarah Williams | Cedar Cottage Meander <

**Sent:** Thursday, 30 October 2025 1:03 PM **To:** Planning - Meander Valley Council

Subject: TasNetworks Advice Deemed Easement For PA\26\0071 - FW: [CN25-268988] Unit

1 58 Sherriffs Rd MEANDER TAS 7304

Attachments: Email for 58 Sherriffs Rd Meander.pdf

Dear MVC Planning Department,

Please find advice from TasNetworks below and attached re: easement and safe working distances, in regards to planning application PA\26\0071, specifically the proposed crossover access driveway and culvert for Lot 3.

TasNetworks advises that the infrastructure was installed prior to 1996 and would be covered by a "deemed easement" with an exclusion zone of 12m (6m from the centre of the 6kn power pole).

Thank you,

--

Sarah Williams (She/Her) | Cedar Cottage Meander



Hi Sarah,

I have had a look and can't seem to find any easements near your property for any electrical services.

In a lot of cases Tasnetworks Assets that were installed prior to 1996 do not have an official easement drawn up on any titles but they are covered by a deemed easement where they cross over any properties.

What this means is that unless the route is changed for new conductors or connections these existing cables and poles can stay as they are.

I can see that the road reserve for Sheriffs Rd does follow the Northern boundary of your property so wonder if this is what you can see on the list documents you are referring to.

Please see below for excavation limits near Tasnetworks poles. I have also put the link in so you can look at it on the website if you like.

#### Digging around power poles

Some industries require you to work near our assets. There are rules that state how close you can work around our assets in order to maintain a safe distance, as well as training you may need to have.

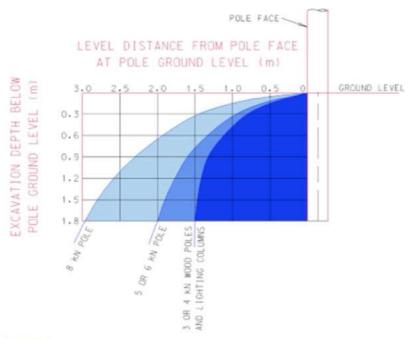
#### What training do I need to work around power poles?

To work around power poles, you either need to have <u>completed the relevant training</u> or, when you're working near power poles, be supervised by someone who's completed the relevant training.

#### Working near power poles

Follow our flow chart for information about working near power poles

Diagram A Temporary excavation limits when working near power poles



#### Training

To be trained as an Authorised Person, you need to complete either UETDRELOOS Working safely near live electrical apparatus or UETDRELOOS Working safely near live electrical apparatus as a non-electrical worker.

Our <u>Training Centre</u> delivers training for UETDREL006 Working safely near live electrical apparatus as a non-electrical worker. If you require training to become an Authorised Person <u>please contact us</u>.

Download UETDRELOO6 Working safely near live electrical apparatus as a non-electrical worker course overview (PDF).

Digging around power poles - TasNetworks

Pole number 123292 is a 6kn pole so to work out excavation limits for this refer to chart above.

As I have said it does not appear that there is an official easement but would be covered by a deemed easement as this infrastructure was installed before 1996.

The deemed easement and exclusion zone is 12m usually worked out by working 6m either side of the centre line.

#### tasnetworks\_building-near-powerlines.pdf

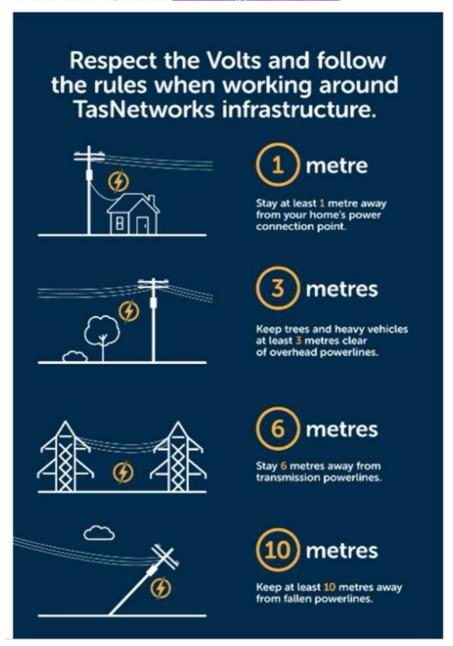




#### Working a safe distance from powerlines

If you are an authorised person working near or around our assets adhere to the safe approach distances as per the below diagram.

For more information, please email electrical safety@tasnetworks.com.au



#### How to train as an Authorised Person

To be trained as an Authorised Person, you need to complete either UETDREL005 Working safely near live electrical apparatus or UETDREL006 Working safely near live electrical apparatus as a non-electrical worker.

Our <u>Training Centre</u> delivers training for UETDREL006 Working safely near live electrical apparatus as a non-electrical worker. If you require training to become an Authorised Person <u>please contact us</u>.

#### Working a safe distance from powerlines - TasNetworks

Some of the screen shots don't come through on the email so please refer to the attached document.

I hope this answers your questions,

Regards,

#### **Damien McGinness**

Technical Advisor

**Customer Response Delivery** 

Service Connections and Fault NW

Ph 0436 943 386

Tasmanian Networks Pty Ltd

ABN 24 167 357 299

GPO Box 606, Moonah TAS 7008



#### Background

An application has been received for the subdivision of land located at 47 Huntsman Road, Meander ('the site' - refer to Figure 1).

The application involves subdivision of 1 lot to create 4 lots.



Figure 1: Aerial image showing the location and spatial extent of the site. (Source: Spectrum Spatial).

The subject site is located at 47 Huntsman Road, Meander (CT 226579/1) and has an area of approximately 17.37ha. The land is irregular in shape and is oriented such that the frontage to Huntsman Road is at an angle of about 14° east of due north.

The western boundary forms the primary frontage to Huntsman Road and is approximately 363m in length. The northern boundary fronts Sherriffs Road for about 303m, after which Sherriffs Road turns approximately 90° to the south to provide a further 95m of frontage along the eastern side of the site. The remaining eastern boundary comprises two segments of about 131m and 205m, which adjoin a private property and a road reserve. The southern boundary is approximately 418m in length and adjoins another private property.

At the north-western corner, at the intersection of Huntsman Road and Sherriffs Road, there is a separate title of approximately 146m x 70m, which does not form part of the subject land.

The land generally falls in a north-westerly direction from the south-eastern corner of the property. The overall slope is in the order of 1:10, with a steeper section of approximately 1:2.5 occurring between about 90m and 30m from the eastern boundary (refer to Figure 2).



Figure 2: Aerial image showing the 2m contours of the site. (Source: Spectrum Spatial).

The subject site contains an existing single dwelling, 5 associated outbuildings and silos, which are accessed via an existing vehicular crossover from Huntsman Road. The dwelling is setback approximately 150m from the Huntsman Road frontage, presenting a predominantly rural residential character to the road.

The site is zoned Rural Living Zone C, consistent with the adjoining lots to the north, east and south. Within approximately 1km to the north of the site, lots are zoned Village and Low Density Residential, reflecting a more intensive residential settlement pattern in that direction. Lots to the west, on the opposite side of Huntsman Road, is zoned Agriculture, providing productive agricultural land (refer to Figure 3).

The waterway protection area, low landslip hazard area, bushfire-prone area and karst low sensitivity code overlays apply to the site.

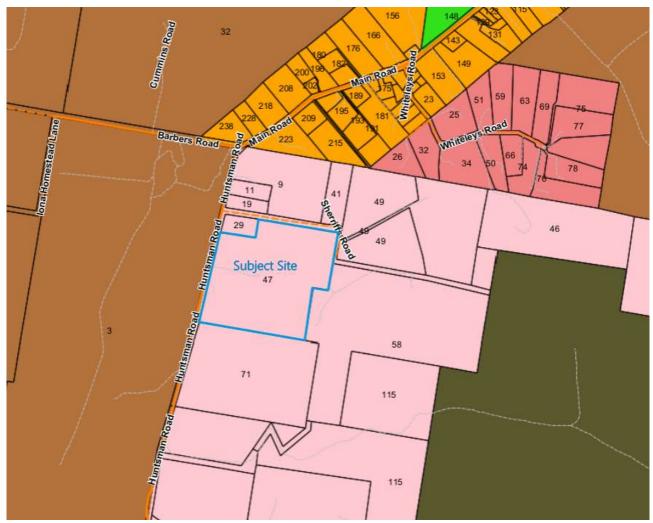


Figure 3: Zone map illustrating the zoning of the site, adjoining lots and adjacent lots. (Source: Spectrum Spatial).

Development on adjoining lots generally comprises single dwelling developments to the north and south, reinforcing the established rural living residential character. The adjoining property to the east contains a single dwelling and also operates a visitor accommodation use. The property to the west, across Huntsman Road, is developed as a dairy farm with a milking shed, which is identified as an attenuated activity due to its potential for off-site impacts.

## **Proposed Use and Development**

The proposed development involves the subdivision of the subject site into 4 lots. Lot 1 will contain the existing single dwelling, 4 residential outbuildings, silos and the existing vehicle crossing from Huntsman Road, and will have an area of approximately 4.6ha. Lot 2 will retain frontage to Sherriffs Road along the northern boundary, will have an area of 4.4ha, and proposes a new vehicle crossing from Sherriffs Road. Proposed Lot 3, with an area of approximately 4.3ha, is located in the south-eastern portion of the subject site and proposes a new vehicle crossing from Sherriffs Road via an access strip parallel to the eastern boundary. Lot 4 will have an area of approximately 4.3ha, will contain one existing outbuilding, and will be provided with a new vehicle crossing from Huntsman Road (refer to Figure 4).



Figure 4: Subdivision Plan. (Source: Application documents).

The table below demonstrates the proposed subdivision development:

Proposed Lot	Proposed Lot sizes	Developments on the lot
Lot 1	4.6ha	Existing single dwelling, 4 outbuildings, silos and vehicular access
Lot 2	4.4ha	Proposed vehicular access from Sherriffs Road
Lot 3	4.3ha	Proposed vehicular access from Sherriffs Road
Lot 4	4.3ha	Existing outbuilding and proposed vehicular access from Huntsman Road



Figure 5: Site photo showing the access to existing single dwelling on the property.



Figure 6: Site photo of the property from Huntsman Road.



Figure 7: Site photo of the property from Sherriffs Road.



Figure 8: Site photo of the property from Sherriffs Road (from eastern boundary).



Figure 9: Site photo of the property from Sherriffs Road towards southern boundary.



Figure 10: Sherriffs Road at the eastern boundary.



Figure 10: End of Sherriffs Road at the eastern boundary.

#### Summary of Planner's Advice

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

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

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

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

For the purposes of clause 6.2 of the Planning Scheme, under Clause 6.2.6, the proposed development, which is for a subdivision, does not need to be categorised into one of the Use Classes. The General Provision clause 7.10 has been assessed below.

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

#### 7.0 General Provisions

#### 7.10 Development Not Required to be Categorised into a Use Class

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

The application is not required to be categorised into a Use Class under subclause 6.2.6 (sub-clause 6.2.6 states that development which is for subdivision does not need to be categorised into one of the use Classes). Subclause 6.8.2 applies to the proposal as the application relies on the Performance Criteria of one or more applicable standards. In accordance with sub-clause 6.8.2, the planning authority has discretion under clause 7.10 to refuse or permit a development that is not required to be categorised under sub-clause 6.2.6. The proposal has been assessed as a discretionary planning application in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993*. The discretion of the planning authority has been exercised.

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

The proposed subdivision has been assessed under the development standards for subdivision of the Rural Living Zone. Each lot proposed in the

plan of subdivision achieves compliance with the applicable standards by complying with the relevant Acceptable Solutions or satisfying the Performance Criteria. Therefore, the proposed lots are consistent with the objectives of the relevant standard.

The proposed subdivision will not have an unreasonable detrimental impact on in adjoining uses or the amenity of the surrounding area.

- 7.10.3 In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:
  - a) the purpose of the applicable zone;
  - b) the purpose of any applicable code;
  - c) any relevant local area objectives; and
  - d) the purpose of any applicable specific area plan.
  - a) the purpose of the applicable zone

*The purpose of the Rural Living Zone is:* 

- 11.1.1 To provide for residential use or development in a rural setting where:
  - (a) services are limited; or
  - (b) existing natural and landscape values are to be retained.
- 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.
- 11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.
- 11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

The proposed subdivision for 4 lots, aligns well with the purpose of the Rural Living Zone, which is to provide for residential development in a rural setting where services are limited and natural and landscape values are retained. Although the proposed lot sizes range from approximately 4.3 to 4.6 ha, which is slightly below the minimum lot size of 5ha required under the Acceptable Solution, they nevertheless provide for residential use that maintains the rural character and allows for compatible agricultural activities. Each lot will have direct access from different segments of the adjoining public roads, reflecting the established pattern of dispersed access and avoiding concentrated traffic impact at any single point.

The development will not adversely affect residential amenity, as it respects setbacks, access, and existing land uses. Overall, the proposal supports

residential living with consideration for the surrounding rural environment and land uses, consistent with the purpose of the Rural Living Zone.

b) the purpose of any applicable code;

The purpose of the <u>Parking and Sustainable Transport Code</u> is:

- C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.
- C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.
- C2.1.6 To provide for parking precincts and pedestrian priority streets.

The proposal is for subdivision only, creating 4 lots from 1 lot. The proposed Lot 1 contains an existing residential development with all associated infrastructure contained within the new lot boundaries. The other 3 new lot sizes comprise sufficient useable area to provide for access, parking, manoeuvring and circulation areas for future development, within Rural Living Zone.

The purpose of the Road and Railway Assets Code is:

- C3.1.1 To protect the safety and efficiency of the road and railway networks; and
- C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.

The subject site has frontages to Huntsman Road and Sherriffs Road, both of which are public roads. Huntsman Road is a sealed rural road, while Sherriffs Road is unsealed local road. Proposed Lot 1 will continue to use the existing vehicle access from Huntsman Road, and Lot 4 proposes a new access point on the same road. Lots 2 and 3 will each have new vehicular access points from Sherriffs Road, located within the council-maintained sections of the road.

There are three existing vehicular accesses along Sherriffs Road in the vicinity, two located opposite the subject site and one near the eastern boundary adjacent to the end of Sherriffs Road.

The proposed subdivision development distributes accesses across different road frontage segments, thereby avoiding concentrated traffic impacts at any single point.

There are no major roads or rail network that could conflict with the proposed development, ensuring compliance with the Road and Railway Assets Code objectives to protect network safety and efficiency and reduce conflicts with sensitive uses.

The purpose of the Natural Assets Code is:

- C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.
- C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.
- C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sealevel rise.
- C7.1.4 To minimise impacts on identified priority vegetation.
- C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

The property at 47 Huntsman Road, Meander is subjected to the waterway and coastal protection area code overlay. The proposed subdivision demonstrates building areas and bushfire management areas outside the waterway protection area for Lot 3 and Lot 4, while Lot 1 and Lot 2 does not comply.

The proposed subdivision shows that the existing building area and bushfire hazard management area on Lot 1 is within the waterway protection area. The indicative building area on Lot 2 and bushfire hazard management area associated within this, encroaches into the waterway protection area. The bushfire hazard management area on both lots does not involve removal of any vegetation and only requires the existing grassland to be maintained regularly. This does not involve additional management than which already exists.

The proposed subdivision does not impact on the water quality or the natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses. Future development will be subject to the use and development standards of the Code (if applicable).

The purpose of the Attenuation Code is:

C9.1.1 To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions.

C9.1.2 To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.

An Attenuation Zone Assessment Report by ES&D was submitted as part of the subdivision application. It concludes that location of a sensitive use within 300m of the dairy property boundary can be achieved without the sensitive use interfering with the normal operations of the dairy or detrimental affects of noise or odour on the sensitive uses.

The purpose of the <u>Bushfire-Prone Areas Code</u> is:

C13.1.1 To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

A Bushfire Hazard Management Report & Bushfire Hazard Management Plan by Rebecca Green & Associates was submitted as part of the subdivision application. It concludes that the site has been assessed as demonstrating that the building areas have the dimensions equal to or greater than the separation distance required for BAL 19 (Lot 1) and BAL 19/12.5 (Lot 2 and Lot 3 and Lot 4) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas. Furthermore, the report provides specific details for the access and water supply to each proposed lot.

The purpose of the <u>Landslip Hazard Code</u> is:

C15.1.1 To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.

The proposed subdivision does not include significant works and the development is exempt as per Clause C15.4.1(d)(i)b.

c) any relevant local area objectives; and

There are no local area objectives applicable for the subject lot.

d) the purpose of any applicable specific area plan.

The purpose of the <u>Karst Management Area Specific Area Plan</u> is:

- MEA-S5.1.1 To minimise adverse impacts of development on groundwater dependent ecosystems.
- *MEA-S5.1.2* To provide for appropriate protection of sensitive karst features.

MEA-S5.1.3 To manage erosion of sediments within the karst area to minimise adverse impacts on karst features and the karst system.

The proposed development does not involve any physical works, new development or changes to existing land use that would impact groundwater dependent ecosystems. Management of the land post-subdivision remains subject to applicable standards under the Specific Area Plan (SAP), ensuring that adverse impacts on karst features and the broader karst system are avoided. The SAP does not apply any subdivision standards and; therefore, the SAP is not required to be considered for the subdivision proposal.

11.0 Rural Living Zone				
Scheme Standard	Planner's Assessment		Assessed Outcome	
11.3.1	Discretionary uses			
A1 - A3	The proposal is for subdivision. Under Clause 6.2.6 of the Planning Scheme, a proposal for a subdivision is not required to be categorised into one of the use classes			
11.3.2	Visitor Accommodation			
A1 - A2	The proposal is for subdivision only.		Not Applicable	
11.4	Development Standards for Building and Works			
	The proposal is for subdi	vision only.	Not Applicable	
11.5.1	Lot design			
A1	Property is within Rural L	iving Zone C	Relies on Performance	
	(a) The minimum lot s	ize for Rural Living Zone	Criteria	
		osed lot areas are:		
	Lot 1	4.6ha		
	Lot 2	4.4ha		
	Lot 3	4.3ha		
	Lot 4	4.3ha		

11.0	Rural	Living	Zone

#### Scheme Standard

#### Planner's Assessment

#### **Assessed Outcome**

All 4 lots do not comply with the minimum lot size.

- (i) Each lot can contain a 15m x 20m area clear of:
  - (a) the setback requirements; and
  - (b) restrictions and easements on the title
- (ii) existing buildings are consistent with the setback requirements under 11.4.2, except the silos on Lot 1 which do not meet the setback requirement.

A2 The frontage for the proposed lots are shown in the table below.

#### Relies on Performance Criteria

Lot 1	186m to Huntsman Road
Lot 2	303m to Sherriffs Road
Lot 3	33m to Sherriffs Road
Lot 4	177m to Huntsman Road

The minimum frontage requirement is not less than 40m, under the Acceptable Solution.

A3 Each lot will have access from a public road.

Lot 1 has an existing access from Huntsman Road. Lot 4 proposes a new vehicle access from Huntsman Road and Lot 2 and Lot 3 proposes new vehicle accesses from Sherriffs Road. Complies with Acceptable Solution

#### 11.5.2 Roads

A1 The proposed subdivision does not include the construction of a new road.

Not Applicable

#### 11.5.3 Services

A1 The site is not in an area serviced by reticulated water and is therefore unable to be connected to a water supply service.

Complies with Acceptable Solution

11.0 Rural Living Zone				
Scheme Standard	Planner's Assessment	Assessed Outcome		
A2	Not applicable to subdivision proposals within Rural Living Zone C.	Not Applicable		

C2.0 Parking and Sustainable Transport Code			
Scheme Standard	Planner's Assessment Assessed Ou		
C2.5	Use Standards		
	Under Clause 6.2.6 of the Planning Scheme, a proposal for a subdivision is not required to be categorised into one of the use classes.	Code Applies	
C2.5.1	Car parking numbers		
A1	No changes are proposed to the existing parking configuration of Lot 1, which contains the single dwelling.	Complies with Acceptable Solution	
C2.6.1	Construction of parking areas		
A1	No changes are proposed to the existing access, circulation spaces and car parking area afforded to Lot 1. The subdivision does not propose the construction of the internal access ways for Lots 2, 3 and 4.	Not applicable	
C2.6.2	Design and layout of parking areas		
A1.1	The existing dwelling on Lot 1 has existing car parking areas, access ways manoeuvring and circulation spaces established. No changes are proposed for this lot. The formation of the internal access ways for Lots 2, 3 and 4 are not proposed as part of this subdivision application.	Complies with Acceptable Solution	
A1.2	No disability car parking spaces proposed.		
C2.6.3	Number of accesses for vehicles		
A1	Each new lot will be provided with one access.	Complies with Acceptable Solution	
A2	The proposal is in the Rural Living Zone.	Not Applicable	

C3.0 Road and Railway Assets Code				
Scheme Standard	Planner's Assessment	Assessed Outcome		
C3.5.1	Traffic generation at a vehicle crossing, level cro	ssing or new junction		
A1.1	Huntsman Road and Sherriffs Road are not Category 1 Roads or limited access roads.	Complies with Acceptable Solution		
A1.2	Lots 2, 3 and 4 proposes a new vehicle crossing to each lot. The Road Authority issued consent for the new vehicle crossings.			
A1.3	No rail network is located within the area.			
A1.4	The proposal is for a subdivision and does not increase the vehicular movement on the existing vehicle crossing.			
A1.5	Huntsman Road and Sherriffs Road are not major roads.			
C3.7.1	Subdivision for sensitive uses within a road or ra	nilway attenuation area		
A1	The proposed lots are not subject to a road or railway attenuation area.	Not Applicable		

#### **C7.0 Natural Assets Code**

#### Scheme Standard

#### Planner's Assessment

#### **Assessed Outcome**

# C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

There are no buildings or works proposed within a waterway and coastal protection area. The proposal is for subdivision only. Not Applicable

#### C7.6.2 Clearance within a priority vegetation area

A1 Proposal does not include clearance of native vegetation within a priority vegetation area.

Not Applicable

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

A1 The site has areas mapped within the waterway protection area. The proposed subdivision does not include any works, services, or vehicular access within a waterway protection area. However, the indicative building area and bushfire hazard management area for Lots 1 and 2 are located within the watercourse protection area. The indicative building area and bushfire hazard management area for Lots 3 and 4 are outside the watercourse protection area.

Relies on Performance Criteria



	C9.0 Attenuation Code		
Scheme Standard	Planner's Assessment Assessed Outcom		
C9.5.1	Activities with potential to cause emissions		
A1	The proposed development is not an attenuated activity.	Not Applicable	
C9.5.2	Sensitive use within an attenuation area		
A1	The proposal is for a subdivision.	Not Applicable	
C9.6.1	Lot design		
A1	The milking shed is located at 3 Barbers Road on the opposite side of Huntsman Road. Proposed Lot 4 has a possible house site scaled at approximately 120m from the boundary of the attenuated activity.	Relies on Performance Criteria	
	(a) Not for the creation of separate lots existing buildings.		
	(b) Building for sensitive area on Lot 4 will be wholly within the attenuation area.		
	(c) The proposed subdivision is intended for sensitive use.		
	An Attenuation Zone Assessment Report was submitted as part of the subdivision application.		

C13.0 Bushfire-Prone Areas Code			
Scheme Standard	Planner's	Assessment	Assessed Outcome
C13.6.1	Provision	of hazard management areas	
A1	A bushfire hazard management report was Complies with Acceptable submitted as part of the subdivision application Solution by an accredited person. Complies with (a) & (b)		
C13.6.1 Pro	vision of haza	rd management areas	
		Comments	
⊠ A1	(a) & (b)	Specified distances for Hazard Managemer BAL 19/12.5 (Lot 2 and Lot 3 and Lot 4) a accordance with AS3959. The Hazard Mar be <u>maintained</u> prior to the Council sealing proposal complies.	s specified on the plan are in nagement Area for Lot 1 shall

## C13.6.2 Public and fire fighting access

A1 A bushfire hazard management report was Complies with Acceptable submitted as part of the subdivision application Solution by an accredited person. Complies with (b)

		Comments
□ A1	(a)	Not applicable.
⊠ <b>A1</b> (b)		Access to Lot 1 shall be <u>maintained</u> prior to Council sealing the final plan of survey in accordance with Table C13.2B and maintained into perpetuity.
	The private driveway to Lot 2 and Lot 4 will be constructed/maintained in accordance with Table C13.2B at the time of future habitable building. Access is required to on-site dedicated firefighting water supply.	
		The private driveway to Lot 3 will be constructed/maintained in accordance with Table C13.2C at the time of future habitable building. Access is required to on-site dedicated firefighting water supply.

## C13.6.3 Provision of water supply for fire fighting purposes

A2 A bushfire hazard management report was Complies with Acceptable submitted as part of the subdivision application Solution by an accredited person.

C13.0 Bushfire-Prone Areas Code			
Scheme Standard	Planner's Assessment	Assessed Outcome	
	Any new habitable building on Lot 2 application stage consideration with supply tank at least 10,000 litres pe with a fitting suitable for TFS access.  The existing dwelling on Lot 1, prior sealed by Council, shall be provided water supply tank at least 10,000 lit protected, with a fitting suitable for Table C13.5	h a stored water supply in a water rebuilding area to be protected, in accordance with Table C13.5.  To the final plan of survey being with a stored water supply in a tres per building area to be	

C15.0 Landslip Hazard Code				
Scheme Standard	Planner's Assessment	Assessed Outcome		
C15.4	Use or Development exempt from this Code			
	Proposal does not involve significant works.	Exempt		
	(d) development, including subdivision, (i) on land within a low landslip hazard band, if for (b) works if it does not involve significant works.			

EA-S5.0 Karst Management Area Specific Area Plan		
Scheme Standard	Planner's Assessment	Assessed Outcome
MEA-5.8	Development Standards for Subdivision	
	This clause is not used in this specific area plan.	Not Applicable

# Planning Scheme Provision

#### 11.5.1 Lot design

#### **Objective**

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road; and
- (c) contains areas which are suitable for residential development.

#### Performance Criteria P1

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:

- (a) the relevant requirements for development of existing buildings on the lots;
- (b) the intended location of buildings on the lots;
- (c) the topography of the site;
- (d) any natural or landscape values;
- (e) adequate provision of private open space; and
- (f) the pattern of development existing on established properties in the area,

and must be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.

#### Summary of Planner's Advice

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

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

Scheme Provision	Planner's Assessment
11.5.1 Performance Criteria P1	The proposed subdivision consists of creating 1 lot that contains the existing single dwelling and associated structures and three additional vacant lots intended primarily for residential development. This approach preserves the natural and landscape value characteristic of a rural setting. The three vacant lots provide ample usable space to accommodate future dwellings and outbuildings with appropriate setbacks, capable of aligning with the development standards applicable to the Rural Living Zone. The Performance Criteria is triggered as the minimum lot sizes do not achieve 5ha as required

# 13.1.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	by the Acceptable Solution and the silos are located less than 10m to the new lot boundary.
11.5.1 Performance Criteria P1(a)	Proposed Lot 1 includes the existing single dwelling, 4 outbuildings, and silos. The setbacks for the dwelling and outbuildings comply with the development standards of the Rural Living Zone. The silos, located approximately 5m from the proposed new boundary between Lots 1 and 4, do not meet the 10m setback requirement. Given the proximity of the silos to the boundary and the length of boundary shared between Lots 1 and 4, approximately 248m, the silos are considered to not unreasonably overshadow or impact the amenity of proposed Lot 4. There is sufficient area available on Lot 4 to site future development to minimise any impacts from the location of the silos. The existing outbuilding on proposed Lot 4 complies with the applicable development standards of the Planning Scheme.
11.5.1 Performance Criteria P1(b)	The intended location for buildings on the lots is shown on the plan of subdivision. The indicative siting can achieve compliance with the development standards of Rural Living Zone. The proposed lot dimensions provide sufficient area for development to be capable of complying with the applicable development standards of the Planning Scheme.
11.5.1 Performance Criteria P1(c)	The proposed lot configurations consider the site's topography, avoiding areas of steeper terrain (1:2.5 gradient) and identifying more gently sloping portions (approximately 1:10 gradient) as future development areas. The proposal also avoids the waterway protection area, limiting works in the area to boundary fencing only.
11.5.1 Performance Criteria P1(d)	The topography of the site slopes downward with a 1:10 gradient from the southeast corner of the site towards northwest corner, with localised steeper areas. When viewed from the east at higher elevations (looking west), the subject site forms part of a larger vista that is framed by native vegetation to the south and north, that opens to an extensive view of large paddocks used for farming activities such as grazing, cropping, irrigated pastures, milking sheds, and associated infrastructure such as houses, sheds, irrigators, dams, with intermittent vegetation outstands. Further west, the topography rises with vegetated hills. The are also water courses that travers the landscape including within the subject site. The sloping topography contributes to the visual quality and environmental character of the Rural Living Zone. This area is generally defined by dwellings located on larger lots, which are often visible from public roads and adjoining properties. These lots may be either heavily vegetated or largely cleared, reflecting the varied landscape character of the

Scheme Provision	Planner's Assessment
	locality. The proposed development retains these natural and landscape values.
	It is demonstrated that within the existing landscape, houses can integrate into the landscape without detracting from the wider landscape. Whilst the vistas of the landscape are appreciated from the higher elevations east of Sherriffs Road, the lower elevation, such that where Huntsman Road is located, the landscape is typical of that of an agricultural area interspersed with residential development.
	It is noted that the site is not subject to any specific area plans that apply scenic protection measures.
11.5.1 Performance Criteria P1(e)	Each proposed lot offers sufficient area to provide for adequate private open space, consistent with rural living standards, supporting outdoor living and amenity.
11.5.1 Performance Criteria P1(f)	Adjoining properties vary in size, with some smaller lots on the northwestern corner and larger lots to the east that comply with zone standards. The adjoining properties on the northwest corner of the site is smaller in size than the minimum lots size allowed for Rural Living Zone C. Although the proposed lot sizes range from approximately 4.3 to 4.6ha, which is slightly below the typical minimum lot size of 5ha required under the acceptable solution, they nevertheless provide for residential use that maintains the rural character and allows for compatible agricultural activities. The proposed lots sizes provide sufficient usable area and dimensions suitable for the intended residential use.
11.5.1 Performance Criteria	The proposed lots range in size from 4.3 to 4.6ha, which is slightly below the 5ha minimum specified in the Acceptable Solution. However, all lots exceed 4ha, meaning they are no more than 20% smaller than the required minimum lot size. This satisfies the Performance Criteria outlined under clause 11.5.1 P1.
11.5.1 Performance Criteria P1 Conclusion	The subdivision proposal is considered to satisfy Performance Criteria by providing lots that offer sufficient usable area and appropriate dimensions to support future residential development. The design accommodates existing and potential buildings with future development capable of complying with the development standards of the Rural Living zone. The lots are of a sufficient size to provide adequate private open space. The lot sizes are greater than 4ha in size being the absolute minimum lot size prescribed by

# 13.1.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	the Performance Criteria. The proposed development satisfies the Performance Criteria and is consistent with the objective.

#### 11.0 Rural Living Zone

#### 11.5.1 Lot design

#### Objective

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road; and
- (c) contains areas which are suitable for residential development.

#### Performance Criteria P2

Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (a) the width of frontage proposed, if any;
- (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
- *(c) the topography of the site;*
- (d) the functionality and useability of the frontage;
- (e) the ability to manoeuvre vehicles on the site; and
- (f) the pattern of development existing on established properties in the area,

and is not less than 3.6m wide.

#### Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P2 and is consistent with the objective.

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

Scheme Provision	Planner's Assessment
11.5.1 Performance Criteria P2	Proposed Lot 1, Lot 2 & Lot 4 complies with the minimum requirement 40m frontage to a public road. Proposed Lot 3 has a frontage of 33m to Sherriffs Road and includes a direct access from the public road. Although Sherriffs Road forms the boundary of Lot 3 for a total length of 57m, only 33m of this frontage is along the section maintained by the Council.
11.5.1 Performance Criteria P2(a)	Proposed Lot 3 has a total frontage length of 57m when including both the public road and adjoining road reserve. From this total frontage, 33m directly abuts the section of the public road maintained by the Council.

# 13.1.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
11.5.1 Performance Criteria P2(b)	All the proposed 4 lots under this subdivision have sole vehicular accesses from the adjoining public roads. Rights of carriageway are not proposed.
11.5.1 Performance Criteria P2(c)	The proposed lot configurations consider the site's topography, avoiding areas of steeper terrain (1:2.5 gradient) and identifying more gently sloping portions (approximately 1:10 gradient) as future development areas.
11.5.1 Performance Criteria P2(d)	Each proposed lots have adequate frontage to a public road for its future use and development. Proposed Lot 3's vehicular access point is at a lower gradient than Sherriffs Road. The submitted Traffic Impact Assessment (TIA) recommends that the access to Lot 3 requires a culvert with simple headwalls as it is located at a dip in the vertical alignment of the road. The vehicle access will be required to be constructed to the satisfaction of the Council's Director Infrastructure Services.
11.5.1 Performance Criteria P2(e)	The proposed lots have sufficient access width and adequate space on the site to manoeuvre vehicles on the site.
11.5.1 Performance Criteria P2(f)	The proposed frontage for Lot 3 is consistent with the pattern of existing established properties in the area, with some not even afforded a frontage or less than that proposed. Examples include 49 Sherriffs Road (CT 133914/1) and 58 Sherriffs Road (CT 230887/1). The proposed new access to Sherriffs Road is considered to have sufficient sight distances and will be sufficient for the intended residential use.
11.5.1 Performance Criteria P2	The proposed accesses will be suitably conditioned under the Planning Permit to acceptable standards. The frontage is greater than 3.6m wide, which is a typical width of a right of carriageway, having a frontage of 33m to Sherriffs Road.
11.5.1 Performance Criteria P2 Conclusion	The proposed subdivision complies with minimum road frontage requirements, with Lots 1, 2, and 4 each having at least 40m frontage. Lot 3 has a 33m frontage directly onto the council maintained section of Sherriffs Road. All lots have individual vehicle access points. The frontage and access arrangements are consistent with surrounding properties and will be conditioned to be constructed to the suitable standards. As such, the

# 13.1.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment	
	Performance Criteria is satisfied and the development is consistent with the objective.	

### **C7.0 Natural Assets Code**

# C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area **Objective** That: (a) works associated with subdivision within a waterway and coastal protection Planning Scheme Provision area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and future development likely to be facilitated by subdivision is unlikely to lead to (b) an unnecessary or unacceptable impact on natural assets. Performance Criteria P1 Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to: (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and

# Summary of Planner's Advice

(b)

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

future development likely to be facilitated by the subdivision.

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

Scheme Provision	Planner's Assessment	
C7.7.1 Performance Criteria P1	The proposed subdivision shows a building area and bushfire hazard management area for Lot 1 and Lot 2 within a waterway and coasta protection area, while Lot 3 and Lot 4 exhibits building areas and bushfire hazard management areas outside this overlay.  Lot 1 has an existing dwelling and associated outbuildings on it and does not require any additional works in the waterway protection area. The grassland around the area is required to be managed for bushfire hazard management purposes.	
C7.7.1 Performance Criteria P1(a)		
	The future development area on Lot 2 includes a bushfire hazard management area that slightly encroaches into the waterway protection area.	

# 13.1.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment			
	The bushfire hazard management area does not include any vegetation removal and only involves maintenance of the existing pastureland.			
C7.7.1 Performance Criteria P1(b)	The proposed subdivision is expected to primarily facilitate future residential developments on the newly created lots. The Bushfire Hazard Assessment Report submitted with the subdivision application, indicates the location of the future development on each lot including the bushfire hazard management area which minimises adverse impacts on the natural asset existing on the land. Any future development on the vacant lots created by the subdivision, will require an assessment against the Planning Scheme.			
C7.7.1 Performance Criteria P1 Conclusion	To conclude the building area and bushfire hazard management area for Lot 1 and Lot 2 does not involve any additional or extensive work in the waterway protection area. The bushfire hazard management area requires only the ongoing maintenance of existing grassland. Therefore, the Performance Criteria is satisfied and the development is consistent with the objective.			

# **C9.0 Attenuation Code**

	C9.6.1 Lot design			
	Objective			
	To provi	de for subdivision so that a lot intended for a sensitive use:		
ion	(a)	is located to avoid an activity with potential to cause emissions and enable appropriate levels of amenity; and		
Planning Scheme Provision	(b)	does not conflict with, interfere with or constrain an existing activity with potential to cause emissions.		
heme	Performance Criteria P1			
ning Sc		or a lot proposed in a plan of subdivision, within an attenuation area must not the potential for a sensitive use to be impacted by emissions, having regard to:		
Planr	(a)	the nature of the activity with the potential to cause emissions, including:  (i) operational characteristics of the activity;  (ii) scale and intensity of the activity; and  (iii) degree of emissions from the activity; and		
	(b)	the intended use of the lot.		

# **Summary of Planner's Advice**

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

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

Scheme Provision	Planner's Assessment			
C9.6.1 Performance Criteria P1	The submitted application includes an Attenuation Zone Assessment Report by Environmental Service & Design (ES&D), which assesses the subdivision proposal at 47 Huntsman Road, Meander against the applicable standards under C9.0 Attenuation Code. The site is located within the attenuation area of a milking shed, located at 3 Barber Road, Meander. The attenuation distance applied to milking sheds is 300m.			
C9.6.1 Performance Criteria P1(a)	The operational characteristics of the attenuated activity, including noise and odour levels at the proposed house sites, have been assessed in the accompanying report.			
r r(u)	The report indicates that two locations were chosen as "worse case" scenarios, adjacent to Lot 1 and Lot 4 western boundaries to measure the noise and odour levels. The measurement locations were on the boundary of			

# 13.1.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	the lot approximately 200m (location 1) and 300m (location 2) from the existing dairy operations.
	The report indicates that sound levels at the proposed building areas for Lots 2 & 4 may exceed the Noise Policy's indicative indoor dwelling level of 35 dB(A). However, standard construction methods such as double-glazed windows, wall insulation, and brick veneer can reduce indoor noise by at least 10 dB(A), effectively mitigating potential impacts.
C9.6.1 Performance Criteria P1(b)	The intended use of the new lots created by the subdivision is residential single dwellings. Single dwellings are considered a sensitive use.
C9.6.1 Performance Criteria P1 Conclusion	The Attenuation Zone Assessment Report by ES&D, concludes that the location of a sensitive use within 300m of the dairy at 3 Barbers Road, Meander can be achieved without the sensitive use interfering with the normal operations of the dairy or detrimental affects of noise or odour on the sensitive uses. As such, the proposal satisfies the Performance Criteria and is consistent with the objective.

# **APPLICATION FORM**



# **PLANNING PERMIT**

# **Land Use Planning and Approvals Act 1993**

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

			OFFICE USE ONLY
Property No:		Assessment No:	
DA\	PA\		PC\
Is a new vehicle ac	received a Planning cess or crossover i	g Review for this proposal?	<ul> <li>Yes</li> <li>No</li> <li>Indicate by ✓ box</li> <li>Yes</li> <li>No</li> <li>PC\25\0140</li> <li>Yes</li> <li>No</li> </ul>
PROPERTY DETA	ILS:		
Address:	47 Huntsman Roa	d	Certificate of Title: 226579
Suburb:	Meander	7304	Lot No: 1
Land area:	17.3 ha		$m^2$ / ha
Present use of land/building:	Rural Residential		(vacant, residential, rural, industrial, commercial or forestry)
<ul><li>Does the application</li><li>Heritage Listed Pro</li></ul>		Land or Private access via a 0 ∕es ☑ No	Crown Access Licence: 🔲 Yes 🗹 No
<b>DETAILS OF USE</b>	OR DEVELOPN	MENT:	
Indicate by ✓ box	Building work Forestry	☐ Change of use☐ Other	☑ Subdivision ☐ Demolition
Total cost of develops (inclusive of GST):	ment \$	Includes total	cost of building work, landscaping, road works and infrastructure
Description of work:	division - 1 Lot into	o 4 Lots	
Use of building:			nain use of proposed building – dwelling, garage, farm building, actory, office, shop)
New floor area:	m <sup>2</sup>	New building height	:m
Materials: Ex	cternal walls:		Colour:
Ro	oof cladding:		Colour:





### RESULT OF SEARCH

ASSISTANT RECORDER OF TITLES





#### SEARCH OF TORRENS TITLE

VOLUME	FOLIO
226579	1
EDITION	DATE OF ISSUE
6	12-Jun-2013

SEARCH DATE : 18-Sep-2025 SEARCH TIME : 12.56 PM

# DESCRIPTION OF LAND

Parish of ARCHER, Land District of WESTMORLAND Lot 1 on Plan 226579 Derivation: Whole of Lot 12900 Gtd. to H.S. Sadler and Whole of Lot 13087 Gtd. to A.E. Elmer Prior CT 2929/12

### SCHEDULE 1

B971990 GRAHAM JOHN JOHNSTON Registered 22-Aug-1996 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

### UNREGISTERED DEALINGS AND NOTATIONS

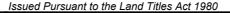
BP: N249551

N249551 SUSAN LOUISE JOHNSTON and MICHAEL GRAHAM JOHNSTON as personal representatives of Graham John Johnston Lodged by TEMPLE-SMITH LAW on 18-Aug-2025 BP: N249551 N249555 ASSENT to MICHAEL GRAHAM JOHNSTON and SUSAN LOUISE JOHNSTON Lodged by TEMPLE-SMITH LAW on 18-Aug-2025



# **FOLIO PLAN**

#### ASSISTANT RECORDER OF TITLES





# ORIGINAL-NOT TO BE REMOVED FROM TITLES OFFICE

TASMANIA

REAL PROPERTY ACT, 1862, as amended NOTE—REGISTERED FOR OFFICE CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book Vol. Fol.

2929 12

Cert. of Title Vol. 918 Fol.64.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Homas



DESCRIPTION OF LAND
PARISH OF ARCHER LAND DISTRICT OF WESTMORLAND
FORTY TWO ACRES THREE ROODS on the Plan hereon

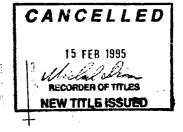
FIRST SCHEDULE (continued overleaf)

GRAHAM JOHN JOHNSTON of Meander, Farmer and

MARGARET ANN JOHNSTON his wife.

SECOND SCHEDULE (continued overleaf)

NO. A188745 MORTGAGE to The English Scottish and Australian Bank Limited. Registered 20th September, 1963 at Noon. (Sgd.) A. IMLACH. Recorder of Titles.



Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

SUBSISTING.

LONGER

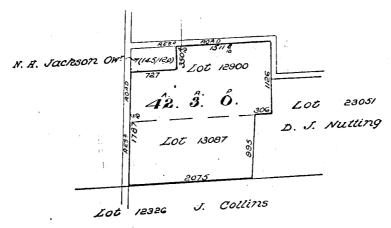
ARE NO

TITLES

OF

RDER

REGISTERED NUMBER



Whole of Lot 12900 - Gtd. to H.S. Sadler and Whole of Lot 13087 - FIRST Edition. Registered Gtd. to A.E. Elmer - Meas. in Links.

Derived from C.T. Vol. 918. Fol. 64. Transfer Al00519 K.B. Blazely.

Search Date: 18 Sep 2025

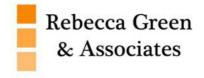
Search Time: 12:56 PM

Volume Number: 226579

Revision Number: 01

Page 1 of 1





Planning Department Meander Valley Council PO Box 102 WESTBURY TAS 7303

15 September 2025

Dear Sir/madam,

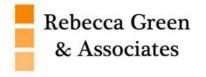
#### RE: Planning Application, Subdivision - 47 Huntsman Road, Meander

This letter is prepared in support of a proposal on behalf of G.J Johnston for a four-lot subdivision at land identified in CT 226579/1.

One lots currently exists; the subdivision will create three additional lots. Lot 1 will maintain existing access from Huntsman Road and accommodate the existing dwelling and associated outbuildings. Lots 2 and 3 will have a new access from Sherriffs Road and will be vacant. Proposed Lot 4 will have a new access from Huntsman Road; this will require vegetation and tree pruning and/or removal for safe operation of the property access and will accommodate an existing barn.

Lot number	Area
1	4.7ha
2	4.4ha
3	4.3ha
4	4.3ha

The subject land is zoned Rural Living Zone C within the Tasmanian Planning Scheme - Meander Valley Local Provisions Schedule, effective 19<sup>th</sup> April 2021, and subject to the Bushfire-Prone Areas Code, the Landslip Hazard Code and the Natural Assets Code (Priority vegetation area and Waterway and coastal protection area), as well being subject to the Attenuation Code as the site is located within 300m of the a property boundary containing an existing dairy. The site is also subject to the Karst Management Area Specific Area Plan (MEA-S5.0).



### Rural Living Zone 11.5 Development Standards for Subdivision 11.5.1 Lot Design

**A1** – All four proposed lots rely on the performance criteria as they will each be less than 5ha in area.

**P1** – Lots 1 to 4 rely upon assessment against the performance criteria due to being less than 5ha (4.6ha, 4.4ha. 4.3ha and 4.3ha respectively). Each lot will have sufficient useable area and dimensions for the intended residential use, having regard to intended location of buildings on each lot. The Bushfire Hazard Management Plan details future buildable areas that consider the constraints of the sites including, bushfire risk, waterways and priority habitat areas. Each lot is sufficient in area to accommodate onsite wastewater and stormwater disposal for a typical 3 to 4 bedroom residential dwelling. The lots provide for adequate provision of private open space and are consistent with the character of the pattern of development on established properties in the area, with many titles even smaller. Lots 1 to 4 are to be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1. The proposal is consistent with the performance criteria.

**A2** – Lots 1, 2 and 4 will each have a frontage to either Huntsman Road or Sherriffs Road of at least 40 metres, all of which are Council maintained roads.

**P2** – Lot 3 is to have a frontage to the Council maintained section of Sherriffs Road of approximately 33 metres and relies on the performance criteria. Lot 3 will have sole access to this frontage. The frontage to Lot 3 is consistent with the pattern of existing established properties in the area, with some not even afforded a frontage or less than that proposed, examples include 49 Sherriffs Road (CT133854/1 and CT133914/1) and 58 Sherriffs Road. A new access to Sherriffs Road is proposed and considered to have sufficient sight distances and will be sufficient for the intended residential use. The proposal is consistent with the performance criteria.

A3 - Each lot is provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority. Three new accesses are proposed, and should Council consider that the existing access to Lot 1 is not to Council's standard, a condition could be placed upon any approval requiring upgrades. The proposed new access from Huntsman Road to proposed Lot 4 will require vegetation and tree pruning and/or removal for safe operation of the property access.

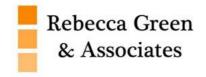
#### 11.5.2 Roads

**A1** – Proposal complies, the subdivision does not include any new road construction.

#### 11.5.3 Services

**A1** – Each lot is not able to be connected to the relevant water supply service.

**A2** – Not applicable, the subject land is within Rural Living Zone C where there is no requirement for each lot to be connected to a reticulated sewerage system.



#### **CODES**

#### C2.0 Parking and Sustainable Transport Code

Proposal complies where relevant to C2.5.1, no changes to existing parking arrangements for proposed Lot 1, at least 3 car parking spaces are existing and provided on site. Lots 2-4 have sufficient area to accommodate on site car parking at the time of consideration of a future dwelling.

#### C3.0 Road and Railway Assets Code

One new vehicle crossing is proposed to each of Lots 2, 3 and 4. The subdivision is not within a road or railway attenuation area. A Traffic Impact Assessment (TIA) prepared by TCS (Traffic & Civil Services) Dated 27<sup>th</sup> June 2024 (Rev:2), accompanies this application demonstrating compliance with the relevant provisions of this Code.

#### **C7.0 Natural Assets Code**

The application of this Code does apply to this subject site as the Code applies to priority vegetation areas within the Rural Living Zone and development on land within a waterway and coastal protection area.

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

P1 –The subdivision demonstrates a building area and any associated bushfire hazard management area to be located outside a waterway and coastal protection area for all lots except for the hazard management area likely to be located on Lot 2 should a habitable building be located in the indicative location for this lot as well as the hazard management area around the existing dwelling on Lot 1. Grasslands only are required to be managed in the hazard management area on Lot 1 as well as Lot 2 as there is no standing vegetation in close proximity to the indicative building area or existing dwelling and associated hazard management area. The indicative building area for Lot 2 is located in the larger unencumbered area of the proposed lot and outside the area of standing vegetation. The hazard management area for Lot 1 does not require any further additional management beyond that which already exists.

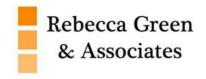
#### C7.7.2 Subdivision within a priority vegetation area

**A1** – The proposal does not require native vegetation clearance or removal for the subdivision, except for that required for sight distance improvements for Lot 4 access to Huntsman Road, however that work is entirely outside of the priority vegetation area. The proposed indicative build area on Lot 4 is located within an existing cleared area, as demonstrated in the Bushfire Hazard Assessment Report and not within the priority vegetation area, a small section on Lot 4.

### **C9.0** Attenuation Code

#### C9.6.1 Lot Design

**P1** – The proposed subdivision is within 300m of a property boundary containing an existing dairy. Lots 2 and 3 are likely to have future sensitive uses at least 300m from the boundary of the dairy operations. An Attenuation Zone Assessment Report, prepared by Environmental Service & Design, dated 4 September 2025 accompanies this application and concludes that the location of a sensitive use within 300m of the dairy property boundary can be achieved without the sensitive use interfering with the normal operations of the dairy or detrimental affects of noise or odour on the sensitive uses.



#### C13.0 Bushfire-Prone Areas Code

Attached to this submission is a Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan prepared by Rebecca Green BFP—116, dated: 7 August 2025 demonstrating compliance with the relevant acceptable solutions.

#### C15.0 Landslip Hazard Code

In accordance with Clause C15.4.1 any future use (residential) is exempt from this Code as the site is mapped as low landslip hazard bands. No works are required of this subdivision for Lots 2-4 lot within the overlay area. Subdivision of land within the low landslip hazard band is also exempt from this Code in this instance as the proposal does not involve significant works or creation of a new road or extension of an existing road (subclauses (e) and (i)).

### MEA-S5.0 Karst Management Area Specific Area Plan

**MEA-S5.8 Development Standards for Subdivision** – This sub-clause is not used in this specific area plan.

The proposal is considered to be consistent with the Tasmanian Planning Scheme - Meander Valley and should therefore be considered for approval.

Kind Regards,

Rebecca Green

Senior Planning Consultant m – 0409 284422

e - admin@rgassociates.com.au





# **47 HUNTSMAN ROAD SUBDIVISION, MEANDER**

# TRAFFIC IMPACT ASSESSMENT

**JUNE 2025** 





# **47 Huntsman Road subdivision, Meander**

# TRAFFIC IMPACT ASSESSMENT

- Final Report
- June 2025

Traffic & Civil Services
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1|Page

**Traffic Impact Assessment** 



# **Contents**

1.	Intro	oduction	5
	1.1	Background	5
	1.2	Objectives	5
	1.3	Scope of Traffic Impact Assessment (TIA)	5
2.	Site	Description	9
3.	Dev	elopment Proposal & Planning Scheme	12
	3.1	Description of Proposed Development	12
	3.2	Council Planning Scheme	13
	3.3	Local Road Network Objectives	13
4.	Exis	sting Conditions	14
	4.1	Transport Network	14
	4.2	Huntsman Road	14
	4.3	Sherriffs Road	14
	4.4	Huntsman Road / Sherriff Road junction	14
	4.5	Huntsman Road access to Lot 1	16
	4.6	Huntsman Road access to Lot 4	19
	4.7	Sherriffs Road access to Lot 2	21
	4.8	Sherriffs Road access to Lot 3	24
	4.9	Sight Distance Summary	26
	4.10	Traffic Activity	26
	4.11	Crash History	26
	4.12	Road Safety Review	27
	4.13	Safe Systems Assessment	27
5.	Traf	fic Generation and Assignment	28
	5.1	Traffic Growth	28
	5.2	Trip Generation	28
	5.3	Trip Assignment	28
6.	Imp	act on Road Network	30
	6.1	Impact on Traffic Capacity	30
	6.2	Austroads Junction Warrants	30
	6.3	Property access standard	30
	6.4	Bushfire Prone Area	30
	6.5	Services	30
	6.6	Other requirements	31
	6.6.1		31
	6.6.2	Street Lighting and Furniture	31
	6.7	Tasmanian Subdivision Guideline Considerations	31

# **Traffic Impact Assessment**



	6.8	Transport Planning Considerations	31
	6.9	Provisions for all road users	31
	6.9.1	Light Vehicles	31
	6.9.2	Heavy Vehicles	31
	6.9.3	Public Transport	31
	6.9.4	Pedestrians	31
	6.9.5	Cyclists	31
	6.9.6	Motorcyclists	31
7.	Tas.	Plan. Scheme – Meander Valley	32
8. Recommendations and Conclusions			34
Арр	endic	ces	35
Арр	endix	A - Site Layout Plan	36
Арр	endix	B - Traffic Count Data	37
Арр	endix	C - Safe Systems Assessment	40
Арр	endix	D - Tas. 26m B Double Network	41
Арр	endix	E - Level of Service Descriptions	42
App	Appendix F - Driveable Culvert Endwall Spec		

**Traffic Impact Assessment** 



# **Document history and status**

Revision	Date issued	Reviewed by	Approved by	Date approved	Revision type
1	25 <sup>th</sup> June 2025	R Burk	R Burk	25 <sup>th</sup> June 2025	Draft
2	27 <sup>th</sup> June 2025	R Burk	R Burk	27 <sup>th</sup> June 2025	Final

# **Distribution of copies**

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Final	1	1	Mel Perry (Surveying Tas) & Susie Johnston

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Author:	Richard Burk	
Project manager:	Richard Burk	
Name of organisation:		
Name of project:	47 Huntsman Rd TIA	
Name of document:	47 Huntsman Rd TIA	
Document version:	Final	



# 1. Introduction

### 1.1 Background

In accordance with Tasmanian Planning Scheme – Meander Valley requirements a Traffic Impact Assessment (TIA) has been prepared to assess the subdivision of 47 Huntsman Road, Meander, including consideration of:

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

The TIA has been prepared based on Department of State Growth (DSG) guidelines.

### 1.2 Objectives

A Traffic Impact Assessment is a means for assisting in the planning and design of sustainable development proposals that consider:

- Safety
- Capacity
- Equity and social justice
- Economic efficiency
- The environment
- Future development

This report considers traffic projections to 10 years beyond the opening of the development.

### 1.3 Scope of Traffic Impact Assessment (TIA)

This TIA considers in detail the impact of the proposal on Huntsman and Sherriffs Road.

#### 1.4 References

- RTA Guide to Traffic Generating Development 2002
- Tasmanian Planning Scheme Meander Valley
- Austroads Guide Road Design Part 4A: Unsignalized & Signalised Intersections 2021
- Guide to Traffic Management Part 6: Intersections, Interchanges & Crossings 2020.
- LGAT Tasmanian Standard Drawings



### 1.5 Statement of Experience and Qualifications

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

- 38 years professional experience in road and traffic engineering industry
  - Manager Traffic Engineering at the Department of State Growth until May 2017.
  - Previous National committee membership with Austroads Traffic Management Working Group and State Road Authorities Pavement Marking Working Group
- Master of Traffic, Monash University, 2004
- Post Graduate Diploma in Management, Deakin University, 1995
- Bachelor of Civil Engineering, University of Tasmania, 1987

Much.

Richard Burk

BE (Civil) M Traffic Dip Man. MIE Aust CPEng

Director Traffic and Civil Services Pty Ltd

#### **Traffic Impact Assessment**



### 1.6 Glossary of Terms

AADT Annual Average Daily Traffic - The total number of vehicles travelling in both

directions passing a point in a year divided by the number of days in a year.

Acceleration Lane An auxiliary lane used to allow vehicles to increase speed without interfering

with the main traffic stream. It is often used on the departure side of

intersections.

Access The driveway by which vehicles and/or pedestrians enter and/or leave the

property adjacent to a road.

ADT Average Daily Traffic – The average 24-hour volume being the total number of

vehicles travelling in both directions passing a point in a stated period divided

by the stared number of days in that period.

Austroads The Association of Australian and New Zealand road transport and traffic

authorities and includes the Australian Local Government Association.

Delay The additional travel time experiences by a vehicle or pedestrian with

reference to a vase travel time (e.g. the free flow travel time).

DSG Department of State Growth – The Tasmanian Government Department

which manages the State Road Network.

GFA Gross Floor Area

Intersection Kerb The place at which two or more roads meet or cross. A raised border of rigid

material formed at the edge of a carriageway, pavement or bridge.

km/h Kilometres per hour

Level of Service An index of the operational performance of traffic on a given traffic lane,

carriageway or road when accommodating various traffic volumes under different combinations of operating conditions. It is usually defined in terms

of the convenience of travel and safety performance.

m Metres

Median A strip of road, not normally intended for use by traffic, which separates

carriageways for traffic in opposite directions. Usually formed by painted

lines, kerbed and paved areas grassed areas, etc.

Movement A stream of vehicles that enters from the same approach and departs from

the same exit (i.e. with the same origin and destination).

Phase The part of a signal cycle during which one or more movements receive right-

of -way subject to resolution of any vehicle or pedestrian conflicts by priority rules. A phase is identified by at least one movement gaining right-of-way at the start of it and at least one movement losing right-of-way at the end of it.

#### **Traffic Impact Assessment**



Sight Distance The distance, measured along the road over which visibility occurs between a

driver and an object or between two drivers at specific heights above the

carriageway in their lane of travel.

Signal Phasing Sequential arrangement of separately controlled groups of vehicle and

pedestrian movements within a signal cycle to allow all vehicle and pedestrian

movements to proceed.

SISD Safe Intersection Sight Distance – The sight distance provides sufficient

distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation and to decelerate to a

stop before reaching the collision point.

Speed Distance travelled per unit time.

85th Percentile The speed at which 85% of car drivers will travel slower and 15% will travel

faster.

A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.

Traffic-actuated Control A control method that allows a variable sequence and variable duration of

signal displays depending on vehicle and pedestrian tragic demands.

Traffic Growth Factor A factor used to estimate the percentage annual increase in traffic volume.

Trip A one-way vehicular movement from one point to another excluding the

return journey. Therefore, a vehicle entering and leaving a land use is counted

as two trips. (RTA Guide to Traffic generating Developments).

or right turn, or through movement) at an intersection over a specified period.

Turning Movement

Count

A traffic count at an intersection during which all turning movements are

recorded.

Vehicle Actuated Traffic

Signals

Traffic signals in which the phasing varies in accordance with the detected

presence of vehicles on the signal approaches.

vpd vehicles per day – The number of vehicles travelling in both directions passing

a point during a day from midnight to midnight.

vph vehicles per hour - The number of vehicles travelling in both directions

passing a point during an hour.

### 1.7 Site Specific Glossary of Terms

MVC Meander Valley Council SSA Safe System Assessment



# 2. Site Description

The proposal involves subdivision of 47 Huntsman Road located 17.5km South of Deloraine. The site location, adjacent road network and lot layout are shown in Figures 1- 4 respectively, also see subdivision plan in Appendix A.

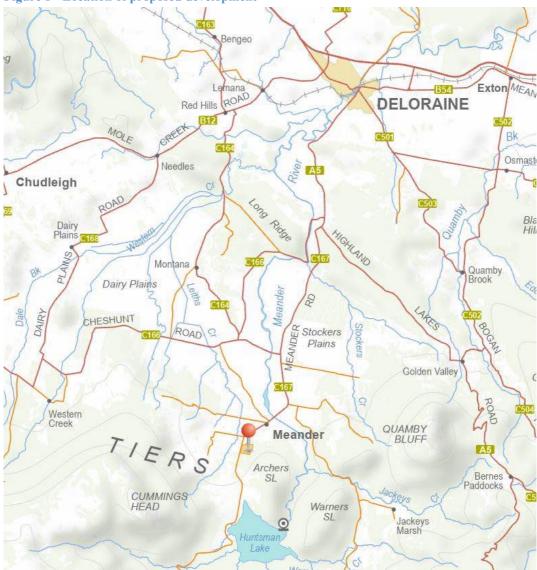


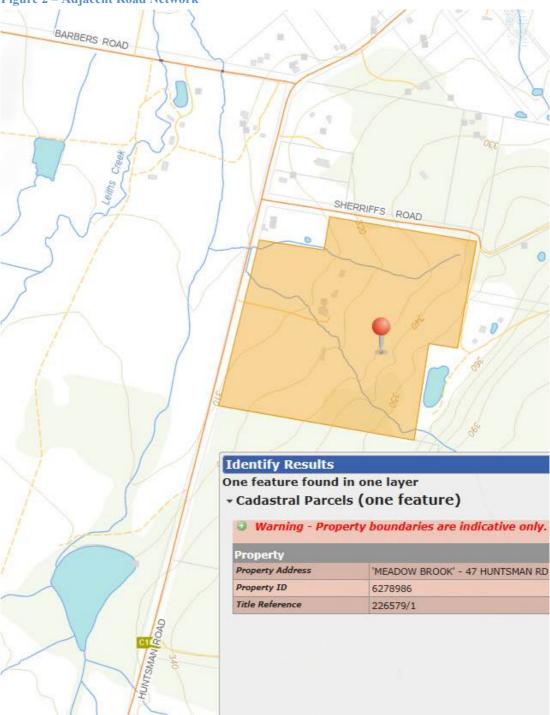
Figure 1 - Location of proposed development

Source: LISTmap, DPIPWE

**Traffic Impact Assessment** 



Figure 2 – Adjacent Road Network



**Traffic Impact Assessment** 



Figure 3 – Aerial view of road network adjacent the development site



Source: LISTmap, DPIPWE



# 3. Development Proposal & Planning Scheme

# 3.1 Description of Proposed Development

The proposed 4 lot subdivision of 47 Huntsman Road is shown in Figure 4. The full subdivision layout plan is attached in Appendix A.



Figure 4 – Proposed subdivision of 47 Huntsman Road



### 3.2 Council Planning Scheme

The site involves land currently zoned Rural Living in accordance with the Tasmanian Planning Scheme – Meander Valley, see Figure 5.

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

Figure 5 – Development site zoned Rural Living.

Source: LISTmap, DPIPWE

# 3.3 Local Road Network Objectives

To maintain safe and efficient operation of the Council Road network for all road users and in accordance with the Tasmanian Planning Scheme – Meander Valley.



# 4. Existing Conditions

### 4.1 Transport Network

The transport network adjacent to the development site consists of Huntsman Road and Sherriff Road which are Council Roads and not part of the Tasmanian 26m B Double network, see Appendix D.

#### 4.2 Huntsman Road

Huntsman Road is a sealed rural collector road in the Council Road Hierarchy with a posted speed limit of 100 km/h South of Sherriffs Road. Estimated AADT is 200vpd (2025).

The road has a sealed width of 5.5 m with grassed verges. Delineation is provided with guideposts.

#### 4.3 Sherriffs Road

Sherriffs Road is an unsealed rural access road and the 80km/h Default Unsealed Rural Road Speed Limit applies. Estimated AADT is 30vpd (2025).

The road has a trafficable width of 5m with minimal delineation of the road with guideposts.

### 4.4 Huntsman Road / Sherriff Road junction

The existing access approaches and sight lines are shown in Figures 6 - 11.

Figure 6 - Aerial view of Huntsman Road / Sherriffs Road junction.



Source: LISTmap, DPIPWE



Figure 7 – Huntsman Road Southern approach to Sherriff Road.



Figure 8 – Huntsman Road Northern approach to Sherriff Road.



Figure 9 – Elevation view of Sherriffs Road approach to Huntsman Road.





Figure 10 – Looking right along Huntsman Road from Sherriffs Road.



Sight distance right is 123m.

Figure 11 – Looking left along Huntsman Road from Sherriffs Road.



Sight distance left is > 300m.

# 4.5 Huntsman Road access to Lot 1

The existing access approaches and sight lines are shown in Figures 12 - 17.

Figure 12 - Aerial view of Huntsman Road existing access to Lot 1



Source: LISTmap, DPIPWE



Figure 13 – Huntsman Road Southern approach to existing access to Lot 1.



Figure 14 – Huntsman Road Northern approach to existing access to Lot 1.



Figure 15 – Elevation view of existing Lot 1 driveway from Huntsman Road.



**Traffic Impact Assessment** 



Figure 16 – Looking right along Huntsman Road from existing access to Lot 1.



Sight distance right is > 300m.

Figure 17 – Looking left along Huntsman Road from existing access to Lot 1.



Sight distance left is > 300m.



### 4.6 Huntsman Road access to Lot 4

The proposed access approaches and sight lines are shown in Figures 18 - 23.

Figure 18 – Aerial view of Huntsman Road proposed access to Lot 4



Source: LISTmap, DPIPWE

Figure 19 – Huntsman Road Southern approach to proposed access to Lot 4.



Figure 20 – Huntsman Road Northern approach to proposed access to Lot 4.





Figure 21 – Elevation view of proposed Lot 4 access from Huntsman Road.



Figure 22 – Looking right along Huntsman Road from proposed access to Lot 4.



Sight distance right is > 300m.

Figure 23 – Looking left along Huntsman Road from proposed access to Lot 4.



Sight distance left is 100m.

**Traffic Impact Assessment** 



Figure 23a – Looking left along Huntsman Road from proposed access to Lot 4.



Sight distance left is 248m.

### 4.7 Sherriffs Road access to Lot 2

The proposed access approaches and sight lines are shown in Figures 24 - 29.

Figure 24 – Aerial view of Sherriffs Road proposed access to Lot 2



Source: LISTmap, DPIPWE

**Traffic Impact Assessment** 



Figure 25 – Sherriffs Road Western approach to proposed access to Lot 2.



Figure 26 – Sherriffs Road Eastern approach to proposed access to Lot 2.



Figure 27 – Elevation view of proposed Lot 2 approach to Sherriffs Road.



**Traffic Impact Assessment** 



Figure 28 – Looking right along Sherriffs Road from proposed access to Lot 2.



Sight distance right is 156m.

Figure 29 – Looking left along Sherriffs Road from proposed access to Lot 2.



Sight distance left is 45m.



#### 4.8 Sherriffs Road access to Lot 3

The proposed access approaches and sight lines are shown in Figures 30 - 35.

Figure 30 – Aerial view of Sherriffs Road proposed access to Lot 3



Source: LISTmap, DPIPWE

Figure 31 – Sherriffs Road Northern approach to proposed access to Lot 3.



Figure 32 – Sherriffs Road Southern approach to proposed access to Lot 3.





Figure 33 – Elevation view of proposed Lot 3 approach to Sherriffs Road.



Figure 34 – Looking right along Sherriffs Road from proposed access to Lot 3.



Sight distance right is 120m.

Figure 35 – Looking left along Sherriffs Road from proposed access to Lot 3.



Sight distance left is 92m.



#### 4.9 Sight Distance Summary

The proposed accesses can satisfy sight distance criteria, see Figure 36.

Figure 36 – Sight distance requirements summary

Junction	Speed	Speed	Ro	ad fronta	ge sight d	listance	
Major Rd / Minor Rd	Limit	Environment	Austroads	Ava	ilable	AS/NZS 2890.1	
	(km/h)	(km/h)	SISD (m)	Left(m)	Right(m)	SSD (m)	
Huntsman - Sherriffs	60	60	123	> 300	123	NA	
Huntsman existing lot 1	60	90	214	> 300	> 300	130	
Huntsman proposed lot 4	100	100	248	248*	> 300	160	
Sherriffs proposed lot 2	80	50	97	45	156	45	
Sherriffs proposed lot 3	80	40	73	92	120	35	

Austroads Compliant

AS/NZS 2890.1 Compliant

Lot 4 looking left currently has deficient sight distance that needs to be increased to at least 160m by vegetation & tree pruning and /or removal for safe operation as a rural property access in a high-speed environment.

#### 4.10 Traffic Activity

From TCS traffic survey data at the Huntsman Road / Sherriffs Road junction, Huntsman Road AADT is estimated at 200 vpd (2025), see Appendix B for survey details.

Estimated AADT for Sherriffs Road is 30 vpd (2025)

#### 4.11 Crash History

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

The 5-year reported crash history for Sherriffs Road and Huntsman Road (Sherriffs Road to 500m South of Sherriffs Road) records no reported crashes as advised by DSG 11<sup>th</sup> June 2025.

<sup>\*</sup> with clearing of sight line



#### 4.12 Road Safety Review

From Road Safety Review of Huntsman Road and Sherriffs Road the following road safety issues were identified:

- Sherriffs Road is unsealed to the edge of Huntsman Rd at the junction, see Figure 9.
   This may result in loose gravel on Huntsman Road which is a hazard for through traffic especially motorcyclists.
- Sherriffs Road has insufficient guideposts for delineation, see Figure 32.

#### 4.13 Safe Systems Assessment

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

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

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

Crash risk scores indicate how well the infrastructure satisfies the *safe system objective which* is for a forgiving road system where crashes do not result in death or serious injury.

The SSA crash risk score for Huntsman Road on the Sherriff's Road junction approaches is 72/448 which shows reasonable alignment with the Safe System Objective:

See Appendix C for the assessment details. Figure 37 indicates the severity of the SSA scores.

Figure 37 - Austroads Safe System Assessment alignment between crash score and risk

<40/448 Very low risk score

(40-80)/ 448 Low risk score

(80-180)/448 Moderate to high risk score

>180/448 High risk score



## 5. Traffic Generation and Assignment

This section of the report describes how traffic generated by the proposal is distributed within the adjacent road network now (2025) and in ten years (2035).

#### 5.1 Traffic Growth

A compound annual growth rate for Meander of 0% has been assumed.

- Huntsman Road estimated AADT is 200vpd (2025)
- Sherriffs Road estimated AADT is 30vpd (2025)

#### 5.2 Trip Generation

Traffic Generation rates are estimated based on assumed agricultural and rural land use rates. Applicable rates are sourced from the RTA Guide to Traffic Generating Developments 2002.

#### **Rural Living Zoning**

#### **Current use:**

• Residential use at lot 1 site i.e existing 3-bedroom dwelling with 8vpd & 1 vph

#### Proposed use:

• Residential use at lots 1, 2, 3 & 4 assuming 3-bedroom dwellings each generating 8vpd & 0.8 vph i.e total of 32 vpd and 4 vph.

The increase in traffic generation North of the Huntsman Road / Sherriffs Road junction is estimated at 24 vpd and 3 vph.

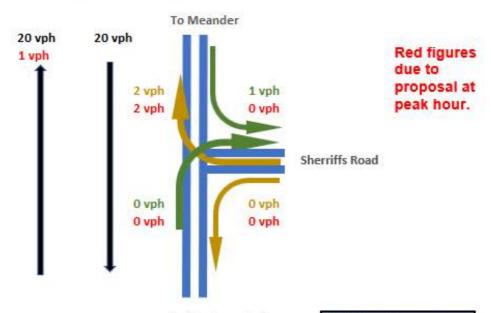
#### 5.3 Trip Assignment

It is estimated that traffic generated by the proposed will travel primarily to and from Meander. Figure 38 shows estimated traffic assignment at the Huntsman Road / Sherriffs Road junction by 2035.



Figure 38 - Assigned traffic at Huntsman / Sherriffs Road junction for 2035.

#### AM peak - 2035 with proposal



To Huntsman Lake

To Huntsman Lake

PM peak - 2035 with proposal

Peak Hour M	lovemen	t Summ
AM	Turns	TEF
Left In	1	20
Right In	0	42

20 vph	To Me 20 vph 1 vph	eander
	1 vph 0 vph	2 vph 2 vph
	0 vph 0 vph	0 vph 0 vph

Peak Hour M	lovement	Summ
PM	Turns	TEF
Left in	4	21
Right In	0	45

TEF Total Effected Flow.

Sherriffs Road



## Impact on Road Network

#### 6.1 Impact on Traffic Capacity

This section considers the performance of the proposed intersection in 2035 based on compound annual traffic growth of 0% and the traffic generated by the proposal.

Sherriffs Road with estimated AADT 30 vpd (2025) can easily absorb the traffic generated by the two proposed lots of 16 vpd.

Huntsman Road with estimated AADT 200 vpd (2025) can easily absorb the traffic generated by the proposed access of 24vpd.

The proposal will have negligible impact on the operation of the Huntsman Road / Sherriffs Road junction which is estimated to continue to operate at Level of Service A, the highest level. Level of Service descriptions are attached in Appendix E.

#### 6.2 Austroads Junction Warrants

As the proposal involves very low traffic volumes, the exising junction layout is adequate.

#### 6.3 Property access standard

In Rural Living zones property accesses should be constructed in accordance with the LGAT Standard Drawing for Rural Road Property Accesses TSD- R03 & R04 available online.

As Huntsman Road is sealed and a high-speed environment, accesses should be sealed and fitted with driveable culvert headwalls type 1, see TSD - R03 and Appendix F.

As Sherriffs Road is unsealed and a low -speed environment, sealed accesses are not required.

Lot 2 does not require a culvert as it is located at a crest in the vertical alignment of the road.

Lot 3 requires a culvert as it is located at a dip in the vertical alignment of the road.

#### 6.4 Bushfire Prone Area

The proposed accesses should comply with recommendation of the bushfire hazard report prepared for the proposal.

#### 6.5 Services

Services do not appear to be impacted by the proposal.



#### 6.6 Other requirements

#### 6.6.1 Environmental

No adverse environmental impact is anticipated in relation to:

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

#### 6.6.2 Street Lighting and Furniture

There are no applicable street lighting requirements.

#### 6.7 Tasmanian Subdivision Guideline Considerations

The proposal is broadly compliant with Tasmanian Subdivision Guidelines.

#### 6.8 Transport Planning Considerations

There are no transport planning issues with the proposal.

#### 6.9 Provisions for all road users

#### 6.9.1 Light Vehicles

Traffic safety and capacity requirements for light vehicles have been considered and the proposed accesses are considered suitable in terms of traffic safety and capacity.

#### 6.9.2 Heavy Vehicles

Specific provision of heavy vehicles is not required for Rural Living land uses.

#### 6.9.3 Public Transport

School Bus services will not be affected by the proposal.

#### 6.9.4 Pedestrians

There are no pedestrian safety and capacity issues as the road is within a rural environment.

#### 6.9.5 Cyclists

The proposal does not affect cyclists.

#### 6.9.6 Motorcyclists

The proposal does not affect motorcyclists.



## 7. Tas. Plan. Scheme – Meander Valley

#### Road and Railway Assets Code C3

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

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

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

**Not applicable** as the roads are not Category 1.

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

**A1.2** is not satisfied at this stage as no written consent has been issued by the road authority.

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

**Not applicable** as a new private level crossing is not required.

#### Acceptable solution A1.4:

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

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

From Table C3.1 for vehicle crossings on other roads, the acceptable increase in AADT at the site is 20% or 40vpd whichever is greater. The proposal is estimated to generate 16 vpd on Sherriffs Road and 24 vpd on Huntsman Road, North of the Sherriffs Road junction.

#### A1.4 is satisfied.

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

A1.5 is not applicable as Huntsman Road and Sherriffs Road are not classed major roads.

**Traffic Impact Assessment** 



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

Not applicable as the proposal does not involve a road or railway attenuation area.

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

Not applicable as the proposal does not involve a road or railway attenuation area.



#### 8. Recommendations and Conclusions

This traffic impact assessment has been prepared to assess the proposed subdivision of 47 Huntsman Road, Meander. It has been prepared following a review of available traffic and crash data, existing conditions, Road Safety Review, Austroads Safe System Assessment, future growth projections, relevant traffic standards and Austroads guidelines.

From Road Safety Review and Safe System Assessment the local road network was determined to have a low crash risk. The 5-year reported crash history for Huntsman and Sherriffs Road records no reported crashes.

The proposal is estimated to generate 8vpd at each of the three new accesses. The current junction layout at the Huntsman Road / Sherriffs Road junction is considered for purpose although the Sherriffs Road approach to Huntsman Road is unsealed.

Evidence provided demonstrates requirements of the Tasmanian Planning Scheme – Meander Valley - Road & Railway Asset Code C3 are satisfied.

#### Recommendations:

- Seal accesses lots 1 & 4 on Huntsman Road and provide driveable culvert headwalls type 1, see LGAT Standard Drawings for Rural Road Property Accesses TSD - R03 & R04 and Appendix F.
- Clear vegetation to the left of proposed access to Lot 4, Huntsman Road to ensure an absolute minimum sight distance of 160m, see Figures 23, 23a & 36 & Section 4.9.
- Unsealed accesses to Sherriffs Road should be provided as per LGAT Standard Drawings for Rural Road Property Accesses TSD - R03 & R04.
  - Lot 2 does not require a culvert as it is located at a crest in the vertical alignment of the road.
  - Lot 3 requires a culvert with simple headwalls as it is located at a dip in the vertical alignment of the road.
- All accesses should comply with driveway width and bearing capacity recommendations of the bushfire hazard report prepared for the proposal.
- Council consider sealing the Sherriffs Road approach to Huntsman Road for 25m.
- Council consider improving Sherriffs Road delineation with additional guideposts.

Subject to the above recommendations, the proposal will not disaffect traffic safety or efficiency along Huntsman and Sherriffs Road and is supported on traffic grounds.

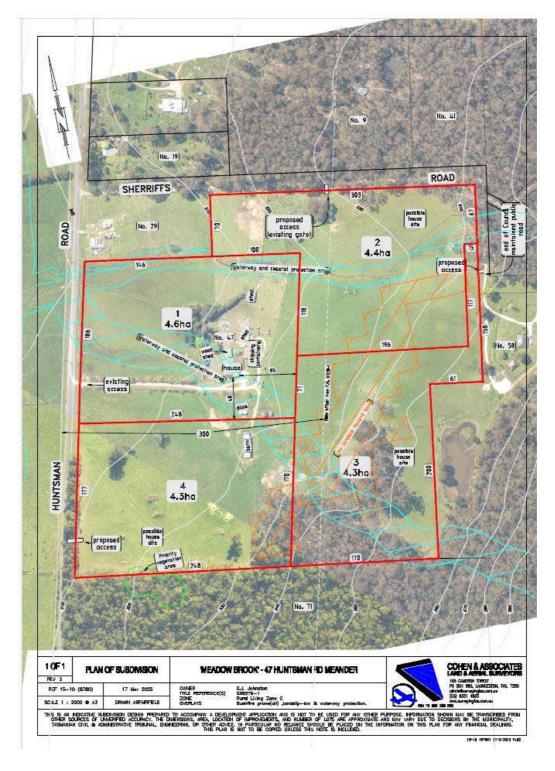
**Traffic Impact Assessment** 



## **Appendices**



## Appendix A - Site Layout Plan





# Appendix B - Traffic Count Data Huntsman Road - TCS Traffic Survey

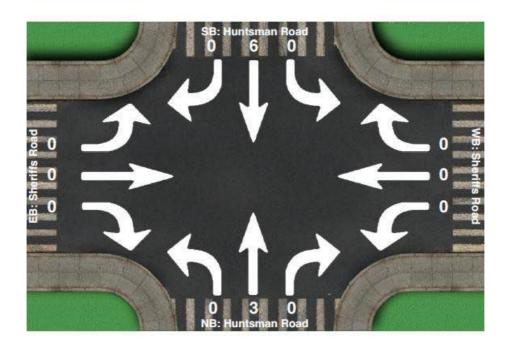
Estimated AADT: 200 vpd (2025)

#### Intersection Count Summary

Location: Huntsman Road at Sheriffs Road, Meander

GPS Coordinates: Lat=-41.443829, Lon=147.141700

Date: 2025-06-12
Day of week: Thursday
Weather: Fine
Analyst: Sid Saxby



#### Intersection Count Summary

11:02 - 11:32

	S	outhBou	und	W	estbour	nd	N	orthbou	nd	E	astbour	nd	Total
	Left	Thru	Right	iotai									
Vehicle Total	0	6	0	0	0	0	0	3	0	0	0	0	9



#### **Turn Count Summary**

Location: Huntsman Road at Sheriffs Road, Meander

GPS Coordinates: Lat=-41.443829, Lon=147.141700

Date: 2025-06-12
Day of week: Thursday
Weather: Fine
Analyst: Sid Saxby

#### Total vehicle traffic

A Contract	S	outhBou	and	W	estbour	nd	N	orthbou	nd	E	astbour	nd	
Interval starts	Left	Thru	Right	Total									
11:02	0	1	0	0	0	0	0	1	0	0	0	0	2
11:05	0	1:	0	0	0	0	0	0	0	0	0	0	1
11:10	0	10	0	0	0	0	0	0	0	0	0	0	1
11:15	0	1	0	0	0	0	0	0	0	0	0	0	. 1
11:20	0	1	0	0	0	0	0	1	0	0	0	0	2
11:25	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30	0	1	0	0	0	0	0	1	0	0	0	0	2

#### Car traffic

latanial starts	S	outhBou	and	W	estbour	nd	N	orthbou	nd	E	astbour	nd	Total
Interval starts	Left	Thru	Right	Total									
11:02	0	0	0	0	0	0	0	1	1 0	0	0	0	. 1
11:05	0	1	0	0	0	0	0	0	0	0	0	0	1
11:10	0	1	0	0	0	0	0	0	0	0	0	0	1
11:15	0	1	0	0	0	0	0	0	0	0	0	0	1
11:20	0	1	0	0	0 0	0 0	0	1	0	0	0	0	2
11:25	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30	0	10	0	0	0	0	0	0	0	0	0	0	1

#### Truck traffic

ran construction	Se	outhBou	ind	W	estbour	nd	N	orthbou	nd	E	astbour	nd	West Land
	Left	Thru	Right	Total									
11:02	0	1	0	0	0	0	0	0	0	0	0	0	1
11:05	0	0	0	0	0	0	0	0	0	0	0	0	0
11:10	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15	0	0	0	0	0	0	0	0	0	0	0	0	0
11:20	0	0	0	0	0	0	0	0	0	0	0	0	0
11:25	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30	0	0	0	0	0	0	0	1	0	0	0	0	1



## **Intersection Count Summary**

11:02 - 11:32

	Sc	outhBou	ınd	W	estbour	nd	No	orthbou	nd	E	astbour	d	Total
	Left	Thru	Right										
Vehicle Total	0	6	0	0 0		0 0		3	3 0		0 0		9

### **Vehicle Summary**

Mediate	S	outhBou	und	W	Westbound		Northbound			E	Total		
Vehicle	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total
Car	0	5	0	0	0	0	0	2	0	0	0	0	7
Truck	0	1	0	0	0	0	0	1	0	0	0	0	2
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

### **Pedestrians Summary**

	ļ.,	NE		Į	NW			SW			SE		Total
	Left	Right	Total	Total									
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0

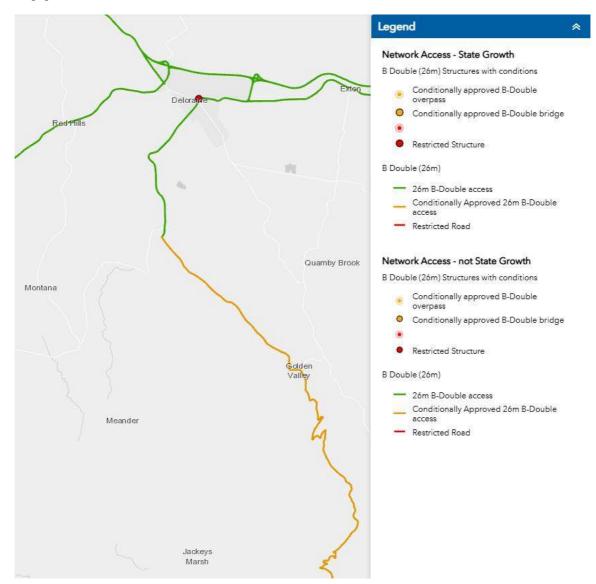


## **Appendix C - Safe Systems Assessment**

Safe System Assessmen	Assessment		<b>Existing situ</b>	ation - Huntsr	nan Road app	Existing situation - Huntsman Road approaches to Sherriffs Road	erriffs Road		
		Run-off-road	Head-on	Intersection	Driveways	Pedestrian	Cyclist	Motorcyclist	
Exposure	Justification (AADT 200vpd)	Low AADT, no reported crashes	Low AADT, no reported crashes	Huntsman / Sherriffs Low AADT, no Rd junction (Sherriffs reported crashes Rd -30 vpd) No reported crashes.	Low AADT, no reported crashes	Negligible pedestrian Low cyclist activity activity	Low cyclist activity	Low motorcyclist activity	
	Score / 4	1	1	1	1	1	1	1	
Likelihood	Justification Score /4 Justification (60km/h speed limit & 80km/h speed	5.5m wide sealed road with no aloulders, straight allounders, straight alignment and delineation by guideposts, major roadside hazards in troadside hazards in Moderate >150mm.	5.5m wide sealed road with no alknowlers, straight alignment and delineation by guideposts, major roadside hazards in the form of trees of diameter > 150mm.	Simple junction layout, unsealed approach to Huntsman Road	5.5m wide sealed road with no alkulth no alkulth no alkulth no delineation by guideposts, major roadside hazards in the form of diameter > 150mm.	No footpath, rural and road with no pedestrian unfriendly shoulders, straight road verges.  Salah delineation by guideposts, major adside hazards in the form of trees of diameter > 150mm.  High speed for High speed for pedestrians cyclists	5.5m wide sealed road with no alkulders, straight allignment and delineation by guideposts, major roadside hazards in the form of these of diameter > 150mm.	5.5m wide sealed road with no road with no alignment and delineation by guideposts, major roadside hazards in the form of trees of diameter > 150mm.	
	E	9		i e		4		255	
	Score / 4	3	<del>2</del>	3	e e	4	4	4	Total /448
Product	Total Score /	6	6	6	6	12	12	12	72



## Appendix D - Tas. 26m B Double Network





## **Appendix E - Level of Service Descriptions**

Level of service A A condition of free-flow in which individual drivers are virtually

unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to manoeuvre within the traffic stream is extremely high, and the general level of

comfort and convenience provided is excellent.

Level of service B In the zone of stable flow where drivers still have reasonable

freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience is a little less than with level of service A.

Level of service C Also in the zone of stable flow, but most drivers are restricted

to some extent in their freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience declines noticeably at this level.

Level of service D Close to the limit of stable flow and approaching unstable flow.

All drivers are severely restricted in their freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience is poor, and small increases in traffic flow will generally cause operational

problems.

Level of service E Traffic volumes are at or close to capacity, and there is virtually

no freedom to select desired speeds or to manoeuvre within the traffic stream. Flow is unstable and minor disturbances

within the traffic stream will cause breakdown.

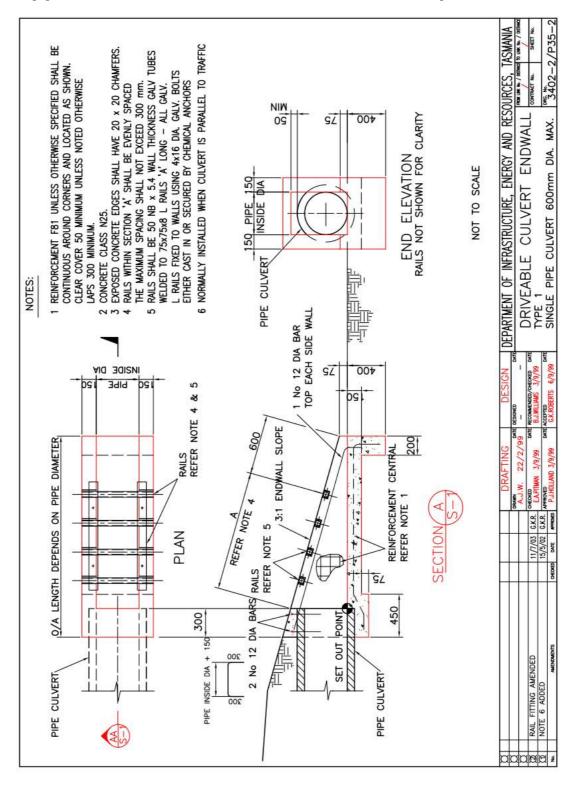
Level of service F In the zone of forced flow, where the amount of traffic

approaching the point under consideration exceeds that which can pass it. Flow breakdown occurs, and queuing and delays

result.



## **Appendix F - Driveable Culvert Endwall Spec**



## Attenuation Zone Assessment Report

## 47 Huntsman Road MEANDER

For: G J Johnston

Project No: 9886



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 2/09/2025

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 ES&D
 4/09/2025

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#### **Contents**

Exe	cutive Summary	1	
	Background		
	Site Assessment		
3	Discussion	6-7	
4	Conclusion	75	
Lis	t of Figures		
Figu	re 1 – Site Aerial	1	
Fig	Figure – Measurement Location		
Lis	t of Tables		
Tab	le 1 – Noise Measurement Data	5	

#### **Project Summary**

Municipality Meander Valley

Location 47 Huntsman Road Meander

Client G J Johnston

Date of Assessment 28 August 2025



Figure 1 – Site Aerial

#### 1 Background

Environmental Services and Design Pty Ltd have been engaged by the developer to conduct an attenuation assessment of the property at 47 Huntsman Road Meander to satisfy the requirements of Code C9 of the Tasmanian Planning Scheme – Meander Valley and make recommendations, if necessary, for attenuation measures for a proposed residential subdivision.

A review of the requirements under the Tasmanian Planning Scheme – Meander Valley was conducted. Code C9.6 relates to subdivision for sensitives uses within an attenuation zone. The objective of the code is:

To provide for subdivision so that a lot intended for a sensitive use:

- (a) is located to avoid an activity with potential to cause emissions and enable appropriate levels of amenity; and
- (b) does not conflict with, interfere with or constrain an existing activity with potential to cause emissions.

The proposal is for subdivision to create lots for a sensitive use (residential) and therefore cannot meet the requirements of acceptable solution clause 9.6.1 A1 (c). The proposal will be assessed under clause C9.6.1 P1 performance criteria.

The proposed subdivision is within 300m of the property boundary containing the existing dairy and Council requires an assessment under Code C9.

The review of the code also revealed there are no specified levels or limits within the performance criteria of clause C9.6.1.

The consultant and author has been involved in environmental site assessments and noise measurement and occupational noise measurement and control since 1996 and is suitably qualified and experienced to operate sound level meters and conduct noise measurements and recommend noise control measures. Summary of experience is as follows:

- a. 1996 2001 Noise measurement and control of occupational and environmental noise for Royal Australian Air Force equipment, aircraft, workshops, office areas and base surveys.
   Including assisting Australian Acoustics Laboratory with on-site noise surveys.
- b. 2004 and 2007 Noise measurement and control for Australian and foreign Defence forces in the Middle East,
- c. 2001 2015 Local Government Environmental Health Officer addressing environmental noise issues under EMPCA for Burnie, Circular Head and Devonport Councils,
- d. 2015 -2025 Environmental noise surveys and control measure recommendations for clients throughout the North and North-West of Tasmania.

#### 2 Site Assessment

All measurements were carried out in accordance with the Tasmanian EPA Noise Measurements Procedures Manual section 15. Measurements were taken at the western boundary of lot 4 and lot 1. Figure 2 shows the measurement locations relative to the proposed subdivision.

Site observations prior to commencement of noise measurements and odour assessment revealed that it was not feasible to conduct measurements within the proposed lots at the proposed dwelling locations due to interference from cattle grazing within the areas of proposed lots 3 and 4.

Alternative locations, as permitted in section 1.53 of the Noise assessment Procedures Manual, on Huntsman Road adjacent to the lot 1 and 4 western boundaries were chosen as 'worse case' scenario locations.

The measurement locations were on the boundary of the lot approximately 200m (location 1) and 300m (location 2) from the existing dairy operations.



Figure 2 - Measurement location

#### 2.1 Noise

Noise measurements were recorded at the locations shown in figure 2 at of the western boundary.

Code C3 of the Tasmanian Planning Scheme – Meander Valley does not set limits for, nor does it require measurement of background noise levels. Therefore, background noise measurements were not taken as there is no limit to compare results to.

The measurement locations were chosen based on initial site observations and proximity to the property boundary.

Measurements were not taken for the morning or evening period as the dairies normal operating times are from 7am and then from 3-4pm each day.

#### 2.2 Observations

The lot slopes up to the east from the sample points on the western boundary.

There minimal traffic along Huntsman Road and dairy operations are barely audible at the sample sites.

#### 2.3 Sound Level Meter

All measurements were taken with a Type 1 Rion NL32 sound level meter with an annual calibration conducted 10 March 2025. Pre and post measurement field calibrations were conducted with a Rion acoustic calibrator model NC-74 last calibrated 10 March 2025. There was a 0.1dB(A) deviation in the pre and post calibration measurement readings which is insignificant.

#### 2.4 Conditions

Conditions for the sound level measurements were as follows:

- 28 August 2025 3.26pm to 4.08pm,
- Clear with scattered cloud cover,
- Wind westerly/northwesterly calm to 17km/h,
- · Sound level meter mounted on tripod at 1.2m above ground level,
- Free field no walls or reflective surfaces within 10m,
- Measurements taken in accordance with the EPA Tasmania Noise Measurements Procedures Manual 2008.

4

#### 2.5 Field Measurements - Noise

Noise measurements were taken at the western boundary of the lot. Prior to conducting the sound level measurements during dairy operations, it was noted that:

- noise from the dairy was barley audible,
- there was minimal intrusive noise from other sources such as cars and nearby cattle,
- there were no tonal or impulse characteristics to the noise source.

In accordance with section 15 of the noise assessment procedures manual 10 minute  $L_{\text{eq}}$  measurements were taken at 2 locations.

No adjustments are required for intrusive, tonal or dominant noise sources.

Table 1 - Noise Measurement Data

Measurement dB(A)	1	2
Time	3.45-3.55pm	3.58-4.08pm
L <sub>eq</sub>	50.8	48.4

Using the inverse square law for sound the noise attenuation by distance from the source can be calculated.

Based on measurement location 1 and the distances of 170m to the existing dwelling on lot 1 and 150m to the western boundary of lot 2 the sound attenuation due to distance from the measurement site is calculated at:

- Lot 1 existing dwelling 44.8dB(A),
- Lot 2 western boundary 43.4dB(A).

Based on measurement location 2 and the distances of 255m to the western boundary of lot 3 and 17m to the western boundary of lot 4 the sound attenuation due to distance from the measurement site is calculated at:

- Lot 3 western boundary 41.8dB(A),
- Lot 4 western boundary 47.7dB(A).

Based on the location of the existing dwelling and the 'possible house sites' noted on the plan the sound attenuation for distance results in sound levels of:

- Lot 1 44.8dB(A),
- Lot 2 39.1dB(A).
- Lot 3 39.7dB(A),
- Lot 4 − 44.5dB(A).

#### 2.6 Odour

Subjective assessment was undertaken during the noise measurement periods with a west-northwesterly wind directing any potential odour towards the subject property.

Bureau of Meteorology wind rose data for Launceston airport, which are the closest records available, shows the dominant wind direction for the area is from the northwest in the morning and northwest and north in the afternoon. (BOM website Wind Rose 1939-2009).

Despite the winds during the observation period being from the west and northwest whilst the dairy was in operation there was no discernible odour at the boundary of the property.

#### 3 Discussion

There are no limits specified in Code C9 relating to noise, therefore other sources are required to enable comparison with the recorded levels and any potential annoyance.

The Tasmanian EPA Environment Protection Policy (Noise) 2009 Table 1 contains Acoustic environment indicator levels. Although the policy states that these levels are indicative and not mandatory, they are useful to assess whether a sensitive use would be impacted. They are also useful to gauge whether the sensitive uses would potentially constrain the existing dairy use.

Data presented in Table 1 and the distance attenuation calculations show that the sound levels are below the Noise Policy outdoor living areas 'moderate annoyance' levels for both the western boundaries and the existing and possible house sites of all lots.

Calculated sound levels at the proposed 'possible building areas' for lot 2 to 4 have the potential to exceed the Noise Policy indicative level of 35dB(A) for 'dwelling indoors'.

Standard building practices such as double-glazed windows, wall insulation and brick veneer construction can reduce indoor noise levels by a minimum of 10dB(A).

Taking into account a 10dB(A) reduction through construction standards, the indoor noise levels could be reduced by:

- Lot 2 39.1dB(A) 10dB(A) = 29.1dB(A),
- Lot 3 39.7dB(A) 10dB(A) = 29.7dB(A),
- Lot 4 44.5dB(A) 10dB(A) = 34.5dB(A).

Sleep disturbance inside bedrooms has not been assessed as the existing dairy does not operate during the evening.

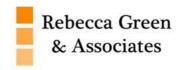
#### 4 Conclusion

Location of a sensitive use within 300m of the dairy property boundary can be achieved without the sensitive use interfering with the normal operations of the dairy or detrimental affects of noise or odour on the sensitive uses.

**Bruce Harpley** 

B. Harfley

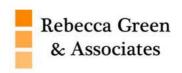
Senior Environmental Consultant



# Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

47 Huntsman Road, Meander





#### **Prepared for (Client)**

Cohen & Associates Pty Ltd

PO Box 990

LAUNCESTON TAS 7250

#### **Assessed & Prepared by**

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

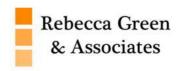
PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

7 August 2025

Job No: RGA-B2951

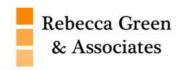


#### **Executive Summary**

The proposed development at 47 Huntsman Road, Meander, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

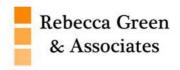
The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas.



#### Contents

Executive Summary	3	
Schedule 1 – Bushfire Report		
1.0 Introduction		
2.0 Site Description for Proposal (Bushfire Context)	6	
3.0 Bushfire Site Assessment	7	
3.1 Vegetation Analysis		
3.2 BAL Assessment – Subdivision	11	
3.3 Outbuildings	12	
3.4 Road Access	15	
3.5 Water Supply	16	
4.0 Bushfire-Prone Areas Code Assessment Criteria	19	
5.0 Layout Options	20	
6.0 Other Planning Provisions	20	
7.0 Conclusions and Recommendations	21	
Schedule 2 – Bushfire Hazard Management Plan		
orm 55		
Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code		
Attachment 2 – AS3959-2018 Construction Requirements		
Attachment 3 – Proposal Plan		
Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline		
References	34	



### Schedule 1 – Bushfire Report

#### 1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2016 & Regulations 2016.* 

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

#### 1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the Tasmanian Planning Scheme – Meander Valley, the National Construction Code and Australian Standards, *AS 3959-2018, Construction of buildings in bushfire-prone areas*.

#### 1.2 Limitations

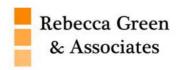
The inspection has been undertaken and report provided on the understanding that:-

- 1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
- 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
- ${\bf 3.} \quad \text{Impacts of future development and vegetation growth have not been considered}.$

No action or reliance is to be placed on this report; other than for which it was commissioned.

#### 1.3 Proposal

The proposal is for the development of a 4 Lot Subdivision from one existing title.



# 2.0 Site Description for Proposal (Bushfire Context)

### 2.1 Locality Plan



Figure 1: Location Plan of 47 Huntsman Road, Meander

### 2.2 Site Details

Property Address	47 Huntsman Road, Meander
Certificate of Title	Volume 226579 Folio 1
Owner	Graham John Johnston
Existing Use	Dwelling
Type of Proposed Work	4 Lot Subdivision
Water Supply	On-site for fire fighting
Road Access	Huntsman Road and Sherriffs Road

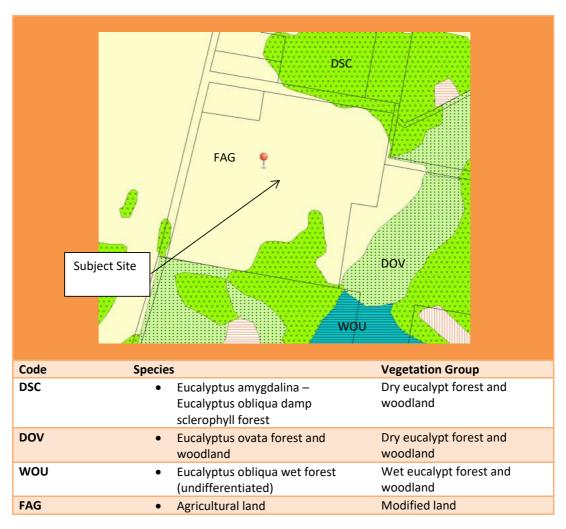


### 3.0 Bushfire Site Assessment

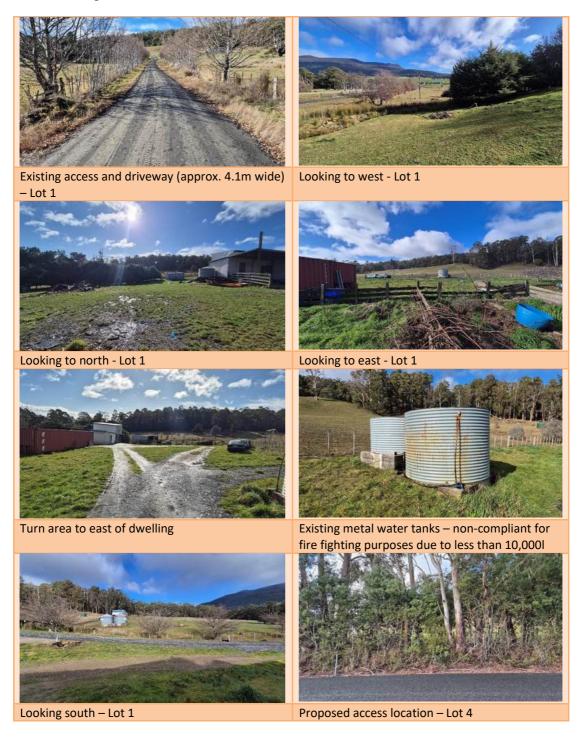
### 3.1 Vegetation Analysis

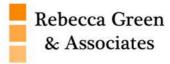
### 3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:

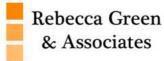


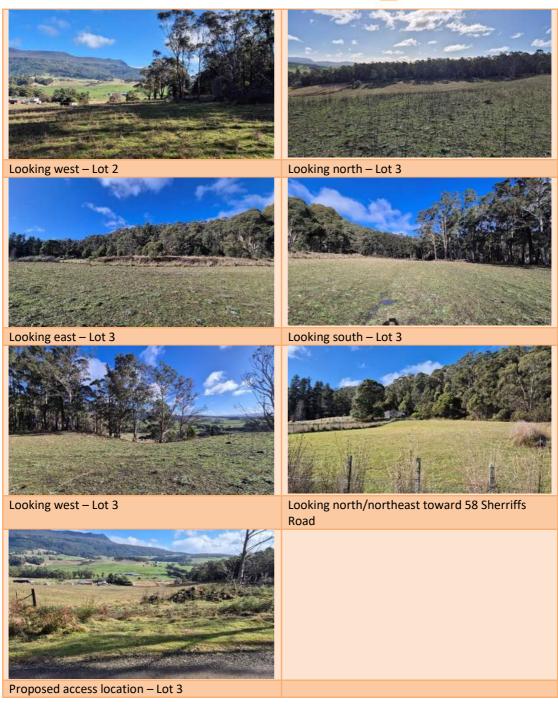
#### 3.1.2 Site & Vegetation Photos

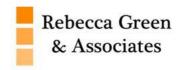










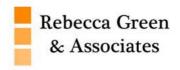


### 3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 13.6.1, C13.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.6 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas for BAL 19 (Lot 1) and BAL 19/12.5 (Lots 2-4).

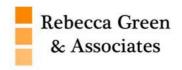
#### Lot 1

Vegetation classification AS3959	North ⊠ North-East □	South ⊠ South-West □	East ⊠ South-East □	West ⊠ North-West □	
Group A	☐ Forest	☐ Forest	☐ Forest	☐ Forest	
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland	
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub	
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest	
Group G	□ Grassland	□ Grassland			
Effective	⊠ Up/0º	⊠ Up/0 <sup>0</sup>	⊠ Up/0 <sup>0</sup>	☐ Up/0 <sup>0</sup>	
slope	□ >0-5 <sup>0</sup>	□ >0-5 <sup>0</sup>	□ >0-5 <sup>0</sup>	⊠ >0-5 <sup>0</sup>	
(degrees)	□ >5-10 <sup>0</sup>	□ >5-10 <sup>0</sup>	□ >5-10 <sup>0</sup>	□ >5-10 <sup>0</sup>	
	□ >10-15 <sup>0</sup>	□ >10-15 <sup>0</sup>	□ >10-15 <sup>0</sup>	□ >10-15 <sup>0</sup>	
	□ >15-20°	□ >15-20°	□ >15-20°	□ >15-20 <sup>0</sup>	
Likely direction of bushfire attack				×	
Prevailing winds					
Distance to classified	0-<34m managed >34m grassland	0-<19m managed >19m grassland	0-<32m managed >32m grassland	0-<16m managed >16m grassland	
vegetation					
REQUIRED Distance to classified vegetation for BAL 19	10-<14m	10-<14m	10-<14m	11-<16m	



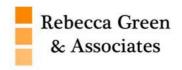
### Lot 2

Vegetation classification AS3959	North ⊠ North-East □	South ⊠ South-West □	East ⊠ South-East □	West ⊠ North-West □	
Group A				☐ Forest	
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland	
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub	
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest	
Group G	□ Grassland	□ Grassland	□ Grassland	□ Grassland	
		☐ Managed Land	☐ Managed Land	☐ Managed Land	
Effective	⊠ Up/0º	⊠ Up/0º	⊠ Up/0º	☐ Up/0º	
slope	□ >0-5 <sup>0</sup>	□ >0-5 <sup>0</sup>	□ >0-5 <sup>0</sup>	□ >0-5°	
(degrees)	□ >5-10 <sup>0</sup>	□ >5-10 <sup>0</sup>	□ >5-10 <sup>0</sup>	⊠ >5-10 <sup>0</sup>	
	□ >10-15 <sup>0</sup>	□ >10-15 <sup>0</sup>	□ >10-15 <sup>0</sup>	□ >10-15 <sup>0</sup>	
	□ >15-20°	□ >15-20°	□ >15-20°	□ >15-20 <sup>0</sup>	
Likely direction of bushfire attack					
Prevailing winds				×	
Distance to classified vegetation	Om to grassland, then forest in road reserve and further to north	Om to grassland Forest on Lot 3	Om to grassland/forest	0m to grassland	
REQUIRED Distance to classified vegetation for BAL 12.5	32-<100m	32-<100m	32-<100m	19-<50m	
REQUIRED Distance to classified vegetation for BAL 19	23-<32m	23-<32m	23-<32m	13-<19m	



### <u>Lot 3</u>

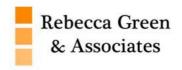
Vegetation classification AS3959	North ⊠ North-East □	South ⊠ South-West □	East ⊠ South-East □	West ⊠ North-West □	
Group A	☐ Forest				
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland	
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub	
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest	
Group G	□ Grassland	□ Grassland	□ Grassland	□ Grassland	
	☐ Managed Land	☐ Managed Land	☐ Managed Land	☐ Managed Land	
Effective	☐ Up/0 <sup>0</sup>	⊠ Up/0 <sup>0</sup>	⊠ Up/0 <sup>0</sup>	☐ Up/0 <sup>0</sup>	
slope	□ >0-5 <sup>0</sup>	□ >0-5 <sup>0</sup>	□ >0-5 <sup>0</sup>	□ >0-5 <sup>0</sup>	
(degrees)	⊠ >5-10 <sup>0</sup>	□ >5-10 <sup>0</sup>	□ >5-10 <sup>0</sup>	□ >5-10 <sup>0</sup>	
	□ >10-15 <sup>0</sup>	□ >10-15 <sup>0</sup>	□ >10-15 <sup>0</sup>	□ >10-15 <sup>0</sup>	
	□ >15-20°	□ >15-20°	□ >15-20°	⊠ >15-20 <sup>0</sup>	
Likely direction of bushfire attack					
Prevailing winds				⊠	
		•			
Distance to classified vegetation	0m to grassland	Om to grassland/forest	Om to grassland/forest	Om to grassland/forest	
REQUIRED Distance to classified vegetation for BAL 12.5	19-<50m	32-<100m	32-<100m	67-<100m	
REQUIRED Distance to classified vegetation for BAL 19	13-<19m	23-<32m	23-<32m	51-<67m	



#### Lot 4

Vegetation classification AS3959	North ⊠ North-East □	South ⊠ South-West □	East ⊠ South-East □	West ⊠ North-West □	
Group A	☐ Forest			□ Forest	
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland	
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub	
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest	
Group G	□ Grassland	□ Grassland		□ Grassland	
	☐ Managed Land	☐ Managed Land	☐ Managed Land	☐ Managed Land	
Effective	☐ Up/0º	⊠ Up/0º	⊠ Up/0º	☐ Up/0º	
slope	⊠ >0-5 <sup>0</sup>	□ >0-5 <sup>0</sup>	□ >0-5 <sup>0</sup>	⊠ >0-5 <sup>0</sup>	
(degrees)	□ >5-10 <sup>0</sup>	□ >5-10 <sup>0</sup>	□ >5-10 <sup>0</sup>	□ >5-10 <sup>0</sup>	
	□ >10-15 <sup>0</sup>	□ >10-15 <sup>0</sup>	□ >10-15 <sup>0</sup>	□ >10-15 <sup>0</sup>	
	□ >15-20°	□ >15-20°	□ >15-20°	□ >15-200	
Likely direction of bushfire attack				⊠	
Prevailing winds					
		-	-		
Distance to classified vegetation	Om to grassland	Om to grassland/forest	Om to grassland/forest	Om to grassland, then forest in road reserve	
REQUIRED Distance to classified vegetation for BAL 12.5	16-<50m	32-<100m	32-<100m	38-<100m	
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	23-<32m	23-<32m	27-<38m	

Note 1-BAL 12.5: Habitable buildings must be fully constructed to BAL 19 if any façade is within the BAL 19 building area.



### 3.3 Outbuildings

Applicable. Hazard management area on Lot 1 to extend from wood shed north, as outbuilding less than 6.0m from habitable building on site.

### 3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

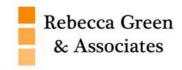
Private access roads are to be maintained from the entrance to the property cross over with the public road through to the buildings on the site.

Lot 2 and Lot 4 - (new)	Private access driveways are to be constructed / maintained from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2B.
Lot 3 - (new)	Private access driveways are to be constructed / maintained from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2C.
Lot 1 (existing)	Private access driveways are to be <u>maintained</u> from the entrance of the property cross over at the public road through to existing habitable building and on-site dedicated firefighting water supply prior to Final Plan of Survey for subdivision to be signed off by Council. Private access roads are to be maintained to a standard not less than specified in Table C13.2B.

#### **Table C13.2B: Standards for Property Access**

The following design and construction requirements apply to property access length is 30 metres or greater or access for a fire appliance to a fire fighting point:

- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;



- (f) Cross falls of less than 3 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:
  - i) A turning circle with a minimum inner radius of 10 metres;
  - ii) A property access encircling the building; or
  - iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

#### Table C13.2C: Standards for Property Access

The following design and construction requirements apply to property access length is 200 metres or greater or access for a fire appliance to a fire fighting point:

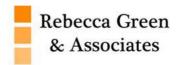
- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:
  - i) A turning circle with a minimum inner radius of 10 metres;
  - ii) A property access encircling the building; or
  - iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
- (k) Passing bays of 2m additional carriageway width and 20m length provided every 200m.

#### 3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a Habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (lay) connected to –

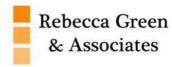
- (i) A fire hydrant with a minimum flow rate of 600L per minute and pressure of 200kpa; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for firefighting at all times which has the capacity of at least 10,000L for each separate building.



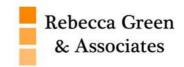
Lot 2 and Lot 3 and Lot 4 – Static Water Supply (new)	On-site water supply is required for any new habitable building.
	A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.
Lot 1 – Static Water Supply (new)	On-site water supply is to be established/maintained for the existing habitable building prior to Final Plan of Survey for subdivision to be signed off by Council.  A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.

**Table C13.5: Static Water Supply for Fire Fighting** 

Column 1		Column 2
Element		Requirement
А.	Distance between building area to be protected and water supply	The following requirements apply:  (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and  (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
В.	Static Water Supplies	<ul> <li>A static water supply: <ul> <li>(a) May have a remotely located offtake connected to the static water supply;</li> <li>(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>(d) Must be metal, concrete or lagged by noncombustible materials if above ground; and</li> <li>(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018 the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:</li> </ul> </li> </ul>



		Name / A
		<ul><li>(i) Metal;</li><li>(ii) Non-combustible material; or</li><li>(iii) Fibre-cement a minimum 6mm thickness.</li></ul>
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must:  (a) Have a minimum nominal internal diameter of 50mm;  (b) Be fitted with a valve with a minimum nominal diameter of 50mm;  (c) Be metal or lagged by non-combustible materials if above ground;  (d) if buried, have a minimum depth of 300mm;  (e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;  (f) Ensure the coupling is accessible and available for connection at all times;  (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);  (h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and  (i) If a remote offtake is installed, ensure the offtake is in a position that is:  (i) Visible;  (ii) Accessible to allow connection by fire fighting equipment;  (iii) At a working height of 450-600mm above ground level; and  (iv) Protected from possible damage, including damage from vehicles.
D.	Signage for static water connections	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:  (a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or  (b) Water Supply Signage Guideline, version 1.0, Tasmanian Fire Service, February 2017.
E.	Hardstand	A hardstand area for fire appliances must be provided:  (1) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);  (2) No closer than 6m from the building area to be protected;  (3) a minimum width of 3m constructed to the same standard as the carriageway; and



(4) Connected to the property access by a carriageway equivalent to the standard of the property access.

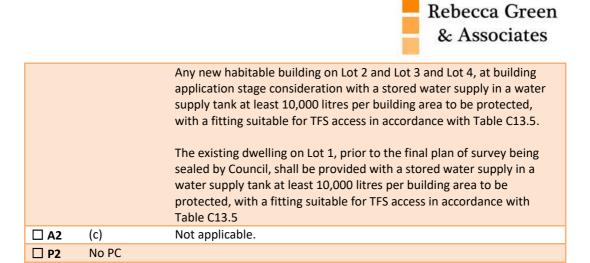
#### 4.0 Bushfire-Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

**C13.4 – Exemptions** – Not applicable.

#### **C13.6 Development Standards for Subdivision**

C13.6.1	Provision of haza	ard management areas
		Comments
⊠ A1	(a) & (b)	Specified distances for Hazard Management Areas for BAL 19 (Lot 1) and BAL 19/12.5 (Lot 2 and Lot 3 and Lot 4) as specified on the plan are in accordance with AS3959. The Hazard Management Area for Lot 1 shall be <u>maintained</u> prior to the Council sealing the final plan of survey. The proposal complies.
☐ P1		
C13.6.2	Public and fire fig	ghting access
		Comments
□ A1	(a)	Not applicable.
<b>⊠</b> A1	(b)	Access to Lot 1 shall be maintained prior to Council sealing the final plan of survey in accordance with Table C13.2B and maintained into perpetuity.  The private driveway to Lot 2 and Lot 4 will be constructed/maintained in accordance with Table C13.2B at the time of future habitable building. Access is required to on-site dedicated firefighting water supply.  The private driveway to Lot 3 will be constructed/maintained in accordance with Table C13.2C at the time of future habitable building. Access is required to on-site dedicated firefighting water supply.
□ P1		
⊠ A2		Not applicable.
□ P2	No PC	
C13.6.3	Provision of wate	er supply for fire fighting purposes
		Comments
☐ A1	(a)	Not applicable
	(b)	Not applicable.
□ P1	No PC	
⊠ A2	(a) (b)	Not applicable.

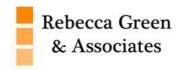


# 5.0 Layout Options

Not relevant to this proposal.

### 6.0 Other Planning Provisions

Not relevant to this proposal.



#### 7.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site generally and to provide sources of water supply dedicated for firefighting purposes and the construction and maintenance of a safe egress route.

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 19 (Lot 1) and BAL 19/12.5 (Lot 2 and Lot 3 and Lot 4) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

#### **Access**

The private driveway to Lot 1 shall be <u>maintained</u> prior to the council sealing the final plan of survey and maintained into perpetuity in accordance with Table C13.2B.

The private driveway to Lot 2 and Lot 4 will be constructed in accordance with Table C13.2B at the time of future habitable building.

The private driveway to Lot 3 will be constructed in accordance with Table C13.2C at the time of future habitable building.

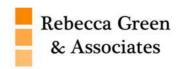
#### **Water Supplies**

Any new habitable building on Lot 2 and Lot 3 and Lot 4 at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

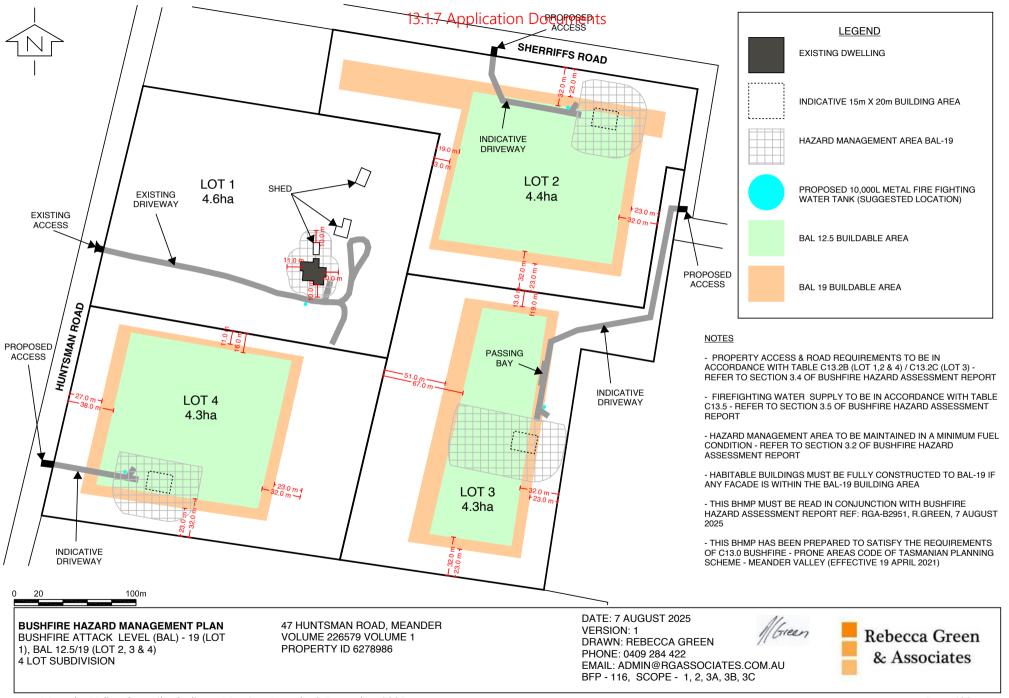
The existing dwelling on Lot 1 prior to the council sealing the final plan of survey, must be provided a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

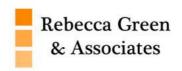
#### **Fuel Managed Areas**

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2. For Lot 2 and Lot 3 and Lot 4, Hazard Management Area to be established and maintained prior to the construction of any habitable building on the lot and managed into perpetuity. For Lot 1, Hazard Management Area is to be <u>maintained</u> prior to the final plan of survey being sealed by Council and must be managed into perpetuity.



# Schedule 2 – Bushfire Hazard Management Plan





# Form 55

To:	Cohen & Associates Pty	Itd			Owner /Agent		
10.	PO Box 990	Ltu			Address	Form	55
	LAUNCESTON TAS		7	250	]   Suburb/postcod∈		
			,	230	· .		
Qualified perso	on details:						
Qualified person:	Rebecca Green				]		
Address:	PO Box 2108		1 -		Phone No:	0409 284	422
	Launceston		7	250	Fax No:		
Licence No:	BFP-116	Ema	il addres	s: adr	min@rgassoci	ates.co	m.au
Qualifications and Insurance details:	Accredited to report on bushfire hazards under Part IVA of the Fire Services Act 1979  (description from Column 3 of the Director Determination - Certificates by Qualified F for Assessable Items						
Speciality area of expertise:	Analysis of hazards in bu	shfire p	rone	Deteri	ription from Columr mination - Certificat sessable Items)		
Details of work	ζ:						
Address:	47 Huntsman Road					Lot No:	1
	MEANDER		7	304	Certificate of	title No:	226579
The assessable item related to this certificate:	4 Lot Subdivision				(description of the certified) Assessable item - a material; - a design - a form of contraction - testing of a contraction - an inspection - performed	includes - nstruction componer umbing sy	- nt, building vstem
Certificate deta	ails:						
					otion from Column r's Determination -	Certificate	
Г	Bushfire Hazard				s for Assessable Ite	ems n)	
Certificate type:	Bushfire Hazard  n relation to the above assess	sable iter	n, at ar	Person		,	
Certificate type:				Person	e, as part of - (ti	,	[,

In issuing this certificate the following matters are relevant –

Documents: Bushfire Hazard Assessment Report &

Bushfire Hazard Management Plan (Rebecca Green & Associates, 7 August

2025, Version 1, Job No. RGA-B2951)

Relevant N/A

References:

Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code Australian Standard 3959-2018

Substance of Certificate: (what it is that is being certified)

- 1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959-2018)
- 2. Bushfire Hazard Management Plan showing BAL-19 (Lot 1) and BAL 19/12.5 (Lot 2 and Lot 3 and Lot 4) solutions.

#### Scope and/or Limitations

#### Scope

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Tasmanian Planning Scheme - Meander Valley, Bushfire-Prone Areas Code C13.0, the Building Act 2016 & Regulations 2016, National Construction Code and Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas.

#### Limitations

The assessment has been undertaken and report provided on the understanding that:-

- 1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.
- 2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.
- 3. Impacts of future development and vegetation growth have not been considered.
- 4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
- 5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.

No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.

I certify the matters described in this certificate.

Signed: Qualified person:

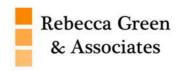
Certificate No:

RG-166/2025

Date: 7 August 2025

Director of Building Control – Date Approved 1 July 2017

Building Act 2016 - Approved Form No. 55



# Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code

### **BUSHFIRE-PRONE AREAS CODE**

# CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

### 1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address: 47 Huntsman Road, Meander TAS 7304

Certificate of Title / PID: F.R. 226579/1, PID6278986

# 2. Proposed Use or Development

Description of proposed Use and Development:

4 Lot Subdivision

**Applicable Planning Scheme:** 

Tasmanian Planning Scheme – Meander Valley

### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision Ref: 15-10 (8780)	Cohen & Associates Land and Aerial Surveyors	17 Mar 2025	2
Bushfire Hazard Assessment Report	Rebecca Green	7 August 2025	1
Bushfire Hazard Management Plan	Rebecca Green	7 August 2025	1

Planning Certificate from a Bushfire Hazard Practitioner v5.0

Page 1 of 4

<sup>&</sup>lt;sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.

# 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

E1.4 / C13.4 – Use or development exempt from this Code					
Compliance test Compliance Requirement					
E1.4(a) / C13.4.1(a)	Insufficient increase in risk				

E1.5.1 / C13.5.1 – Vulnerable Uses				
Acceptable Solution Compliance Requirement				
E1.5.1 P1 / C13.5.1 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.			
E1.5.1 A2 / C13.5.1 A2	Emergency management strategy			
E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan			

E1.5.2 / C13.5.2 – Hazardous Uses				
Acceptable Solution Compliance Requirement				
E1.5.2 P1 / C13.5.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.			
E1.5.2 A2 / C13.5.2 A2	Emergency management strategy			
E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan			

$\boxtimes$	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas					
	Acceptable Solution Compliance Requirement					
	E1.6.1 P1 / C13.6.1 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.				
	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk				
designated as 'balance')  E1.6.1 A1 (b) / C13.6.1 A1(b)  Refer to Bushfire Hazard Asset		Provides BAL-19 for all lots (including any lot designated as 'balance')  Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 7 August 2025				

Planning Certificate from a Bushfire Hazard Practitioner v5.0

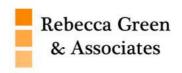
	demonstrating BAL 19 for Lot 1 and BAL 19/12.5 for Lot 2 and Lot 3 and Lot 4.		
E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement		

$\boxtimes$	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access					
	Acceptable Solution Compliance Requirement					
□ E1.6.2 P1 / C13.6.2 P1 Planning authority discretion required. A proposal cannot be certified as compliant P1.						
	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk				
$\boxtimes$	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management 7 August 2025.				

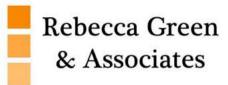
$\boxtimes$	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes						
	Acceptable Solution Compliance Requirement						
	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk					
	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table					
	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective					
	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk					
$\boxtimes$	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 7 August 2025.					
	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective					

5. Bu	5. Bushfire Hazard Practitioner									
Name:	Rebecca Green	Phone No:	0409 284 422							
Postal Address:	PO Box 2108 Launceston, Tas 7250	Email Address:	admin@rgassociates.com.au							
Accreditati	on <b>N</b> o: BFP – 116	Scope:	1, 2, 3A, 3B, 3C							
6. Ce	rtification									
	at in accordance with the authority given unc the proposed use and development:	ler Part 4A of	the Fire Service Act							
	Is exempt from the requirement Bushfire-Proto the objective of all applicable standards in insufficient increase in risk to the use or dev specific bushfire protection measures, or	the Code, the	ere is considered to be an							
$\boxtimes$	The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant <b>Acceptable Solutions</b> identified in Section 4 of this Certificate.									
Signed: certifier										
Name:	Rebecca Green D	ate: 7 August	2025							
	Certific Numi	I R(¬A-04)	3/2025							

(for Practitioner Use only)



# Attachment 2 – AS3959-2018 Construction Requirements



# **BAL Assessments**

Revised for 2018 edition

	BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL –FZ (FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction require- ments	Enclosure by external wall or by steel, bronze or aluminium mesh	Enclosure by external wall or by steel, bronze of aluminium mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed	If enclosed by external wall refer below "External Walls" section in table or non-combustible sub-floor supports, or tested for bushfire resistance to AS1530.8.1	Enclosure by external wall or non-combustible with an FRL of 30/-/- or to be tested for bushfire resistance to AS1530.8.2
FLOORS	No special construction requirements	No special construction requirements	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or to be tested for bushfire resistance to AS1530.8.1	Concrete slab on ground or enclosure by externa wall or an FRL of 30/30/30 or protection of under side 30 minute incipient spread of fire system or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	Parts less than 400mm above ground or decks etc to be of non-combustible material, 6mm fibre cement clad or bushfire resistant/ naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 6mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 9mm fibre cement sheeting or steel or to be tested for bushfire resistance to AS1530.8.1	Non-combustible material (masonry, brick veneer mud brick, aerated concrete, concrete) with a minimum thickness of 90mm or a FRL of -/30/30 when tested from outside or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WINDOWS	No special construction requirements	4mm grade A Safety Glass of glass blocks within 400m of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	5mm toughened glass or glass bricks within 400mm of the ground, deck etc with openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened	5mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resistant timber and portion within 400mm of ground, deck, screen etc screened	6mm toughened glass. Fixed and openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resistant timber framed for 400mm above ground, decking etc. tight-fitting with weather strips at base	Screened with steel, bronze or aluminium mesh or non-combustible, or 35mm solid timber for 400mm above threshold. Metal or bushfire resistant timber framed tight-fitting with weather strips at base	Non-combustible or 35mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and a FRL of -/30/-
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering, roof/wall junctions sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub floor space—no special requirements for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element	Enclosed sub floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire resistant timbers	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub floor space or non-combustible supports. Decking to have no gaps and be non-combustible

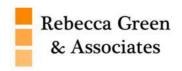
Please note: The information in the table is a summary of the construction requirements in the AS3959-2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details.



Attachment 3 - Proposal Plan

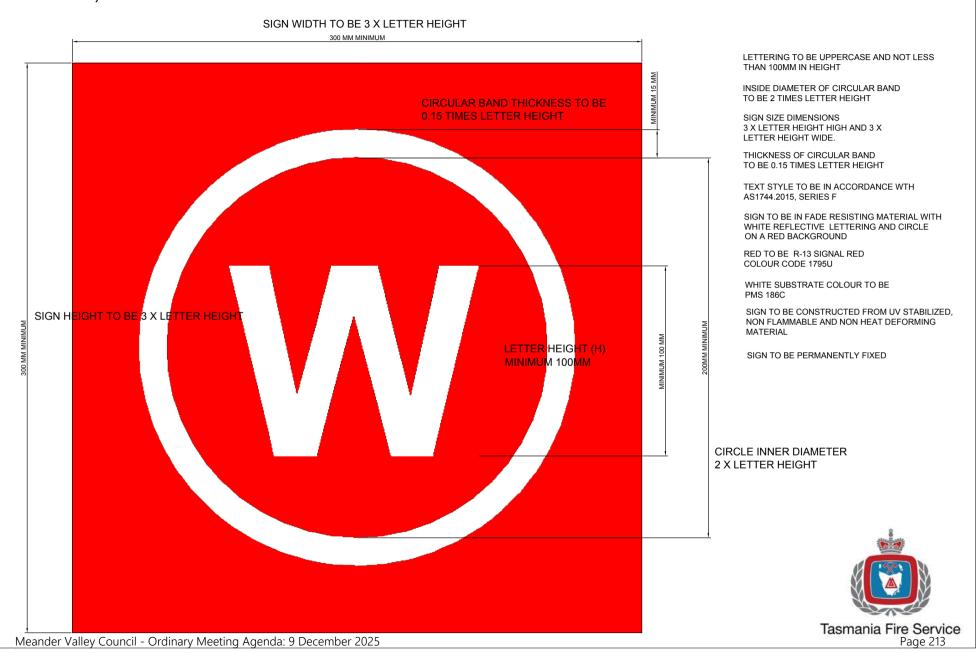
Cohen & Associates
Land & Aerial Surveyors

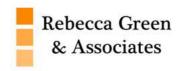




# Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

# 10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN





### References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme Meander Valley (Effective 19 April 2021), C13.0 Bushfire-Prone Areas Code*, Tasmania.
- (b) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au



ADRIAN R. FAIRFIELD, DIRECTOR 103 Cameron Street PO Box 990 Launceston TAS 7250

Office: (03) 6331 4633 admin@surveyingtas.com.au www.surveyingtas.com.au

Our ref: 15-10 (8780) 18 September 2025

Meander Valley Council P O Box 102 WESTBURY TAS 7303

Via Email

To whom it may concern,

Re: Development Application – 4 Lot Subdivision 47 Huntsman Road, Meander

We are pleased to submit this Development Application for the proposed subdivision at the above address. We note that we have previously submitted a Planning Review for this subdivision (Your Ref: PC\25\0140).

#### We enclose:

- PDF copy of the proposed Plan of Subdivision
- Copy of the relevant title we note that there are current unregistered dealings with LTO in relation to the property as the owner Mr Graham Johnston has passed away and we are acting on behalf of Michael and Susan Johnston
- Bushfire Hazard Assessment Report and Management Plan prepared by Rebecca Green
- Planning Scheme Supportive letter prepared by Rebecca Green
- Traffic Impact Assessment prepared by TCS
- Attenuation Zone Assessment Report prepared by ES & D
- Application for Planning Approval

Please forward the invoice for the planning application to <a href="mailto:admin@surveyingtas.com.au">admin@surveyingtas.com.au</a>. We note that the Planning Review fee of \$95.00 (Inv 1225) has been paid and this amount will be credited to the Planning Application fee invoice.

We seek Council's approval for the subdivision and will be pleased to supply additional information as required.

Yours faithfully,

Adrian Fairfield of

Cohen & Associates Pty. Ltd.

Encl.

### 13.1.8 Tasnetworks Response

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

**Sent:** Monday, 17 November 2025 10:49 AM **To:** Planning - Meander Valley Council

**Cc:** Nooshin Varikodan

Subject: RE: PA\26\0071 - 47 Huntsman Road Meander - Subdivision (4 lots) - Part 2 -

CN25-290908

Hi,

Thank you for your email on 10/11/2025 referring to the above development.

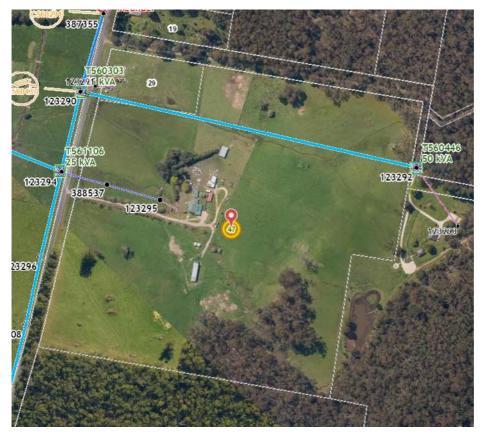
Based on the information provided, the development is not likely to adversely affect TasNetworks' operations.

TasNetworks has a Statutory Deemed easement over this property for distribution assets. Further information regarding Easements can be found on the TasNetworks website:- https://www.tasnetworks.com.au/easements

Please find the attached diagram taken from our mapping system showing the land title with the distribution high voltage feeder marked by the royal blue lines running between pole 123290 and 123292 as well as for the first span of the private service line between 123294 and 388537. This easement of 12m wide (6m either side of the centreline) measured at ground level, is required to be maintained with any structures proposed with the subdivision

As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot.

It is recommended that the customer or their electrician submit an application via our website portal found here <a href="https://www.tasnetworks.com.au/Connections/Connections-Hub">https://www.tasnetworks.com.au/Connections/Connections-Hub</a> to establish an electricity supply connection to each lot.



# 13.1.8 Tasnetworks Response

Best Regards, Shehan,

Shehan Mendis Customer Relationship Specialist Distribution Customer Account Management

P 03 6271 8408 E shehan.mendis@tasnetworks.com.au 1–7 Maria St, Lenah Valley 7008 PO Box 606, Moonah TAS 7009

www.tasnetworks.com.au





**From:** Planning - Meander Valley Council **Sent:** Monday, 10 November 2025 8:13 AM

**To:** Council Referrals **Cc:** Nooshin Varikodan

Subject: PA\26\0071 - 47 Huntsman Road Meander - Subdivision (4 lots) - Part 2 - CN25-290908

### **WARNING: This Message Is From an External Sender**

Emails from this user are not from within TasNetworks. Be careful with links and requests for information or action and consider reporting it via the "Report Suspicious" button to be extra safe!

Report Suspicious

Please see the Part 2 attachment for the same application - PA\26\0071 - 47 Huntsman Road Meander, as mentioned in the previous email.

Thanks Kind regards Nooshin

### **Planning - Meander Valley Council** Meander Valley Council

E: planning@mvc.tas.gov.au P: 03 6393 5300





26 Lyall Street Westbury, TAS 7303 PO Box 102, Westbury Tasmania 7303

# 13.1.8 Tasnetworks Response

### WWW.MEANDER.TAS.GOV.AU

[meander.tas.gov.au]

### Notice of confidential information

This e-mail is intended only for the use of the addressee. If you are not the addressee, you are requested not to distribute or photocopy this message. If you have received this message in error, please immediately notify the sender and destroy the original message. Views and opinions expressed in this transmission are solely those of the author and do not necessarily represent those of Meander Valley Council.

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# 13.2. PA\26\0080 - 193 and 251 Marriott Street, Westbury

**Proposal** Subdivision (2 lots to 3 lots)

**Report Author** Brenton Josey

Town Planner

**Authorised By** Krista Palfreyman

Director Development and Regulatory Services

**Decision Due** 10 December 2025

**Decision Sought** It is recommended that the Planning Authority approves this

application.

See section titled Planner's Recommendation for further details.

# **Applicant's Proposal**

**Applicant** Cohen & Associates Pty Ltd

Property 193 Marriott Street, Westbury (CT 207706/1); and

251 Marriott Street, Westbury (CT 221481/1).

**Description** The applicant seeks planning permission to subdivide the two

lots to create three lots.

Documents submitted by the Applicant are attached, titled Application

Documents.



Figure 1: Aerial view of subject site and adjoining land (Source: Spectrum Spatial)

# Planner's Report

Planning Scheme Tasmanian Planning Scheme – Meander Valley (the Planning

Scheme)

**Zoning** Low Density Residential

Applicable Overlay C13.0 Bushfire Prone Areas Code

MEA-S11.0 Westbury Specific Area Plan

**Existing Land Use** Residential – Single dwelling

# **Summary of Planner's Assessment**

Generally, subdivision is classed as permitted in this zone (Low Density Residential).

### **Discretions**

For this application, three discretions are triggered. This means Council, acting as the Planning Authority has discretion to approve or refuse the application based on its assessment of:

Clause	Performance Criteria	Standard
MEA-S11.8.1	P1	Lot design
10.6.3	P2 and P3	Services

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

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

# Performance Criteria and Applicable Standards

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

See Attachments titled Planner's Advice – Applicable Standards and Planner's Advice – Performance Criteria for further discussion.

# **Public Response**

Two responses (representations) were received from the public. Both are objections.

See Attachment titled Public Response – Summary of Representations for further information, including the Planner's Advice given in response.

### **Agency Consultation**

### **TasNetworks**

The application was referred to TasNetworks. TasNetworks provided the following comments on 8 October 2025:

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

As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot, with a new connection required for the proposed lot 2.

It is recommended that the customer or their electrician submit an application via our website portal found here <a href="https://www.tasnetworks.com.au/Connections/Connections-Hub">https://www.tasnetworks.com.au/Connections/Connections-Hub</a> to establish an electricity supply connection to Lot 2.

See Attachment titled Agency Consultation – TasNetworks

## **TasWater**

The application was referred to TasWater. TasWater provided the following comments on 14 October 2025

TasWater has assessed the application and has determined that the proposed development does not require a submission from TasWater, as the proposed development will not;

- a. Increase the demand for water supplied by TasWater; or
- b. Increase the amount of sewage or toxins that is to be removed by, or discharged into, TasWater sewerage infrastructure; or
- c. Damage or interfere with TasWater works; or
- d. Adversely affect TasWater operations.

This email is not to be considered a Submission to the Planning Authority Notice, pursuant to the Water and Sewerage Industry Act 2008 (Tas) section 56P(1) and is for information only.

See Attachment titled Agency Consultation – TasWater

# Land Titles Office

Following the receipt of Representation 2 (Shaw), a question was sent to the Land Titles Office regarding the ownership history of Title configuration and ownership for 251 Marriott Street. The Land Titles Office provided the following comments on 12 November 2025.

I have found nothing in our records that this title was owned by RC & AL Beveridge.

Our records show that the land was transferred from Cooney to Weeding in 1970.

See Attachment titled Agency Consultation – Land Titles Office

## Internal Referrals

## Infrastructure Services

The risk to the Council's infrastructure associated with the proposed subdivision is considered to be low. Should the application be approved, the developer will be required to:

- (a) install a new vehicle crossing for Lot 2 this will include a requirement to not impede the flow in roadside drains; and
- (b) apply to the Council for permission to undertake work in the road reservation prior to commencing construction of the vehicular accesses.

The recommended conditions and notes are included in the Planner's Recommendation to the Planning Authority below.

### Environmental Health

The wastewater systems on new Lots 1 and 3 of this subdivision are unaffected by the proposed boundary changes.

The new Lot 2 is a suitable area to accommodate an on-site wastewater management system for a dwelling, subject to an approved wastewater system design report provided at the building and plumbing approval stages.

# Strategic Planner

The Council's Public Open Space Policy applies to all subdivision applications received by Council.

The proposed subdivision generates a likely need, and increase in demand, for public open space within the locality and municipality that is not met by the subdivision.

No public open space is proposed and a public open space land contribution, when having regard to the Public Open Space Design Guidelines, is not considered necessary within the site.

The subdivision proposes one additional vacant lot, Lot 2.

Therefore, for Lot 2, a payment equivalent to 4% of the most recent recorded valuation adjusted according to the applicable adjustment factor determined by the Office of the Valuer-General, must be paid prior to the sealing of the Final Plan of Survey.

# Planner's Recommendation to Council

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

For further information, see Local Government Act 1993: section 65, Local Government (Meeting Procedures) Regulations 2025: Regulation 29(2) and Land Use and Approvals Act 1993: section 57.

# **Planning Authority Recommendation**

This application by Cohen & Associates Pty Ltd, for a Subdivision (2 lots to 3 lots), on land located at 193 Marriott Street and 251 Marriott Street, Westbury (CT 207706/1 and CT 221481/1) is recommended for approval generally in accordance with the Endorsed Plans and recommended Permit Conditions and Permit Notes.

### **Endorsed Plan**

- a. Cohen & Associates Pty Ltd; Dated: 4 September 2025; Rev: 1; Ref: 42/83 (8865); Plan of Subdivision; Sheet 1 of 1; and
- b. Ground Proof Mapping; Dated: 9 September 2025; Bushfire Hazard Assessment Report.

### **Permit Conditions**

- 1. Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision, permitted by this permit unless:
  - a. such covenants or controls are expressly authorised by the terms of this permit or by the consent in writing of the Council; and
  - b. such covenants or similar controls are submitted for and receive written approval by the Council prior to submission of a Plan of Survey and associated title documentation is submitted to the Council for sealing.
- 2. The vehicle crossing for Lot 2 must be constructed generally in accordance with the Tasmanian Standard Drawings TSD-R03 and R04 to the satisfaction of the Council's Director Infrastructure Services (refer to Note 1).
- 3. For Lot 2, a cash-in-lieu contribution for Public Open Space must be paid to the Council. The payment must be equal to 4% of the value of the land at the time of lodgment of the Final Plan of Survey. The value of the land will be based on the most recent recorded valuation adjusted in accordance with the applicable adjustment factor determined by the Office of the Valuer-General (refer to Note 2).
- 4. Prior to the sealing of the final plan of survey, the following must be completed to the satisfaction of the Council:
  - a. the vehicle crossings constructed to the satisfaction of the Council's Director Infrastructure Services in accordance with Condition 2.
  - b. payment of the Public Open Space contribution in accordance with the requirements of Condition 3.
  - c. evidence submitted to the Council demonstrating that each lot achieves hydraulic separation to the satisfaction of the Council's Plumbing Surveyor.
- 5. The lots approved by this permit must be maintained at all times in accordance with the endorsed Bushfire Hazard Management Plan.

### **Permit Notes**

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

- 2. The amount of public open space contribution will be determined at the time of lodging the Final Plan of Survey with Council and will be invoiced by the Council at that time. For further information, please refer to the Council's Public Open Space Policy, Policy No. 11, within the Council's Policy Manual that can be found here: <a href="https://www.meander.tas.gov.au/council-policies">https://www.meander.tas.gov.au/council-policies</a>.
- 3. Any other proposed development or use (including amendments to this proposal) may require separate planning approval. For further information, contact the Council.
- 4. This permit takes effect after:
  - a. The 14-day appeal period expires; or
  - b. Any appeal to the Tasmanian Civil and Administrative Tribunal (TASCAT) is determined or abandoned; or
  - c. Any other required approvals under this or any other Act are granted.
- 5. Planning appeals can be lodged with TASCAT Registrar within 14 days of the Council serving notice of its decision on the applicant. For further information, visit the TASCAT website.
- 6. This permit is valid for two years only from the date of approval. It will lapse if the development is not substantially commenced. The Council has discretion to grant an extension by request.
- 7. All permits issued by the permit authority are public documents. Members of the public may view this permit (including the endorsed documents) at the Council Offices on request.
- 8. If any Aboriginal relics are uncovered during works:
  - all works to cease within delineated area, sufficient to protect unearthed or possible relics from destruction;
  - b. presence of a relic must be reported to Aboriginal Heritage Tasmania; and
  - c. relevant approval processes for State and Federal Government agencies will apply.

### **Attachments**

- 1. Public Response Summary of Representations [13.2.1 3 pages]
- 2. Representation 1 L George [13.2.2 1 page]
- 3. Representation 2 S Shaw [**13.2.3** 1 page]
- 4. Applicant's Response to Representations [13.2.4 8 pages]
- 5. Planner's Advice Applicable Standards [13.2.5 19 pages]
- 6. Planner's Advice Performance Criteria [13.2.6 7 pages]
- 7. Application Documents [13.2.7 59 pages]
- 8. Agency Consultation TasNetworks [13.2.8 1 page]
- 9. Agency Consultation TasWater [13.2.9 2 pages]
- 10. Agency Consultation Land Titles Office [13.2.10 6 pages]

# **Public Response**

# **Summary of Representations**

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

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

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

L. George Representation 1

Concern		Planner's Response
a)	Would like to know why this is put in as one application when it's two separate blocks.	The Land Use Planning and Approvals Act 1993 (LUPA Act) and Planning Scheme allows multiple properties to be included in the one application.
		The application includes the subdivision of land at 193 Marriott Street and 251 Marriott Street to create one additional lot and modified boundaries for the existing lots.
b)	Problems with being east of the site and with smokey fires blowing in that direction.  There needs to be a no woodburners ban included on this application.  Notes already cannot have windows open when woodburners are on or if someone lights a firepit and puts plastic in as well.	Woodburner use is not a matter regulated by the LUPA Act or Planning Scheme. The Planning Authority cannot prohibit the inclusion of woodburners in future dwellings on the lots.  You are encouraged to contact Council at the time of the burning activities so Council's Environmental Health Officers can investigate. If they can be safely obtained, providing photographs or videos can assist with investigations. Council's officers can be reached by calling 6393 5300 or email mail@mvc.tas.gov.au.

S Shaw Representation 2

Concern		Planner's Response		
a)	Alleges the application includes land which is not owned by either of the nominated landowner parties.	It is noted the letter does not identify the land on the site where ownership is contested. Based on the information provided, the most likely location is the land adjacent to Moore Street.		
		Investigations by the assessing officer, applicant and Land Titles Office has not found any evidence to substantiate the claim that land subject to this application is in the ownership of anyone other than the landowners listed on the application form and the property titles.		
		History of land ownership:		
		F.R. 221481-1 – 251 Marriott Street		
		- transferred to B.T.F. Bowater 1939,		
		- transferred to R.R. Bowater 1969,		
		- transferred to AJ. Cooney 1969,		
		- transferred to H.E. & N.I. Weeding 1970,		
		- transferred to J.M. Woodland 1975,		
		- transferred to Martin Crawford Holdings P/L 1979,		
		- transferred to L.J Atkinson 1980,		
		- transferred to D.J. & P.P. Pyke 1994,		
		- transferred to A. Williams & S.G. Williams 1994,		
		- transferred to S.G. Williams 2019,		
		- transferred to D.A. Dienes & K.J. Hancock 2021		
		F.R. 207706/1 – 193 Marriott Street		
		- transferred to Garwood 1923,		
		- transferred to J. Taylor 1937,		
		- transferred to A.J. Cooney 1968,		
		- transferred to H.E. & N.I. Weeding 1970,		
		- transferred to J.M. Woodland 1975,		

# 13.2.1 Public Response - Summary Of Representations

- transferred to Martin Crawford Holdings P/L 1979,
- transferred to L.J Atkinson 1980,
- transferred to D.J. & P.P. Pyke 1994,
- transferred to A. Williams & S.G. Williams 1994,
- transferred to S.G. Williams 2019,
- transferred to D.A. Glasby & J. Glasby 2021

It is noted that the representor represents the landowners of F.R. 230185-1 located on the opposite side of Marriott Street.

Records for F.R. 230185-1 purchased by R.C. & A.L. Beveridge 6th Jan 1961. There has been no change to the ownership or title boundaries of the lot since that time.

**Note:** The planning application was advertised in the Examiner Newspaper and on Council's website for a statutory period of 14 days from 25 October 2025 to 11 November 2025. A planning notice was also placed on the property.

# 13.2.2 Representation 1 - L George

From: "Lyn George" <

**Sent:** Fri, 7 Nov 2025 15:35:42 +1100

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

**Subject:** Subdivision 193 & 251 Marriott St, Westbury pa 26/0080

#### Dear Sirs

I'd like to know why this is put in as one application when it's two separate blocks. Plus if they do get the go ahead there is already problems with us being east of them with smokey fires blowing our way.

There needs to be a no woodburners ban included on this application.

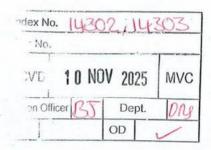
We already cannot have our windows open when woodburners are on or if someone lights a firepit and puts plastic in aswell.

I'd like a reply.

Lyn George.

Document Set ID: 2245715 Version: 1, Version Date: 07/11/2025 9 November 2025

General Manager PO Box 102 Westbury 7303



Re: PA\26\0080

### Dear Sir,

Re: notification of application for planning approval by Cohen & Associates Pty Ltd, for land on the corner of Marriott and Moore Street, Westbury, Tasmania.

### I note the following:

- 1. This application includes property purchased by my parents, Russel Charles and Alice Louisa Beveridge in the early 1960's.
- The surveyor that was surveying the Westbury bypass road options requested purchase of this land from my parents in the early 1980's. At this time the titles, volume and folio number were still gazetted in my parent's name in the Hobart office.
- The property title was not sold/transferred at this time and has not been sold/transferred by the executors/trustee to R.C and A.L Beveridge's estate since.

### Therefore:

- Prior to subdivision/sale/transfer of the titles there requires an historical review
  of the titles as to who, when, why and how the titles have been transferred from
  Russell Charles and Alice Louisa Beveridge's names since purchase in the early
  1960's from, I believe, Albert "Bert" Cooney.
- 2. I do not agree for the subdivision, sale or transfer of titles of land belonging to R.C and A.L Beverage estate, until correct ownership is confirmed.

Kind Regards,

Shirley Shaw

(Executor/Trustee to R.C and A.L Beveridge's Estate)

Document Set ID: 2247699 Version: 1, Version Date: 11/11/2025

### **Brenton Josey**

From: Adrian Fairfield <adrian@surveyingtas.com.au>

Sent: Tuesday, 11 November 2025 4:12 PM

**To:** Brenton Josey

**Subject:** Re: PA\26\0080 - Request for further EOT, 2 representations received - 193 & 251

Marriott Street Westbury

**Attachments:** PremiumPropertyReport-221481-1.pdf; Historic Folio-357\_169 previous title for F.R.

230185-1.pdf; HistoricFolio-2734-77 previous title for F.R. 221481-1.pdf; Historic

Folio-431\_88 previous title plan for F.R. 221481-1.pdf

Hi Brenton,

See attached historical title information and extract of ownership for both blocks FYI.

F.R. 230185-1 purchased by R.C. & A.L. Beveridge 6th Jan 1961. There has been no change to the ownership or title boundaries of this block since that time.

F.R. 221481-1 transferred to B.T.F. Bowater 1939, transferred to R.R. Bowater 1969, transferred to AJ. Cooney 1969, transferred to H.E. & N.I. Weeding 1970, transferred to J.M. Woodland 1975, transferred to Martin Crawford Holdings P/L 1979, transferred to L.J Atkinson 1980, transferred to D.J. & P.P. Pyke 1994, transferred to A.Williams & S.G. Williams 1994, transferred to S.G. Williams 2019, transferred to D.A. Dienes & K.J. Hancock 2021

Adrian Fairfield Director & Registered Land Surveyor 0408314633 03 6331 4633



On Tue, 11 Nov 2025 at 15:20, Planning - Meander Valley Council < planning@mvc.tas.gov.au > wrote:

Good afternoon,

Regarding Planning Permit Application (PA\26\0080) for 2 lots to 3 lots at 193 & 251 Marriott Street Westbury, please see attached request for a further extension of time.

### ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE-REGISTERED FOR OFFICE CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2734

Cert.of Title Vol.431 Fol.88

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto be any name and affixed my seal.

Recorder of Titles.

DESCRIPTION OF LAND

TOWN OF WESTBURY

FIVE ACRES AND TWENTY NINE PERCHES on the Plan hereon

FIRST SCHEDULE (Continued overleaf)

ALBERT JAMES COONEY of Westbury, Farmer

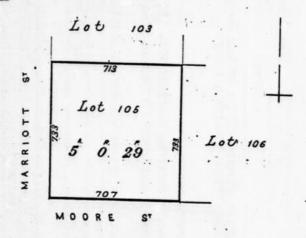
SECOND SCHEDULE (Continued overleaf) NIL.

CANCELLED

NEW TITLE ISSUED

THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

REGISTERED NUMBER



Lot 105 Sec.A.m. Gtd.to L. McNamara Meas.in Links FIRST Edition. Registered 23 JUL 1970

Derived from C.T. Vol.431 Fol.88 Transfer A313611 R. R. Bowater

		FIRST SCHEDU	LE (continued)			
		REGISTERED PROPRIETOR			Signatur	ra of Posset
INSTR Nature	UMENT Number	REGISTERED PROPRIETOR		Registered	0	re of Recorder f Titles
TRANSFER	A 342165	HENRY EDWARD WEEDING of Launceston, NANCY IRENE WEEDING his Wife	Hotelkeeper and	28.7.1970(	noon)	Thinan 2
TRANSFER TRANSFER TRANSFER	A475937 A650557 A692182 B757642	JAMES MAXWELL WOODLAND of Westbury, MARTIN CRAWFORD HOLDINGS PTY. LTD. LEONIE JEAN ATKINSON (Dental Therap	10 1 · ·	27.2.1975() 4.6.1979(n 14.401986(R Acting Reco	oon) SSArder of	#1117 P
TRANSIER						A LOSING
		SECOND SCHEI	OULE (continued)			
INSTR	JMENT	PARTICULARS	Registered	Signature of Recorder of Titles		NCELLATION
Nature	Number	TARTICULARS	Neg stered	of Titles	Number	Signature of Recorder of Titles
MORTGAGE	A692183	to Havelock Investments Proprietary Limited	14.4.1980(12.1pm Acting Recorder	of Johnsteady	DISCHARGEI A937834 24.10.1984	E. K. J. Acry

	FIRST S	CHEDULE (continued)			(F)
INSTRUMENT	REGISTERED PROPRI	ETOR	RECORDED	Signature	of Recorder Seal
Nature Number APPLICATION B795780	The name of the second registered SHEILA GLADYS WILLIAMS	proprietor is	22.11.1994(n	oon Min Mi	ea.
	SECOND	SCHEDULE (continued)			ANOS LATION
INSTRUMENT Nature Number	PARTICULARS	RECORDED	Signature of Recorder of Titles	Number	ANCELLATION Signature of Recorder of Titles

SMANI CERTIFICATE OF TITLE Registered VOL. 357 FOL./169 Dursuant to Memorandum of Transfer No. 12 4 14 dated the bighth of Tebruary 1929, from Michael Thomas Conovan Denjamin Theodore First Bowater of Westbury in Tasmania Farmer and Hadys Marjorce Bowater of Westbury aforesaid Spinster are now seised of an Estate in fee simple, subject nevertheless to such encumbrances, liens, and interests as are notified by Memorial underwritten or endorsed hereon in that piece of Land situated in the Town of Mestberry in Tasmania containing Twelve acres and eight perches. and distinguished by a pink line which said free of land is Lot 181 AL the allotment delineated in the public map of the said Lower deposited in the Office of the Surveyor-General originally granted to Edward Michegan IN WITNESS whereof I have hereunto signed my name and affixed my seal this Lifth day of Merch one thousand nine hundred and bu entry m Signed, sealed, and delivered Mar Mudarana in presence of Chief Clerk, Lands' Titles Office. Shelly MOORE The Measurements are in Links

1 M 20-12 60 TRANSFER numbered A 138554 Russell Charles Beveridge of Hagley in Tasmania Farmer and Alice Lousa Beveridge his wife AS TENANTS IN COMMON IN EQUAL THARES of the above land REGISTERED 6th January 1961 at NOON NO. A. 138555 MORTGAGE to The English Scottish and Mustralian Bank Limited REGISTERED 6th January 1861 #1201pm.

# 13.2.4 Applicant's Response To Representations CERTIFICATE OF TITLE Registered VOL. 431 FOL. PREVIOUS C.T. OR G. CONVERSION TO LOOSE LEAF MATTIATED Pursuant to Memorandum of Transfer No. 91114 - dated the - Twenty-fifth - day \_\_ 19 39 , from John Taylor and Mary Leila Taylor BENJAMIN THEODORE FENT BOWATER of Westbury in Tasmania Farmer is now seised of an Estate in fee simple, subject nevertheless to such encumbrances, liens, and interests as are notified by Memorial underwritten or endorsed hereon in that piece of land situated in the Town of Westbury in Tasmania containing \_ Five acres and twenty nine perches delineated in the diagram hereon, and distinguished by a pink line which said piece of land is Lot 105 Section A.m. the allotment delineated in the public map of the said Town deposited in the Office of the Surveyor-General originally granted to LOTT MCNAMARA

IN WITNESS whereof I have hereunto signed my name and affixed my seal this Thirty first — day of March — one thousand nine hundred and thirty nine.

Signed, sealed, and delivered in presence of

Chief Clerk, Land' Titles Office. allan Ainlannon

The Measurements are in laks

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The estate of Benjamin Moder Fent
Boulater in the above land devolved upon
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Jany Kathlan Goodwin of Gelevane, Mercial Woman and
Olive Lillian Roger of Devemport, Married Woman as
he personal representative as appears by Probate
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Meander valley Council - Ordinary Meeting Agenda: 9 December 2025

# Background

An application has been received for the subdivision of land located at 193 & 251 Marriott Street, Westbury ('the site' - refer to Figure 1).



Figure 1: Aerial image showing the location and spatial extent of the site (Source: Spectrum Spatial).

The site consists of two titles. Both titles are square in shape, approximately 145m in width and length. 193 Marriott Street has a single frontage facing west, to Marriott Street. 251 Marriott Street is a corner lot and has a frontage facing west to Marriott Street and the other facing south to Moore Street. The total area of the site is 4.1975ha. Further details about the titles are described in Table 1.

Table 1: Configuration of existing Titles

Title	Area	Frontage	Gradient	Use & Development
193 Marriott Street	2.0995ha	147m	4%	Single dwelling & Residential outbuildings
251 Marriott Street	2.0980ha	291m	7%	Single dwelling & Residential outbuildings

The site is not connected to reticulated water or sewerage. Stormwater is collected onsite with overflow managed and dispersed onsite.

Each title contains an existing residential dwelling and associated residential outbuildings. Both titles have vehicle access from Marriott Street.

The site and adjoining land are assigned to the Low Density Residential Zone and Westbury Specific Area Plan.

The site and surrounding area are subject to the Bushfire Prone Areas Code.



Figure 2: Zone map illustrating the zoning of the site and surrounding lots (Source: Spectrum Spatial).

Surrounding lots are a mixture of vacant land and those which contain a residential dwelling with associated residential outbuildings.



Figure 3: Aerial photo of subject site and adjoining land showing the extent of development (Source: Spectrum Spatial).

# **Proposed Use and Development**

The application proposes the creation of one additional lot as well as the transfer of land from 193 Marriott Street to 251 Marriott Street. Lots 1 and 3 will utilise existing vehicle accesses while a new vehicle access will be provided for Lot 2 onto Marriott Street.

As part of the subdivision, some outbuildings will be removed. One outbuilding that is on 193 Marriott Street will be retained and become part of Lot 3.

All lots will continue to be responsible for their own means of water supply. Lots 1 and 3 will continue to manage wastewater and stormwater via the current methods. Lot 2 is of a suitable size to manage wastewater and stormwater onsite that is generated by the future use and development of the lot. There is also availability for stormwater from the future development to be directed to Council's stormwater roadside drain on Marriott Street (pending approval from Council's Plumbing Surveyor and Infrastructure Services at the time of the future application).

The proposed lot details are shown in Table 2 below and the Plan of Subdivision as shown in Figure 4.

Table 2: Configuration of proposed lots.

Lot	Area	Frontage	Access	Features
1	1.12ha	78m	Marriott St (existing)	Single dwelling & Residential outbuildings
2	0.5175ha	69m	Marriott St (new)	Vacant
3	2.56ha	291m	Marriott St (existing)	Single dwelling & Residential outbuildings

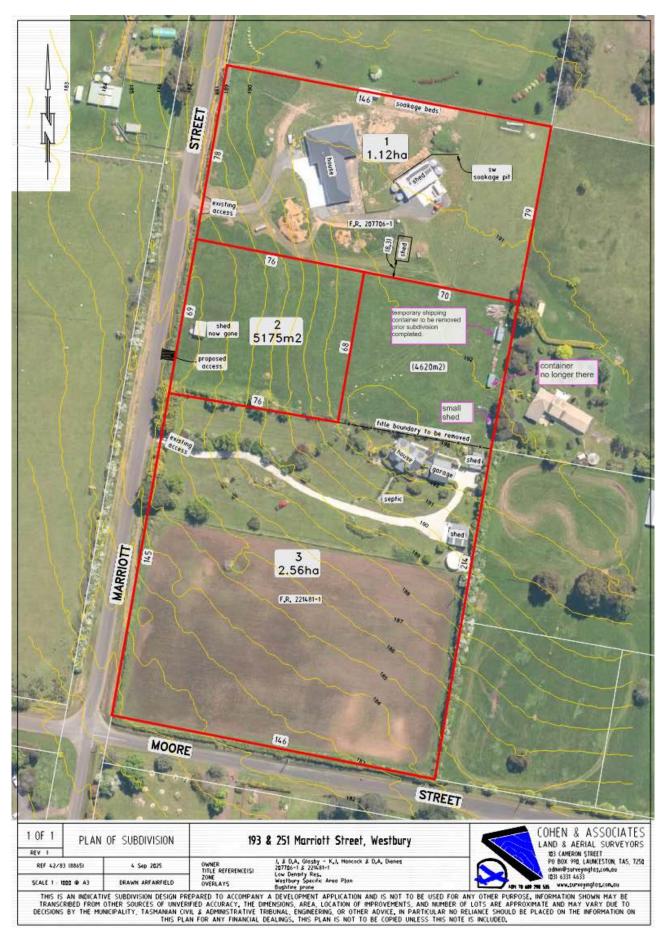


Figure 4: Plan of subdivision (Source: Application documents).

Council's Infrastructure Services Department is the relevant Road Authority for Marriott Street, Moore Street and the relevant surrounding road network. The proposal requires one new vehicle crossing for Lot 2. As part of Council's consent to the making of the application (section 52 of *Land Use Planning and Approvals Act 1993*) and subsequent consent to the new vehicle crossings as per Code C3.0 of the Planning Scheme, the Road Authority requires the new vehicle crossing to be constructed to the current LGAT Standard including not impeding flows in the existing roadside drainage.

Photos of the site are presented in Figures 5-6 below.



Figure 5: Photo of existing vehicle access for Lot 1.



Figure 6: Photo of existing vehicle access for Lot 3.

# Summary of Planner's Advice

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

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

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

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

For the purposes of clause 6.2.1 of the Planning Scheme, the existing use and development on Lots 1 and 3 are categorised into the Residential- Single dwelling Use Class. As per clause 6.2.6 Lot 2 is not assigned a Use Class.

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

# Scheme Standard

### Planner's Assessment

### 7.9 Demolition

7.9.1 Unless approved as part of another development or Prohibited by another provision in this planning scheme, or the Local Historic Heritage Code applies, an application for demolition is Permitted and a permit must be granted subject to any conditions and restrictions specified in clause 6.11.2 of this planning scheme.

There is no applicable standard in the Planning Scheme that prohibits the demolition or removal of the nominated outbuildings on the plan of subdivision. The demolition is permitted as part of the approval of the application for subdivision.

# 7.10 Development Not Required to be Categorised into a Use Class

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

The application is not required to be categorised into a Use Class under subclause 6.2.6 (sub-clause 6.2.6 states that development which is for subdivision does not need to be categorised into one of the use Classes). Subclause 6.8.2 applies to the proposal as the application relies on the Performance Criteria of the applicable standards. In accordance with subclause 6.8.2, the planning authority has discretion under clause 7.10 to refuse or permit a development that is not required to be categorised under subclause 6.2.6. The proposal has been assessed as a discretionary planning application in accordance with Section 57 of the Land Use Planning and Approvals Act 1993. The discretion of the planning authority has been exercised.

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

The site and adjoining land are assigned to the Low Density Residential Zone and is subject to the Westbury Specific Area Plan.

The two existing lots each contain a single dwelling and associated residential outbuildings (garage, sheds).

# Scheme Standard

### Planner's Assessment

The proposal will result in one additional lot, with an area of 5175m<sup>2</sup>. 193 Marriott Street (Lot 1) will reduce to 1.12ha in area, and 251 Mariott Street (Lot 3) will increase to 2.56ha in area.

It is likely that the future use and development of the vacant lot will be for a residential dwelling. The vacant lot has suitable area to site future development to satisfy the setback requirements of the Westbury Specific Area Plan and achieve separation from other dwellings consistent with the character of the area. The lot is adequately sized to be capable of accommodating wastewater and stormwater management and disposal onsite, for the future development.

Each lot will be provided frontage and a vehicle access to the road network. The future development of the vacant lot and associated traffic movements are not of a sufficient level to adversely impact on the safety and efficiency of the use of the road network.

There are no other factors that are considered to cause an unreasonable detrimental impact to adjoining uses or the amenity of the surrounding area as a result of the subdivision.

The proposed subdivision will not have an unreasonable detrimental impact on in adjoining uses or the amenity of the surrounding area.

- 7.10.3 In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:
  - a) the purpose of the applicable zone;
  - b) the purpose of any applicable code;
  - c) any relevant local area objectives; and
  - d) the purpose of any applicable specific area plan.
  - a) the purpose of the applicable zone

Each purpose of the Low Density Residential Zone is listed in italics below with a comment provided to each statement. The proposed subdivision is considered to be in keeping with the purpose statements for the Low Density Residential zone.

10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.

Comment: Whilst a subdivision, the future use of the vacant lot is likely to facilitate residential use and development. The site is within a residential area

# Scheme Standard

### Planner's Assessment

which requires on-site wastewater management and stormwater management. These requirements limit the density and form of future development. The proposed subdivision satisfies the density requirement of the Westbury Specific Area Plan (which substitutes for the relevant Lot Design standard in the Zone) and the configuration of the lots will facilitate future development that is in keeping with the character of existing development in the surrounding area.

10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.

Comment: The application is for a subdivision which is likely to facilitate residential use and development. If a non-residential use is proposed in the future, it will be subject to a discretionary planning application, which would consider the amenity impacts at that point in time.

10.1.3 To provide for Visitor Accommodation that is compatible with residential character.

Comment: The application is for a subdivision which is likely to facilitate residential use and development. It is noted the Planning Scheme does provide an approval pathway for visitor accommodation in the Zone.

b) the purpose of any applicable code;

# C2.0 Parking and Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is:

- C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.
- C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.

# Scheme Standard

### Planner's Assessment

C2.1.6 To provide for parking precincts and pedestrian priority streets.

Comment: The proposed lots (including the lots with existing dwellings) are appropriately sized to provide for vehicle parking and driveways. The driveway and parking areas do not generate an unreasonable loss of amenity to the surrounding area. The required parking and driveway arrangements for the existing dwellings on each lot are unchanged. The new vehicle access to the road network will not impact the safety of road users, including pedestrians and cyclists. The vehicle access achieves the sight distances.

## C3.0 Road and Railway Assets Code

The purpose of the Road and Railway Assets Code is:

- C3.1.1 To protect the safety and efficiency of the road and railway networks; and
- C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.

Comment: The proposed plan of subdivision will create one additional vehicle access onto Marriott Street. Future development of the vacant lot for a single dwelling, is likely to result in an average of 7.4 passenger vehicle movements per day.

Whilst the development would generate a future minor increase in traffic movements, total vehicle movements would still be low in the context of the available capacity of the road network and will not impact the safety and efficiency of the road network.

Marriott Street and Moore Street are not major roads as per the definition of major road in the Planning Scheme.

### C13.0 Bushfire-Prone Areas Code

The purpose of the Bushfire-Prone Areas Code is:

C13.1.1 To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Comment: The Bushfire Hazard Management Report confirms that the subdivision, existing uses on Lots 1 and 3 and future use of Lot 2 can achieve

# Scheme Standard

### Planner's Assessment

the appropriate standards to reduce the risk to human life, property and the cost to community.

c) any relevant local area objectives; and

There are no local area objectives.

d) the purpose of any applicable specific area plan.

The purpose of the Westbury Specific Area Plan is:

- MEA-S11.1.1 To provide for a subdivision density and the arrangement of future development in Westbury.
- MEA-S11.1.2 To provide for additional lot yield without diminishing the historic, low density grid arrangement of lots and roads.
- MEA-S11.1.3 To provide for subdivision that facilitates separation distances between dwellings, consistent with the existing dwelling separation character.
- MEA-S11.1.4 To locate and design development to reinforce the low density character of the streetscape through building separation and minimizing, or mitigating, viewing opportunities from the road.
- MEA-S11.1.5 To locate and design development to reinforce the low density residential character of the area through separation of buildings, and minimizing, or mitigating, viewing opportunities between habitable rooms and views of development from adjoining properties or recreational pathways.

The proposed subdivision provides a density and lot yield that does not diminish the historic low density grid arrangement of lots and roads. All lots have access to the existing road network, with no new road required. The configuration of the lots will facilitate development that can achieve separation of dwellings consistent with the existing character. The low density residential character of the streetscape will be maintained. The proposed development is in keeping with the purpose statements of the Westbury Specific Area Plan.

	10.0 Low Density Residential Zone	
Scheme Standard	Planner's Assessment	Assessed Outcome
10.3.1	Discretionary uses	
A1-A4	Subdivision does not need to be categorised into a Use Class pursuant to Clause 6.2.6.	Not Applicable
	Note: Proposed Lots 1 and 3 will retain the existing Residential Use class on each lot due to the existing dwelling on each lot.	
10.6.1	Lot design	
A1	Substituted by clause MEA-S11.8.1.	Not Applicable
A2	Each lot achieves the minimum 20m frontage required by the Acceptable Solution.  - Lot 1 – 78m.  - Lot 2 – 69m.  - Lot 3 – 291m.	Complies with Acceptable Solution
A3	Each lot will be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the Road Authority (Meander Valley Council).	Complies with Acceptable Solution
10.6.2	Roads	
A1	No new road is proposed as part of this subdivision.	Complies with Acceptable Solution
10.6.3	Services	
A1	The site is not within a water supply service area nor within 30m of one. The regulated entity (TasWater) has not required the installation of water connections for the lots.	Complies with Acceptable Solution
A2	The site is not within a reticulated sewerage area. Lots 1 and 3 have an existing onsite wastewater treatment system. Lot 2 will require an onsite	Relies on Performance Criteria

	10.0 Low Density Residential Zone	
Scheme Standard	Planner's Assessment	Assessed Outcome
	wastewater treatment system for the future use and development onsite.	
A3	The application proposes Lot 2 rely upon on-site stormwater management for the future use and development. Lots 1 and 3 already manage stormwater onsite.	Relies on Performance Criteria

## MEA-S11.0 Westbury Specific Area Plan (SAPs)

Scheme Standard

#### Planner's Assessment

**Assessed Outcome** 

MEA-S11.8.1

A1

Lot design

a) The subdivision proposes the following:

Relies on Performance Criteria

Lot	Area (ha)	Diameter circle (m)	Gradient (%)	Setback (m)
1	1.12	78	5	8.3
2	0.517	69	8	N/A
3	2.56	291	8	28m

The following aspects do not comply with the Acceptable Solution:

- Lot 1 does not achieve a 15m setback for existing buildings for the new boundaries.
- Lot 2 does not achieve an area of 1ha.
- b) The subdivision is not required for public use by the Crown, a Council or a State Authority.
- c) The subdivision is not required for the provision of utilities.
- d) The subdivision is not for the consolidation of a lot with another lot provided each lot is within the same zone.

C2.0 Parking and Sustainable Transport Code		
Scheme Standard	Planner's Assessment	Assessed Outcome
C2.5.1	Car parking numbers	
A1	The existing car parking spaces for Lots 1 and 3 are unchanged by the subdivision.	Complies with Acceptable Solution
	Lot 2 is not assigned a use category and therefore there is no requirement for parking spaces at this time.	
C2.6.1	Construction of parking areas	
A1	The new vehicle access for Lot 2 will have a sealed surface as the access is to a sealed road.	Complies with Acceptable Solution
	All other accesses, driveway and parking areas are existing.	
C2.6.2	Design and layout of parking areas	
A1.1	The new vehicle access will be to a vacant site. The vehicle access will have a minimum width of 3m.	Complies with Acceptable Solution
	All other parking and driveway areas are existing.	
A1.2	This application does not include any new parking spaces dedicated for persons with a disability.	
C2.6.3	Number of accesses for vehicles	
A1	Each lot will have a single vehicle access.	Complies with Acceptable Solution
A2	The site is not within the Central Business Zone or providing access to a pedestrian priority street.	Not Applicable

# 13.2.5 Planner's Advice - Applicable Standards

	C3.0 Road and Railway Assets Code	2
Scheme Standard	Planner's Assessment	Assessed Outcome
C3.5.1	Traffic generation at a vehicle crossing, level cro	ssing or new junction
A1.1	Marriott Street and Moore Street are not Category 1 or limited access roads.	Complies with Acceptable Solution
A1.2	Written consent for the new vehicle crossing for Lot 2 has been issued by the relevant Road Authority, Meander Valley Council.	
A1.3	The rail network is not on or near the subject site.	
A1.4	There is no proposed intensification of use of the existing vehicle accesses for Lots 1 and 3.	
A1.5	Marriott Street is not a major road.	
C3.7.1	Subdivision for sensitive uses within a road or ra	ilway attenuation area
A1	The site is not within a road or railway attenuation area.	Not Applicable

	C13.0 Bushfire-Prone Areas Code	
Scheme Standard	Planner's Assessment	Assessed Outcome
C13.4	Development exempt from the Code	
	Justin Cashion of Ground Proof Mapping, an accredited bushfire practitioner, completed a Bushfire Hazard Report that was submitted with the application to address the requirements of Code C13.0.	Exempt
	The accredited person, having regard to the objective of all applicable standards in this code, has certified that there is an insufficient increase in risk for Lots 1 and 3.	
C13.6.1	Provision of hazard management areas	
A1	Justin Cashion of Ground Proof Mapping, an accredited bushfire practitioner, completed a Bushfire Hazard Report that was submitted with the application to address the requirements of Code C13.0.  a) Not applicable. b) The proposed plan of subdivision contained within the Bushfire Hazard Management Plan and Bushfire Hazard Assessment Report:  (i) Shows lots that are within a bushfire-prone area.  (ii) Shows the building area for each lot.  (iii) Shows hazard management areas between bushfire-prone vegetation and each building area that have	Complies with Acceptable Solution
	dimensions equal to, or greater than, the separation distances required for BAL 19.  (iv) Is accompanied by a bushfire hazard management plan that addresses all the individual lots and is certified by an accredited person, showing hazard	

	C13.0 Bushfire-Prone Areas Code	
Scheme Standard	Planner's Assessment	Assessed Outcome
	greater than the separation distance required for BAL 19. c) Not applicable.	
C13.6.2	Public and fire fighting access	
A1	<ul> <li>a) Not applicable.</li> <li>b) An accredited person certifies the plan of subdivision demonstrates property accesses will comply with Table C13.2.  The plan of subdivision shows the location of property access to building areas, in a bushfire hazard management plan that:  (i) demonstrates proposed property accesses will comply with Table C13.2; and</li> <li>(ii) is certified by an accredited person.</li> </ul>	Complies with Acceptable Solution
C13.6.3	Provision of water supply for fire fighting purpo	ses
A1	Not within an area serviced by reticulated water.	Not Applicable
A2	<ul> <li>a) Not applicable.</li> <li>b) An accredited person certifies that the plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, can be provided and located compliant with Table C13.5.</li> <li>c) Not applicable.</li> </ul>	Complies with Acceptable Solution

## 10.0 Low Density Residential Zone

# Planning Scheme Provision

#### 10.6.3 Services

## Objective

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

#### Performance Criteria P2

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

## Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P2, and is consistent with the objective.

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

Scheme Provision	Planner's Assessment
10.6.3 Performance Criteria P2	The site is not connected to a reticulated sewerage system and therefore each lot will require an on-site wastewater treatment system. Therefore, the Performance Criteria is relied upon for the assessment.
	For the existing dwellings on Lot 1 and Lot 3 there are existing on-site wastewater management systems in place which are confined and appropriately setback from the new boundaries.
	The proposed vacant lot, Lot 2 has an area of 5175m <sup>2</sup> .
	Council's Environmental Health Officer has reviewed the application, including the submitted capability assessment prepared by JD Consulting, and has considered that the vacant lot is of sufficient size to be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land. The likely future use and development of the land is for a residential single dwelling and associated outbuildings. Any future development of the land will require an on-site wastewater design report to be completed by a suitably qualified person specific to the proposed development and submitted with an application for a plumbing permit.
	The proposed subdivision is considered consistent with the Objective and Performance Criteria.

## 10.0 Low Density Residential Zone

## 10.6.3 Services Objective Insert objective here That the subdivision of land provides services for the future use and development of the land. Planning Scheme Provision Performance Criteria P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: the size of the lot; (a) (b) topography of the site; (c) soil conditions; any existing buildings on the site; (d) any area of the site covered by impervious surfaces; and (e) any watercourse on the land. (f)

#### Summary of Planner's Advice

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

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

Scheme Provision	Planner's Assessment
10.6.3 Performance Criteria P3	The Plan of Subdivision does not show the lots as connected to the public stormwater system available in the Road Reserve. Therefore, the Performance Criteria is relied upon for the assessment.
	For the existing dwellings on Lot 1 and Lot 3 there are existing onsite stormwater management methods in place which are confined and appropriately setback from the new boundaries.
10.6.3 Performance Criteria P3(a)	The proposed vacant lot has an area of 5175m <sup>2</sup> .

# 13.2.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
10.6.3 Performance Criteria P3(b)	Lot 2 generally slopes to the west at an average gradient of 8%. This fall is towards the Road Reserve whereby providing the option for future development to dispose stormwater to the public stormwater system available in the Road Reserve. If this is proposed, a stormwater connection to this drain will be considered by Council's Plumbing Surveyor and Infrastructure Services Department.
10.6.3 Performance Criteria P3(c)	The List (Land Information System Tasmania) shows the site being partially within the Cressy SPC and Brickenden SPC. The land is predominately vegetated with grass, and there are no apparent exposed rocks visible from the public land. The soil type is considered to be suitable to contain stormwater from future development within the proposed title boundary
10.6.3 Performance Criteria P3(d)	Lot 2 is vacant with the existing structure being demolished.  Lots 1 and 3 which retain the existing buildings capture stormwater to tanks for reuse, with overflow directed to a soakage trench or dispersed to land onsite.
10.6.3 Performance Criteria P3(e)	Impervious surfaces are limited to Lots 1 and 3. For Lot 1 the total impervious surface is estimated as 9% and for Lot 3 less than 5%.
10.6.3 Performance Criteria P3(f)	There are no watercourses or drainage depressions located on any of the Lots.
10.6.3 Performance Criteria P3 Conclusion	The assessment against the nominated criteria has determined that the proposed vacant lot is capable of accommodating an on-site stormwater management system adequate for the future use and development.  The proposed subdivision is considered consistent with the Objective and Performance Criteria.

## MEA-S11.0 Westbury Specific Area Plan

## MEA-S11.8.1 Lot design

## Objective

To provide for:

- (a) density and dimensions of lots in an arrangement consistent with the low density grid arrangement of the area;
- (b) dimensions of lots that enables building to be separated;
- (c) lot areas and dimensions of lots that are appropriate to accommodate a dwelling and associated on-site drainage and on-site wastewater requirements; and
- (d) access to lots that minimises the number of driveway crossovers.

#### Performance Criteria P1

Subdivision must only be from an area of land not less than 2ha and:

- (a) provide not more than 3 lots for each 2ha;
- (b) provide 1 lot that has an area of not less than 1ha; and
- (c) each lot, or lot proposed in a plan of subdivision must:
  - (i) be capable of containing a circle of not less than 60m diameter;
  - (ii) have an area not less than 5000m<sup>2</sup>; and
  - (iii) have sufficient useable area and dimensions suitable for its intended use, having regard to
    - a. the plan purpose;
    - b. the relevant requirements for development of buildings on the lots;
    - c. the potential or intended location of buildings;
    - d. distances between new building areas and new building areas and existing buildings;
    - e. the topography of the site;
    - f. adequate provision of drainage and on-site wastewater disposal;
    - g. the ability to screen development through retention of existing hedgerows or other vegetation, or the planting of new vegetation screening;
    - h. whether the location of access driveways and crossovers minimises vegetation clearance and viewing opportunities;
    - i. the use of adjoining land as a recreational pathway; and
    - j. any constraints to development.

## Summary of Planner's Advice

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

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

Scheme Provision	Planner's Assessment			
MEA-S11.8.1 Performance Criteria P1	The proposed Lots 1 and 2 shown on the Plan of Subdivision do not comply with the lot design criteria required in the Acceptable Solution. Lot 3 does comply.			
	The site area is 4.1975ha and is capable of being subdivided pursuant to satisfaction of the Performance Criteria. From the two existing titles, one additional title will be created. The proposed lot configurations are outlined in Table 1.  Table 1: Proposed lot configuration			
	Lot Area	Diameter Circle	Gradient	Setbacks*
	1 1.12ha	78m	5%	8.3m
	2 <b>0.5175h</b>		8%	N/A
	3 2.56ha	145m	8%	28m
	*Only setbacks t	o new boundaries as		vision.
	Each lot will have	e a vehicle access to	the Road Netwo	ork.
MEA-S11.8.1 Performance Criteria P1(a)	The site is 4.1975ha in area. It is proposed to create one additional lot for a total of three. This is consistent with the requirements of providing not more than three lots for each 2ha. Therefore, this proposed subdivision provides a density that meets the requirement.			
MEA-S11.8.1 Performance Criteria P1(b)	Lot 1 and Lot 3 v	vill be greater than 1h	na in area.	
MEA-S11.8.1	Each lot on the	olan of subdivision:		
Performance Criteria P1(c)	<ul> <li>(i) is capable of containing a circle of not less than 60m in diameter, as demonstrated in Table 1 above.</li> <li>(ii) will have an area greater than 5,000m² as demonstrated in Table 1 above.</li> <li>(iii) will have sufficient useable area and dimensions suitable for the intended use of Lot 2 (which is likely to be for a residential use) and the existing use and development on Lots 1 and 3.</li> <li>a. As per the response to clause 7.10, the subdivision complies with the plan purpose statements for the Westbury Specific Area Plan.</li> <li>b. Lot 2 has sufficient area to facilitate future development which can meet the applicable Acceptable Solutions for the Westbury Specific Area Plan, and the Low Density Residential zone, namely being able to facilitate a setback of 15m from all boundaries, and</li> </ul>			

Scheme Provision	Planner's Assessment
	to achieve a site coverage of less than 30%. It is noted that these are the requirements to comply with the relevant Acceptable Solution, and future applications could apply to rely on the approval via the Performance Criteria for relaxation of the Acceptable Solution standard.
	c. The existing buildings on the site will be contained on proposed Lot 1 or Lot 3. The dwelling on Lot 1 and Lot 3 will achieve a setback to the new boundaries that is greater than 15m. One outbuilding on Lot 1 will have a setback of 8.3m to the new boundary. A reduced setback for outbuildings is not out of the ordinary in the Westbury SAP area. There are several examples of other outbuildings in surrounding area with reduced setbacks to boundaries, including many with setbacks less than the 8.3m proposed.
	d. Appropriate separation between existing buildings is achieved and is capable of being achieved when future developmen occurs on Lot 2.
	e. The site has an average gradient of approximately 8%, with the gradient towards the street frontages. The gradient does no unreasonably impede future development.
	f. All lots require and are capable of providing on-site wastewate disposal and stormwater treatment (refer to assessment of Pa and P3 for clause 10.6.3 for more detail).
	g. Existing vegetation is located along the road frontage, but ha been trimmed to a height of approximately 1m for much of the frontage whereby offering little to no screening value. There i also some screening along the existing title boundary between the two lots. The lots are of a sufficient size to be able to plan screening vegetation if determined necessary by the current of future owners.
	h. The proposed location of the new vehicle crossing for Lot 2 will require the removal of a segment of the hedgerow. This type of gap is common in the area and seen elsewhere for driveway accesses. The removal is the minimum required. Visibility is unchanged as the trimmed hedgerow and topography of the local ready allows visibility from the public land.
	<ol> <li>The subdivision does not unreasonably compromise the use of the road network as a recreational pathway. The subdivision creates one additional vehicle access point. The access point achieves required sight distances.</li> </ol>

# 13.2.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment	
	j. The proposed site is not considered to be subject to any constraints that would prohibit future development.	
MEA-S11.8.1 Performance Criteria Conclusion	The proposed subdivision configuration is considered to have lots of suitable size and dimensions for future residential use. The proposed subdivision is considered consistent with the Objective and Performance Criteria.	

# **APPLICATION FORM**



## **PLANNING PERMIT**

## **Land Use Planning and Approvals Act 1993**

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

	OFFICE USE ONLY
Property No:	Assessment No:
DA\	PA\
Have you alread	n the result of an illegal building work?  ☐ Yes ☑ No Indicate by ✓ box received a Planning Review for this proposal?  ☐ Yes ☑ No recess or crossover required?  ☐ Yes ☑ No
PROPERTY DET	AILS:
Address:	193 and 251 Marriott Street Certificate of Title: 207706-1 and 221481-1
Suburb:	Westbury 7303 Lot No:
Land area:	4.20 ha $m^2 / ha$
Present use of land/building:	Rural residential (vacant, residential, rural, industric commercial or forestry)
<ul><li>Does the applica</li><li>Heritage Listed F</li></ul>	tion involve Crown Land or Private access via a Crown Access Licence: Yes No roperty: Yes No
DETAILS OF US	E OR DEVELOPMENT:
Indicate by ✓ box	■ Building work       □ Change of use       □ Subdivision       □ Demolition         ■ Forestry       □ Other
Total cost of develo	\$ Includes total cost of building work, landscaping, road works and infrastructure
Description of work:	abdivision to create 1 additional block (Lot 2); 4620m2 to be transferred to Lot 3 (221481-1)
Use of building:	(main use of proposed building – dwelling, garage, farm building, factory, office, shop)
New floor area:	m <sup>2</sup> New building height: m
Materials:	External walls: Colour:
	Roof cladding: Colour:



## **RESULT OF SEARCH**

ASSISTANT RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980

#### SEARCH OF TORRENS TITLE

VOLUME	FOLIO	
221481	1	
EDITION	DATE OF ISSUE	
3	22-Sep-2021	

SEARCH DATE : 21-Oct-2025 SEARCH TIME : 03.21 PM

#### DESCRIPTION OF LAND

Town of WESTBURY Lot 1 on Plan 221481

Derivation: Lot 105 Sec. A.m. Gtd. to L. McNamara

Prior CT 2734/77

## SCHEDULE 1

M912527 TRANSFER to KATRINA JOY HANCOCK and DANIEL AARON DIENES Registered 22-Sep-2021 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

#### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



## **FOLIO PLAN**

#### ASSISTANT RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980

## ORIGINAL-NOT TO BE REMOVED FROM TITLES OFFICE

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2734

Cert.of Title Vol.431 Fol.88

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto be a my name and affixed my seal.

Muthinson

Recorder of Titles.

DESCRIPTION OF LAND TOWN OF WESTBURY FIVE ACRES AND TWENTY NINE PERCHES on the Plan hereon

FIRST SCHEDULE (Continued overleaf)

ALBERT JAMES COONEY of Westbury, Farmer

SECOND SCHEDULE (Continued overleaf)

CANCELLED

20 JAN 1995 RECORDER OF TITLES

NEW TITLE ISSUED

Lot 103 'n 105 RRIO MOORE

is plan consists of all the prised in the above-mentioned folio of the Register.

1 of this plan of comprised in

THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 105 Sec.A.m. Gtd.to L. McNamara Meas.in Links FIRST Edition. Registered 23 111 1970

Derived from C.T. Vol.431 Fol.88 Transfer A313611 R. R. Bowater

Search Date: 21 Oct 2025

Search Time: 03:21 PM

Volume Number: 221481

Revision Number: 01

Page 1 of 1

Doeparene Seof Data 2009 2777 sources and Environment Tasmania Version: 1, Version Date: 28/10/2025



## **RESULT OF SEARCH**

ASSISTANT RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980

#### SEARCH OF TORRENS TITLE

VOLUME	FOLIO	
207706	1	
EDITION	DATE OF ISSUE	
5	12-Aug-2021	

SEARCH DATE : 21-Oct-2025 SEARCH TIME : 03.20 PM

#### DESCRIPTION OF LAND

Town of WESTBURY Lot 1 on Plan 207706

Derivation: Lot 103 Sec. A.m. Gtd. to E.J. Dawes

Prior CT 2381/13

#### SCHEDULE 1

M904516 TRANSFER to JOHN GLASBY and DALLAS ANNE GLASBY Registered 12-Aug-2021 at noon

#### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

#### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





## **FOLIO PLAN**

## ASSISTANT RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980

#### ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1470 TASMANIA

REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book Vol.

2381 13

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto simple my name and official respectively. signed my name and affixed my seal.





TOWN OF WESTBURY

FIVE ACRES THIRTY TWO PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf

ALBERT JAMES COONEY of Westbury, Farmer

SECOND SCHEDULE (continued overleaf )



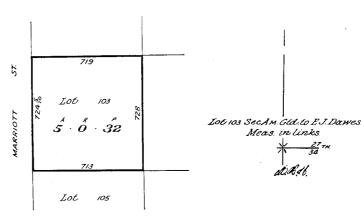
Lot 1 of this plan consists of all the land comprised in the above-mentio cancelled folio of the Register

NO LONGER SUBSISTING

RECORDER OF TITLES ARE

REGISTERED NUMBER





FIRST Edition. Registered - 5 AUG 1968

Derived from C.T.Vol. 306 Fol.146. Transfer A292902- A.J.Cooney & ors.

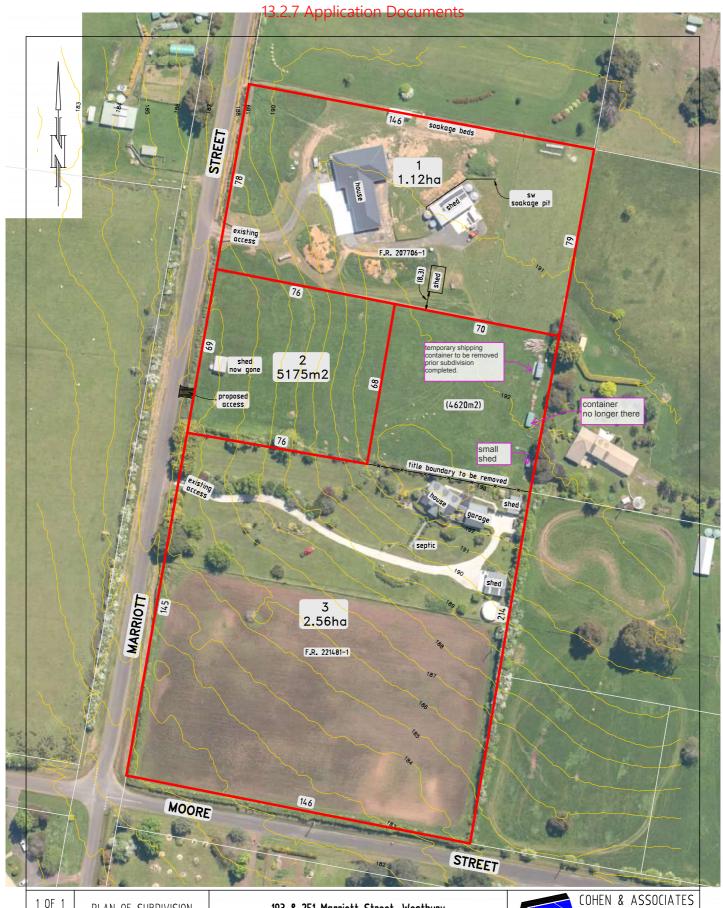
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Search Time: 03:20 PM

Volume Number: 207706

Revision Number: 01

Page 1 of 1



COHEN & ASSOCIATES
LAND & AERIAL SURVEYORS
103 CAMERON STREET
PO BOX 990, LAUNCESTON, TAS, 7250
admin@surveyingtas.com.au
(3) 6331 635 633
ABN 70 609 700 535 www.surveyingtas.com.au 1 OF 1 PLAN OF SUBDIVISION 193 & 251 Marriott Street, Westbury J. & D.A. Glasby - K.J. Hancock & D.A. Dienes 207706-1 & 221/81-1 Low Density Res. Westbury Specific Area Plan Bushfire prone OWNER TITLE REFERENCE(S) ZONE OVERLAYS REF 42/83 (8865) 4 Sep 2025 SCALE 1 : 1000 @ A3 DRAWN ARFAIRFIELD

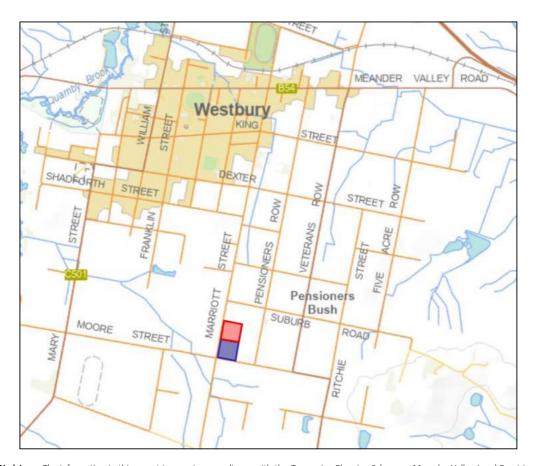
THIS IS AN INDICATIVE SUBDIVISION DESIGN PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. INFORMATION SHOWN MAY BE TRANSCRIBED FROM OTHER SOURCES OF UNVERIFIED ACCURACY. THE DIMENSIONS, AREA, LOCATION OF IMPROVEMENTS, AND NUMBER OF LOTS ARE APPROXIMATE AND MAY VARY DUE TO DECISIONS BY THE MUNICIPALITY, TASMANIAN CIVIL & ADMINISTRATIVE TRIBUNAL, ENGINEERING, OR OTHER ADVICE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS. THIS PLAN IS NOT TO BE COPIED UNLESS THIS NOTE IS INCLUDED.



#### **BUSH FIRE HAZARD ASSESSMENT REPORT - 3 LOT SUBDIVISION**

#### 193 & 251 MARRIOTT STREET - WESTBURY

## *09*<sup>™</sup> *SEPTEMBER 2025*



**Disclaimer:** The information in this report is ensuring compliance with the Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule. The information stated within this report is also based on the instructions of *AS 3959 – 2018 –* Construction of buildings in bush fire-prone areas. The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

"It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions."

GPM P/L has taken all reasonable steps to ensure that the information and data collected in the preparation of this assessment is accurate and reflects the conditions on and adjoining the site and allotment on the date of assessment. GPM P/L do not warrant or represent that the information contained within this assessment report is free from errors or omissions and accepts no responsibility for any loss, damage, cost or expense (direct or indirect) incurred as result of a person taking action in respect to any representation, statement or advice referred to in this report. This report is only to be used for the purpose of which it was commissioned.

**Document Version:** 01 – 09<sup>th</sup> September 2025

Page 1 | 28



#### **CONTENTS**

Executive Summary	3
Introduction & Description of Proposal	4
Summary Details	5
Bushfire Site Assessment – Lot 2	6
HMA Guidelines	11
Construction	13
Other Considerations	14
Conclusions / Recommendations	15
Report Preparation & Certification	16
Definitions	17
References	18
Appendixes	
- Title Plan	19
- Proposed Subdivision Plan	20
- Aerial View of Allotments	21
- TasVeg 4.0 Map	22
- Natural & Cultural Values Map	22
- Photos	23
- Accreditation Documentation	27
- Copy of Insurance	28

Bushfire Hazard Management Plan (BHMP) – Overall Layout & Proposed Lot 2

Planning Certificate



#### **EXECUTIVE SUMMARY**

This report covers a proposed 3 Lot subdivision development at 193 and 251 Marriott Street, Westbury. This report will support a planning application for the proposed development.

The 3 proposed lots have been assessed. The development involves the excision of an existing dwelling (on proposed Lot 1) from a larger agricultural land parcel on the existing lot (207706/1). The remainder of the large agricultural land parcel on the existing lot (207706/1) will be added to proposed new Lot 2 (5175m²) and to existing Lot (221481/1), which is new proposed Lot 3. The resultant new lots are shown in the table below:

New Lot No.	Size	BAL Solution(s)	
1	1.12ha	Existing Dwelling to a BAL 12.5 solution as designated under BHMP & BHR GPM 21 – 043.	
2	5175m²	Potential New Dwelling to meet a BAL 12.5/19 solution.	
3	2.56ha	Existing Dwelling to achieve a minimum BAL 19 HMA solution.	

The site is located at 193 & 251 Marriot Street, Westbury, situated ±1.5km southeast of the Westbury township centre. The current allotments are located in a rural area and is zoned as Low Density Residential.

Proposed Lot 1 is being decreased in size to the south by  $9795m^2$ . This relatively new dwelling (constructed) was assessed under BHMP & BHR, GPM 21-043 obtaining a BAL 12.5 Solution. This subdivision does not impact/alter on any compliance requirements stipulated under BHMP & BHR, GPM 21-043. Thus, Proposed Lot 1 has been assessed under E1.4 / C13.4 – Use or development exempt from this Code, as having an insufficient increase in risk under this proposal.

Proposed Lot 2 has been assessed for any new dwelling to meet a BAL 12.5/19 solution (assessment detailed further in this report).

Proposed Lot 3 consists of an existing dwelling, is increasing size to the north by 4620m², which actually allows for more HMA to the north of the existing dwelling. This existing dwelling now can achieve a BAL 19 HMA solution, where it could not before. Thus, Proposed Lot 3 has been assessed under E1.4 / C13.4 – Use or development exempt from this Code, as having an insufficient increase in risk under this proposal.

Assessment of the allotment has concluded that there is a realistic risk of bushfire associated with any proposed dwelling on Lot 2, due to the location of the bushfire prone grassland vegetation community that exists within 100m of the subject allotments being subdivided. Marriott Street adjoins the western boundary of the subject Proposed Lots.

Using AS3959 – 2018 Simplified procedure (Method 1) the Bushfire Attack Level of any potential new dwelling on Proposed Lot 2, can achieve a BAL 19 solution or less (i.e. BAL 12.5).

BAL -19 is described as being exposed to "Increasing ember attack, windborne debris and radiant heat between 12.5 kW/m² and 19 kW/m²."

The BAL classifications provide specifications for construction standards and the determination of the hazard management area defined in the Bushfire Hazard Management Plan (BHMP).

Page 3 | 28



#### INTRODUCTION & PROPOSAL DESCRIPTION

Client(s): John Glasby

Development Type / BCA Classification: 3 Lot Subdivision

Construction Materials: N/A

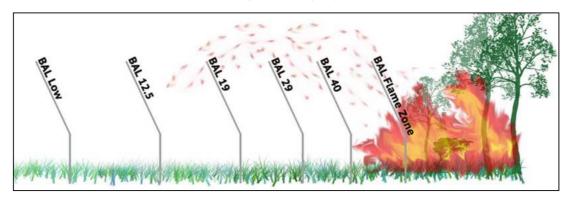
Date of Site Inspection: September 2025

Inspected by: Justin Cashion – Ground Proof Mapping P/L

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

This Bushfire Risk assessment report will define the sites Bushfire Attack Level classification and determine its compliance with the requirements of the National Construction Code (NCC) 2022 and AS3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

This report will satisfy associated Council Planning and Building Requirements.





#### SUMMARY DETAILS

Applicants Names: John Glasby

Location: 193 & 251 Marriot Street

Property ID(s): 207706/1 (PID: 1526370) & 221481/1 (7034975)

Current Lot Size(s):

207706/1 – 2.0995ha

221481/1 - 2.098ha

Proposed Lot Sizes: As per Table 1

Zoning: Low Density Residential

Code Overlays:

**Bushfire Prone Areas** 

Council: Meander Valley

Building Boundary Setback(s): As per GPM 25 - 033 BHMP

**Defendable Space** – Maintain the vegetation within the HMA in a "low fuel" state within the required distance set out in this report (as shown on the Bushfire Hazard Management Plan) to satisfy ongoing compliance. This must be continually managed in perpetuity.

**Access** – Proposed access is off Marriott Street for proposed Lot 2. Length of the road to the potential dwelling site is ±65m. Further requirements are required to satisfy access and egress as outlined further in this report for the proposed Lot 2.

**Water Supply** – No existing satisfactory bushfire water supply exists for Proposed Lot 2. Further requirements are required to satisfy specifications as outlined further in this report.

Construction – To either BAL 12.5/19 standards, dependant on actual potential new dwelling location.

**Surrounding Area** - The current allotments are located in a rural area and is zoned as Low Density Residential. The surrounding areas consist of similar zoned and sized allotments, consisting of dwellings, associated outbuildings, access driveways, hardstand areas, interspersed with agricultural grassland.

**Predominant Fire Direction** – The predominant fire direction during the summer period is from the North and North West. The vegetation that triggers the assessment provide a slight fire threat under fire weather conditions from that direction.

Page 5 | 28



BUSHFIRE SITE ASSESSMENT - PROPOSED LOT 2 (POTENTIAL NEW DWELLING)

#### Vegetation

Assessable and classifiable vegetation surrounding proposed Lot 2 consists of agricultural grassland (FAG). It is this vegetation type that presents the fire risk to this development. The area being subdivided is also noted being within a bushfire prone area.

#### Slope / Aspect

The slope class across proposed Lot is gently sloping (0 -  $5^{\circ}$ ) to the west, whilst areas surrounding this development within 100m are within the 0 -  $5^{\circ}$  range. The aspect is predominantly westerly and the altitude is  $\pm 195$ m.

#### Distances to Vegetation

Appropriate distances to assessable flammable vegetation, for Lot 2 requires defendable spaces for a BAL 19 or lower solution. All vegetation within 100m of the potential dwelling site was assessed. Appropriate distances to assessable flammable vegetation ensure compliance with the 'Deemed to Satisfy' requirement for Subdivisions, which provides for hazard management areas as per the Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule.

#### Assessment and HMA

The existing development is located in a rural interface and the risk of bushfire attack is considered to be a slight threat. Using AS3959-2018 Simplified Procedure (Method 1) the Bushfire Attack Level of the site and the associated hazard management area is classified as able to achieve a BAL 19 or a BAL 12.5 solution.

#### Bushfire Attack Level (BAL) - Steps 1 to 5 Summary Results

For calculations based on Tasmania's FDI of 50, for the proposed allotments please refer to the Table below:

Table 1 - Proposed Lot 2:

	North	East	South	West
Vegetation to 100m	Grassland	Grassland	Grassland	Grassland
Vegetation Classification	G	G	G	G
Slope	Level/Upslope	Level/Upslope	Downslope 0 - 5°	Downslope 0 - 5°
Proposed HMA for BAL 12.5	14m+	14m+	16m+	16m+
Proposed HMA for BAL 19	10m+	10m+	11m+	11m+

<sup>\*2.2.3.2:</sup> 

Page 6 | 28

<sup>(</sup>e) Exclusions – Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.

<sup>(</sup>f) Exclusions—Low threat vegetation, including 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.



#### **Public and Firefighting Access:**

Please note that the implementation/construction of public and firefighting access must comply prior to occupancy.

Objective: Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both properties to be defended when under bushfire attack and for hazard management works to be undertaken;
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances; and
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

#### Table C13.2 Standards for Property Access:

For proposed Lot 2:

<u>Element B:</u> Property access length is 30m or greater; or access is required for a fire appliance to a firefighting water point.

Requirement: The following design and construction requirements apply to property access:

- a) All weather construction;
- b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- c) Minimum carriageway width of 4 metres;
- d) Minimum vertical clearance of 4 metres;
- e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- f) Cross falls of less than 3 degrees (1:20 or 5%);
- g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- h) Curves with a minimum inner radius of 10 metres;
- i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- j) Terminate with a turning area for fire appliances provided by one of the following:
  - A turning circle with a minimum inner radius of 10 metres;
  - ii. A property access encircling the building; or
  - iii. A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

Please note that the proposed access as shown is  $\pm 60$ m. Maximum access length, if rerouted would never exceed  $\pm 76$ m.

Page 7 | 28



#### **Provision of Water Supply for Firefighting Purposes:**

Objective: Adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas:

<u>Static Water Supply for Firefighting:</u> Applicable as per below. Please note that a new static water supply is required for compliance for the proposed Lot 2.

#### Table C13.5 Static water supply for fire fighting

**Element A:** Distance between building area to be protected and water supply

**Requirement**: The following requirements apply:

- (a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and
- (b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

#### **Element B:** Static Water Supplies

Requirement: A static water supply:

- (a) May have a remotely located offtake connected to the static water supply;
- (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;
- (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;
- (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
- (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
  - (i) metal;
  - (ii) non-combustible material; or
  - (iii) fibre-cement a minimum of 6 mm thickness.

**<u>Element C</u>**: Fittings, pipework and accessories (including stands and tank supports)

Requirement: Fittings and pipework associated with a water connection point for a static water supply must:

- (a) Have a minimum nominal internal diameter of 50mm;
- (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (c) Be metal or lagged by non-combustible materials if above ground;
- (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
- (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;

Page 8 | 28



- (f) Ensure the coupling is accessible and available for connection at all times;
- (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
- (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
- (i) Where a remote offtake is installed, ensure the offtake is in a position that is:
  - (i) Visible:
  - (ii) Accessible to allow connection by firefighting equipment;
  - (iii) At a working height of 450 600mm above ground level; and
  - (iv) Protected from possible damage, including damage by vehicles.

#### **Element D**: Signage for static water connections

<u>Requirement</u>: The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmanian Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

This document is attached as an appendix to this report.

#### Element E: Hardstand

Requirement: A hardstand area for fire appliances must be provided:

- (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- (b) No closer than six metres from the building area to be protected;
- (c) With a minimum width of three metres constructed to the same standard as the carriageway; and
- (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

An indicative location of a firefighting water storage tank for the new proposed lot 2 is marked on the attached BHMP. This needs to be installed prior to certificate of occupancy for any new dwelling.

Page 9 | 28



## Bushfire Prone Areas Code Assessment Criteria (Proposed Lot 2)

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the "Acceptable Solutions" as specified in the Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule.

Section C13.6.1 Bushfire Pror	ne Areas Code - Subdivision: Provision	of hazard management areas		
Acceptable Solution	Requirement	Comment		
The proposed plan of subdivision: A1 (b) (i)	Shows all lots that are within or partly within a bushfire-prone area, including those developed at each	Compliant.		
A1 (b) (ii)	stage of a staged subdivision. Shows the building area for each lot.	Compliant.		
A1 (b) (ii) A1 (b) (iii)	Shows hazard management areas	Compliant.		
	between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS 3959 – 2018  Construction of buildings in bushfire-prone areas.	соприил.		
A1 (b) (iv)	Is accompanied by a bushfire hazard	Compliant.		
	management plan for lots, certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 12.5 or 19 in Table 2.6 of Australian Standard AS 3959 – 2018 Construction of buildings in bushfire-prone areas.			
Section C13.6.2 Bushfire	Prone Areas Code - Subdivision: Publ	ic and firefighting access		
Acceptable Solution	Requirement	Comment		
A1 (b) (i)	A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: proposed roads and fire trails will comply with Table C13.2.	Compliant.		
A1 (b) (ii)	Is certified by the TFS or an accredited person.	Compliant.		
Section C13.6.3 Bushfire Prone Areas Code - Subdivision: Provision of water supply for firefighting purposes				
Acceptable Solution	Requirement	Comment		
A2 (b)	The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table C13.5	Compliant.		



#### **HMA Guidelines**

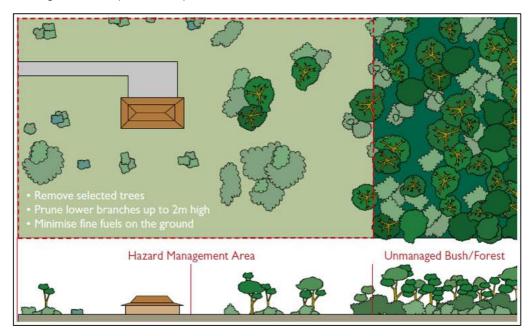
Please note that the implementation and the maintenance of the HMA must continue in perpetuity for proposed Lot 2.

The HMA requirements listed in Table 1 is the minimum distances required to achieve a compliance rating of either BAL 12.5/BAL 19 for proposed Lot 2, dependant on future siting. The HMA (defendable space area), should have significant fuel reduction carried out to ensure compliance with low threat vegetation classification. This single zone hazard management area must be managed and kept in a minimum fuel condition at all times, in perpetuity, "where fine fuels are minimised to the extent that the passage of fire will be restricted, e.g. short green lawns, paths, driveways etc." All grassed areas within this zone need to be short cropped and kept to a nominal height of 100mm.

The four design principles for this area are to:

- (1) Create space
- (2) Remove flammable objects or materials
- (3) Separate fuel
- (4) Selection, location and maintenance of trees

The diagram below explains this requirement.



Other recommendations Include:

- Trees and large shrubs should be pruned to remove branches within 2 m of the ground.
- Use only mown lawn, bare ground (driveways, paths etc.) or non-flammable native succulent ground cover plants immediately adjacent to buildings (within 2 metres).
- Total understorey canopy cover should be less than 20%.
- Separate tree crowns by four metres.
- Shrubs should be isolated or in small clumps; avoid continuous canopies.
- New trees should not be planted closer to buildings than their expected full height.
- Avoid planting or retaining trees and shrubs with rough fibrous bark, or which retain shed bark in long strips (ribbon bark) (e.g. any of the stringy bark group of eucalypts).

Page 11 | 28



- Avoid planting or retaining trees and shrubs that retain dead material in their canopies (e.g. most conifers, and most *Melaleuca* and *Leptospermum* species).
- Avoid planting or retaining shrubs under trees.
- Canopies of trees and shrubs should not touch walls or overhang buildings.
- Avoid planting or retaining trees and shrubs that deposit large quantities of litter in a short period, particularly in spring and summer.
- Combustible mulches should not be used, except in very limited quantities around the base of shrubs; use non-combustible mulches, such as pebble, scoria or gravel, or mown grass.
- Shrubs should not be allowed to grow to within 2 m of windows with annealed (standard) glass, or within 1 m of windows with heat toughened glass or walls with timber cladding.
- Locate any combustible materials, such as woodpiles, flammable fuel stores etc., outside the Hazard Management Area.



Figure 1: This photo illustrates a maintained hazard management zone in the foreground with unmanaged vegetetation in the background.

Some thought should be given to other landscaping alternatives using such plants as described in the "Fire Resisting Garden Plants" booklet produced by the Tasmania Fire Service (TFS) available on the website @www.fire.tas.gov.au

Page 12 | 28



#### Construction

The buildings and elements shall be designed, constructed, and maintained in accordance with Construction Sections 3 and 5/6 (dependant on dwelling siting) of AS 3959-2018 Construction of Buildings in Bushfire Prone Areas for BAL 12.5/19.

	BAL-LOW	BAL-12.5	BAL-19
SUBFLOOR SUPPORTS	No special construction requirements	As for BAL-19	Enclosure by external wall or by steel, bronze or aluminum mesh. [Amendment 2 will likely fix the omission of the BAL-29 construction requirements for <u>unenclosed</u> subfloors]
FLOORS	No special construction requirements	As for BAL-19	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire revisitant timber or protected on the underside with sarking or mineral wool insulation
EXTERNAL WALLS	No special construction requirements	As for BAL-19	External walls – Parts less than 400 mm above ground or decks etc to be of non- combustible material, 6 mm fibre cement clad or bushlire resistant/naturally fire resistant timber
EXTERNAL WINDOWS	No special construction requirements	4mm Grade A Safety Glass or glass blocks within 400 mm of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	5 mm toughened glass or glass blocks within 400 mm of ground, deck eith With Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400 mm annealed glass can be used with all glass screened
EXTERNAL DOORS	No special construction requirements	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Screened with steel, bronze or aluminum mesh of glazed with 5 mm tooghened glazs, non-combustible or 35 mm solid timber for 400 mm above threshold, metalor bushfire resisting timber framed for 400 mm above ground, decking the tie, tight-fitting with weather strips at base
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully surked)	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub-floor space – no special requirement for materials except within 400 m of ground. No special requirements for support or framing. Decking to be non-combustible or bushfire resistant within 300 muchorizontally and 400 mm/erically from a glazed element.



#### **OTHER CONSIDERATIONS**

## **Natural and Cultural Values**

No natural or cultural values were identified on site or through desktop assessments, which would prevent the clearing and or maintenance of vegetation communities within the Hazard Management Area for achieving BAL 12.5/19 classification. The following resources were checked as part of the desktop assessment;

- Natural Values Atlas DPIPWE 2025
- TasVeg 4.0 Tasmanian Government / DPIPWE 2025
- The List DPIPWE 2025

#### Other Environmental or Planning Issues

No other environmental or planning issues were identified on site or through desktop assessments, including review of the Tasmanian Planning Scheme, Meander Valley Local Provisions Schedules.

Page 14 | 28



#### CONCLUSIONS / RECOMMENDATIONS

The purpose of this assessment is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires and more specifically the subdivision of land that is located within, or partially within, a bushfire-prone area.

The development site is located in a rural setting, within 100m of flammable grassland vegetation. The risk of bushfire attack needed to be considered as the site is classified as being in a Bushfire Prone Area and may be susceptible to bushfires in the future. Please note that proposed Lot 2 has been fully assessed, whereas, Lots 1 and 3 are considered to be 'Exempt' due to an 'insufficient increase in risk'.

Please note that this subdivision proposal has been assessed against the Tasmanian Planning Scheme, Meander Valley Local Provisions Schedules.

This report should be considered in conjunction with all other planning documents for this proposed development in case of conflict. It is the client's responsibility to provide this report to all relevant parties that are involved with the planning and development of this proposed subdivision. Any changes in relation to these functions that may alter the proposed layout or BAL rating, need to be addressed with GPM P/L as there may be a necessity for a new assessment to be undertaken.

Other valuable resources in regards to bushfires and planning and preparation are available on the Tasmania Fire Service (TFS) website @ www.fire.tas.gov.au

Page 15 | 28



#### REPORT PREPARATION & CERTIFICATION

This Bushfire Risk Assessment Report was prepared by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: Justin Cashion Date: 10/09/2025

This Bushfire Risk Assessment Report is certified by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: Justin Cashion Date: 10/09/2025

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation No: BFP-112

Certificate: GPM 25 - 033

Page 16 | 28



#### **DEFINITIONS**

Term	Definition
accredited person	Means as defined in the act
BAL	A means of measuring the severity of a building's
	potential exposure to ember attack, radiant heat and
	direct flame contact, using increments of radiant
	heat expressed in kilowatts per square metre, which
	is the basis for establishing the requirements for
	construction to improve protection of building
	elements from attack by a bushfire (AS 3959-2018).
BAL ratings	Used as the basis for establishing the requirements
	for construction to improve protection of a
	(proposed) building from bushfire attack. There are 6
	BAL ratings; low, 12.5, 19, 29, 40 and FZ.
bushfire hazard management plan	Means as defined in the Act
bushfire-prone area	Means:
	land that is within the boundary of a bushfire-prone
	area shown on an overlay on a planning scheme
	map; and where there is no overlay on a planning
	scheme map, or where the land is outside the
	boundary of a bushfire-prone area shown on an
	overlay on such a map, land that is within 100m of an
	area of bushfire-prone vegetation equal to or greater
	than 1 hectare.
bushfire-prone vegetation	Means contiguous vegetation including grasses and
	shrubs but not including maintained lawns, parks and
	gardens, nature strips, plant nurseries, golf courses,
	vineyards, orchards or vegetation on land that is
	used for horticultural purposes.
contiguous	Means separated by less than 20m.
defendable space	An area of land around a building where vegetation
	is modified and managed to reduce the effects of
	flame contact and radiant heat associated with a
	bushfire.
hazard management zone / area	Means the zone / area, between a habitable building
	or building area and bushfire-prone vegetation,
	which provides access to a fire front for firefighting,
	which is maintained in a minimal fuel condition and
	in which there are no other hazards present which
	will significantly contribute to the spread of a bushfire.
Dort Flagragment	
Part 5 agreement TFS	Means as defined in the Act.  Means the Tasmanian Fire Service.
	The slope under the classified vegetation in relation
slope	to the (proposed) building.
static water supply	Means water stored in a tank, swimming pool, dam,
static water supply	or lake that is available for firefighting purposes at all
vogatation	times. The vogetation that presents a bushfire hazard
vegetation	The vegetation that presents a bushfire hazard within 100 metres of the development and is
	classified in accordance with Section 2 of AS 3959-
	2018.
	ZU10.

Page 17 | 28



#### REFERENCES

- Standards Australia Limited. (2011). AS 3959 2018 Construction of buildings in bush fire-prone areas.
- Tasmanian Planning Scheme Meander Valley Local Provisions Schedule.
- Australian Building Codes Board. (2022). *National Construction Code Volume 2*. ABCB.
- UTS:CLG / TFS. Development and Building in Bushfire Prone Areas course resources.
- Cohen & Associates Plan of Subdivision 193 & 251 Marriot Street Westbury, Ref No. 42/83 (8865), 04/09/2025.



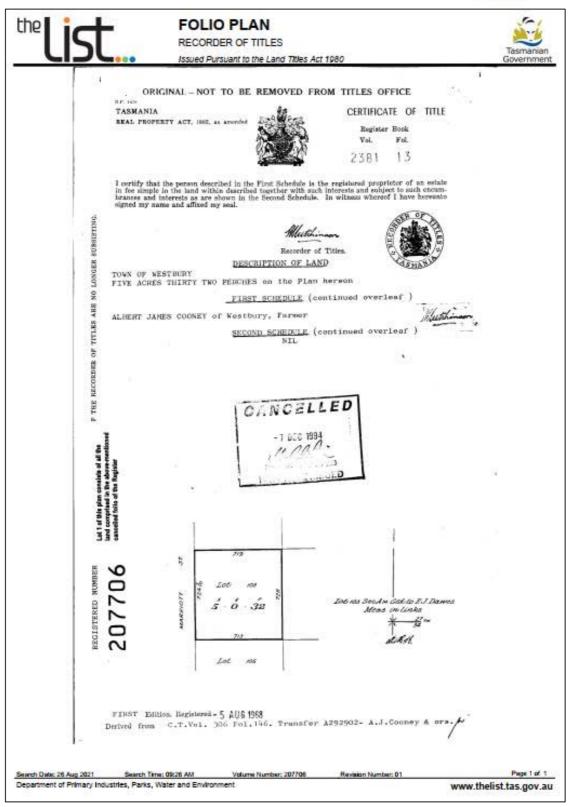


Figure 1: Current Title Plan.

Page 19 | 28



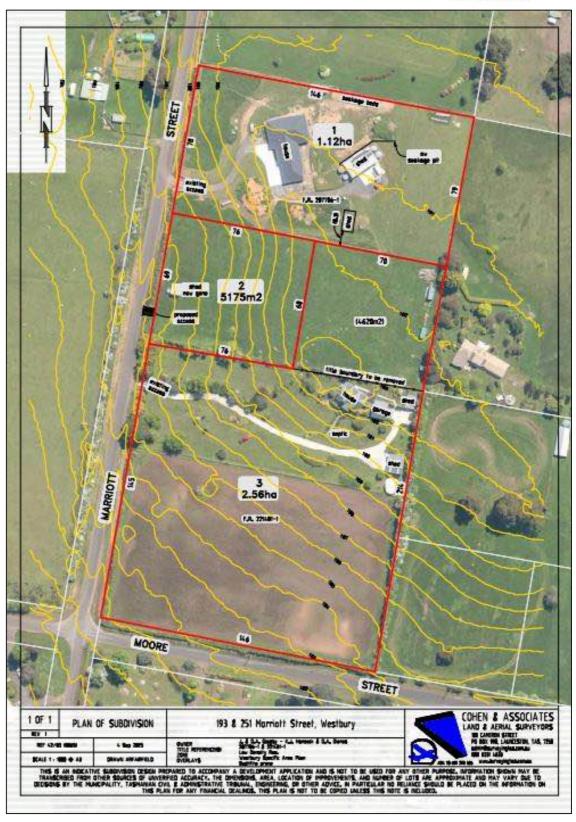


Figure 2: Proposed Plan of Subdivision.

Page 20 | 28



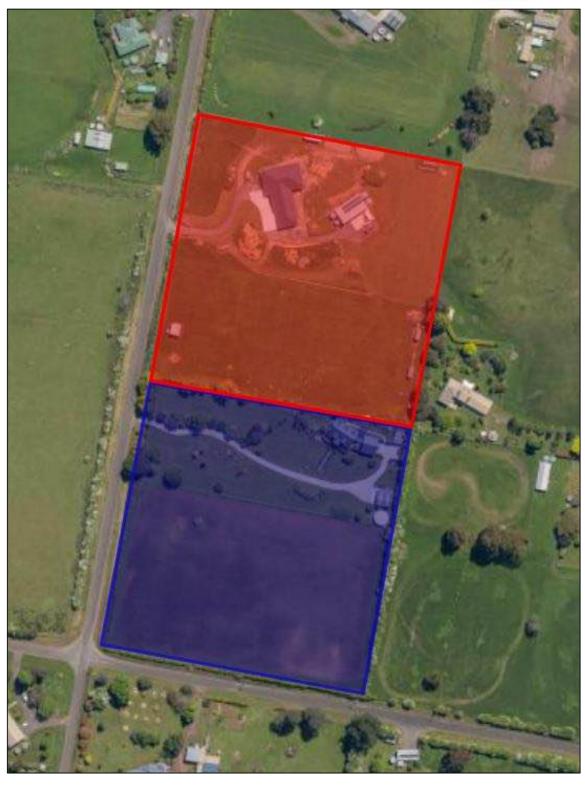


Figure 3: Aerial View of allotments to be subdivided.



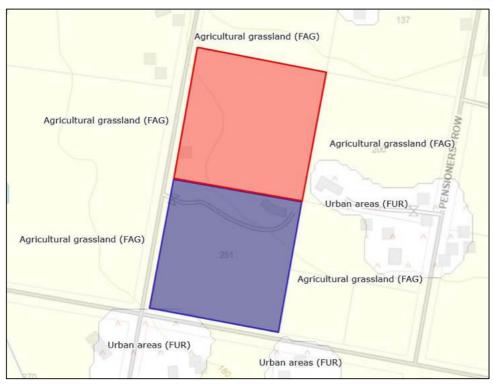


Figure 4: TasVeg 4.0 Map.

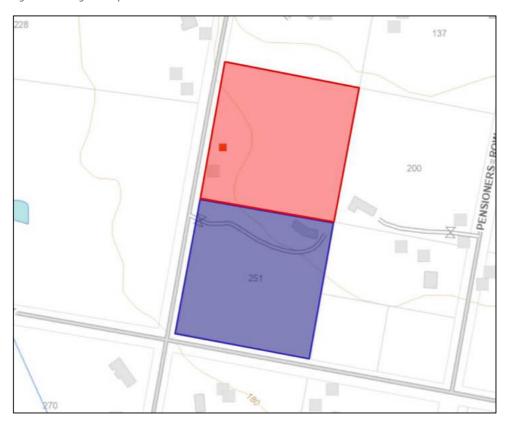


Figure 5: Natural & Cultural Values Map (only sighting of Eastern Barred Bandicoot)

Page 22 | 28





Figure 6: Photo of Existing Dwelling on proposed Lot 1.



Figure 7: Photo of existing dwelling on proposed Lot 3.

Page 23 | 28





Figure 8: Photo showing proposed Lot 2 dwelling location.



Figure 9: Photo showing to the north of the proposed Lot 2 dwelling.

Page 24 | 28





Figure 10: Photo showing to the east of the proposed Lot 2 dwelling.



Figure 11: Photo showing to the south of the proposed Lot 2 dwelling.

Page 25 | 28





Figure 12: Photo showing to the west of the proposed Lot 2 dwelling.



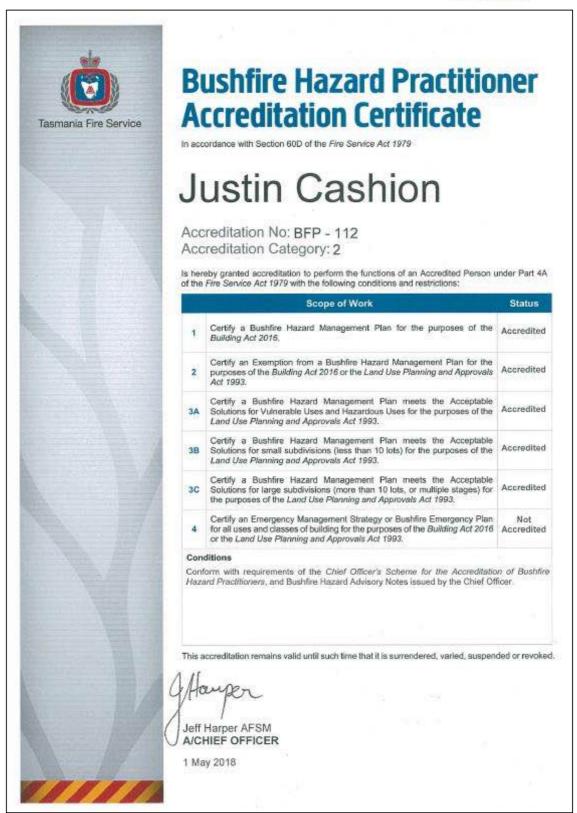


Figure 13: Accreditation Documentation.

Page 27 | 28





Michael Sims Account Executive

Marsh Pty Ltd ABN 31 081 358 303 Ground Floor, 85 York Street, Launceston, TAS 7250 Michael.Sims@marsh.com

Justin Cashion Ground Proof Mapping Pty Ltd 81 Elizabeth Street TAS 7250

11 May 2023

Dear Justin.

### Confirmation of Cover Ground Proof Mapping Pty Ltd

We are pleased to enclose documentation following your placement instructions.

INSURANCE CLASS	INSURER	POLICY NO	COVERAGE	POLICY PERIOD
Public Liability	CFC Underwriting Ltd	3290298	\$20,000,00 any one daim	10/05/2023 - 31/08/2024
Professional Indemnity-Cyber Liability	Lioyd's of London through CFC Underwriting Ltd	3290298	\$1,000,000 Limit of Liability \$2,000,000 in the aggregate	10/05/2023 - 31/08/2024
Motor Vehicle	Allianz Australia Insurance Ltd - GC	138SV00520VSD	Section 1 – Market Value or Sum Insured whichever is the lessro Section 2 - \$35,000,000	1/04/2023 - 1/04/2024
Workers' Compensation	Allianz Australia Insurance Ltd	LWL0016802	Liability at Common Law - Unlimited	1/04/2023 - 1/04/2024

Inclusive of FSLIESL, Stabutory Charges and Fees

Occupations including but not limited to:

- Bushfire Management & Mitigation Planning
- Bushfire Attack Level (BAL), Bushfire Hazard Management Plans (BHMP's), Bushfire Emergency Plans, Bushfire Evacuation & Action Plans
- Planning and Supervision of Low & High Intensity Burn Programs
- Unplanned Bushfire Suppression under direction/supervision of one of Tasmania's 3 Fire Agency bodies;
   Tasmanian Fire Service (TFS), Sustainable Timber Tasmania (STT) and Parks and Wildlife Service/DPIPWE (PWS).
- Providing Nationally Accredited Fire Training under qualification for specific fire management modules
- Vegetation assessments & plans
- Ecological assessments & plans
- Post Fire Regeneration and Rehabilitation Plans

Confirmation of Cover

Figure 14: Copy of Insurance.

Page 28 | 28

#### **BUSHFIRE-PRONE AREAS CODE**

## CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

#### 1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address: 193 & 251 Marriott Street, Westbury.

**Certificate of Title / PID:** 207706/1 (PID: 1526370) & 221481/1 (7034975)

#### 2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of an existing lot into 3 lots. Proposed Lot 1 has an existing dwelling located on it and achieves a BAL 19 solution. Proposed Lot 3 has an existing dwelling located on it and achieves a BAL 19 solution. Proposed Lot 2 has been created for a potential dwelling to meet either a BAL 12.5 or BAL 19 Solution.

**Applicable Planning Scheme:** 

Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule.

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision – 193 & 251 Marriott Street – Westbury.	Cohen & Associates Ref No. 42/83 (8865)	04/10/2025	01
193 & 251 Marriott Street – Westbury – Subdivision Bushfire Hazard Report: GPM 25 - 033.	Justin Cashion – Ground Proof Mapping Pty Ltd	09/09/2025	01
Bushfire Hazard Management Plan: GPM 25 – 033 (Overall & Proposed Lot 2)	Justin Cashion – Ground Proof Mapping Pty Ltd	09/09/2025	01

<sup>&</sup>lt;sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.

Planning Certificate from a Bushfire Hazard Practitioner v5.0

Page 1 of 5

Document Set ID: 2239277 Version: 1, Version Date: 28/10/2025

#### 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

	E1.4 / C13.4 – Use or development exempt from this Code			
	Compliance test Compliance Requirement			
$\boxtimes$	E1.4(a) / C13.4.1(a)	Insufficient increase in risk. <b>Proposed New Lot 1</b> (with existing dwelling). As a part of this subdivision proposal, this existing title (207706/1) is being decreased in size to the south by 9795m². This relatively new dwelling (constructed) was assessed under BHMP & BHR, GPM 21 – 043 obtaining a BAL 12.5 Solution. This subdivision does not impact/alter on any compliance requirements stipulated under BHMP & BHR, GPM 21 – 043.		
		<b>Proposed New Lot 3</b> (. As a part of this subdivision proposal, this existing title (221481/1), consisting of an existing dwelling, is increasing size to the north by 4620m², which actually allows for more HMA to the north of the existing dwelling. This existing dwelling now can achieve a BAL 19 HMA solution, where it could not before (please refer to GPM 25 – 033 BHMP).		

E1.5.1 / C13.5.1 – Vulnerable Uses		
Acceptable Solution	Compliance Requirement	
E1.5.1 P1 / C13.5.1 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.	
E1.5.1 A2 / C13.5.1 A2	Emergency management strategy	
E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan	

E1.5.2 / C13.5.2 – Hazardous Uses		
Acceptable Solution Compliance Requirement		
E1.5.2 P1 / C13.5.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.	
E1.5.2 A2 / C13.5.2 A2	Emergency management strategy	

Planning Certificate from a Bushfire Hazard Practitioner v5.0

Page **2** of **5** 

E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan	
E1.6.1 / C13.6.1 Subdivision: Pro	vision of hazard management areas	
Acceptable Solution	Compliance Requirement	
E1.6.1 P1 / C13.6.1 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.	
E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk.	
E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides for both BAL 19 and BAL 12.5 DTS Solution for proposed new Lot 2.	
E1.6.1 A1© / C13.6.1 A1©	Consent for Part 5 Agreement/Burdening Covenants	
E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access		
Acceptable Solution	Compliance Requirement	
E1.6.2 P1 / C13.6.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.	
E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk	
E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access will comply with relevant Tables for proposed new Lot 2.	
purposes	rovision of water supply for fire fighting	
Acceptable Solution	Compliance Requirement	
E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk.	
E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table	
E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective	

Planning Certificate from a Bushfire Hazard Practitioner v5.0

Page 3 of 5

E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply will comply with relevant Table for proposed new Lot 2.
E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner						
Name:	Justin C	ashion		Phone No:	0487 476 479	
Postal Address:	PO Box	1027, Launceston, 7250		Email Address:	justin@groundproofm	napping.com.au
Accreditat	ion No:	BFP – 112		Scope:	1,2,3A, 3B &	3C
6. Ce	ertificati	on				
		ordance with the autho osed use and develop		Part 4A of	the <i>Fire Servic</i>	e Act
	Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures.					
The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant <b>Acceptable Solutions</b> identified in Section 4 of this Certificate.						
Signed: certifier						
Name:	me: Justin Cashion Date: 09/09/2025					
			Certificat Number		- 033	
			(for Practit	ioner Use or	nlv)	

JD Consulting

ABN 42410316529

PO Box 8

Riverside Tas 7250

Mob: 0457469617

Email: jldoherty581@bigpond.com

## Onsite Wastewater Assessment – Proposed 3 lot Subdivision

at

# 193 Marriott Street, Westbury CT 207706/1

Prepared for

J & D.A. Glasby

Prepared by James Doherty

Date of Report 22.9.2025

## Page | 1

#### TABLE OF CONTENTS

Sc	ope		2
1	Intro	oduction	4
	1.1	Site Conditions	4
	1.2	Site Orientation and Neighbouring Properties	4
	1.3	Soil Survey and Permeability	4
	1.4	Environmental Risk	4
	1.4.	Proximity to waterways	4
	1.4.2	Proximity to Wells and/or Bores	5
	1.4.3	3 Existing wastewater system	5
2	Dev	elopment Proposal – Wastewater	5
3	Con	clusion	5
4	Reco	ommendations	6
Αŗ	pendic	ces	7
ΑI	PPEND	DIX A – Plan of Subdivision	7
ΑI	PPEND	DIX B – Test Hole Locations	8
ΑI	PPEND	DIX C – Test Hole Profiles	9
Αŀ	PPEND	DIX D – Site photos 19 September 2025	11

#### Scope

This report is to detail the proposed 3 lot subdivision at 193 Marriott Street, Westbury (CT 207706/1) prepared for J & D.A Glasby.

The land proposed for the 3-lot subdivision is 2.137ha in area and is located to the eastern side of Marriott Street and to the south of the intersection of Marriott Street and Suburb Road. The land is not in the Taswater service area for water or sewer services.

The current lot contains a residential dwelling and outbuildings, which are in the northern section of the current lot (see proposed subdivision layout proposed by Cohen & Associates dated 4 September 2025).

The owners are proposing to subdivide the existing land parcel into 3 separate lots with lot 1 retaining the dwelling, the outbuildings and the existing onsite wastewater system which comprises of a septic tank and two absorption beds. Lot 2 is a vacant lot and has been used for the running of livestock. Lot 3 is proposed as an extension of land to the neighbouring property at 251 Marriott Street.

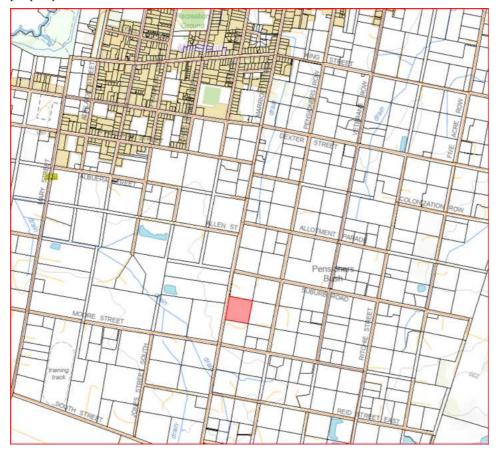


Figure 1 Locality map.

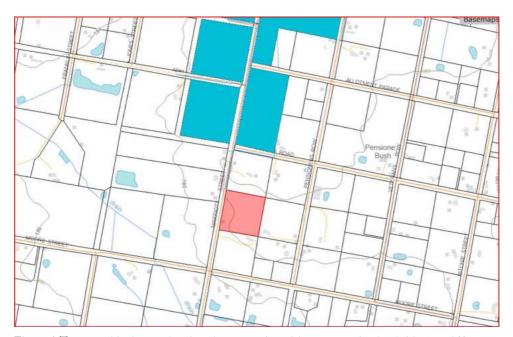


Figure 2 Topographical map showing the properties with water service land (blue) and 10m contour lines.



Figure 3 Aerial view showing contour lines and title details

#### 1 Introduction

JD Consulting has been engaged by Mr John Glasby to undertake a site investigation of the land to determine its suitability for wastewater disposal from the proposed subdivision.

The area of land proposed for subdivision is approximately 2.137ha and is zoned Rural Living. The owners intend to submit a planning application to Meander Valley Council seeking approval to subdivide the land into 3 lots with lot 1 being 1.12ha in area, lot 2 being 5175m² in area and lot 3 which will be adhered to No 251 Marriott Street being 4620m² in area.

The onsite wastewater report for the proposed development is based on the principles contained within Appendix B of AS/NZS 1547:2012 (Site and Soil Evaluation for Planning Rezoning, and Subdivision of Land) and provides preliminary recommendations on the type of wastewater disposal system suited to the location.

#### 1.1 Site Conditions

The site proposed for the 3-lot subdivision covers an area of approximately 2.137ha.

The land proposed for lots 1 is currently developed and is located on the 190m contour with the slight slope to the southwest and the northeast. Lots 2 & 3 are undeveloped and almost square in shape with the land on lot 2 sloping east to west towards Marriott Street. Lot 3 has a slight slope to the west and to the northeast.

The LIST map does not show the land or the surrounding area as being in a landslide hazard area.

#### 1.2 Site Orientation and Neighbouring Properties

Lot 1 is north facing with the land having a slight slope to the southwest and northeast. The existing dwelling and outbuildings along with the onsite wastewater system will remain on this lot.

Lot 2 would be west facing with the land sloping from east to west towards Marriott Street. The land is currently vacant and undeveloped.

Lot 3 would be north facing with the land sloping with the land sloping to the west and the northeast. The lot is currently vacant and undeveloped.

#### 1.3 Soil Survey and Permeability

A site and soil investigation was carried out by Warren Newell of EAW Geo Services in 2021 for the purpose of designing the onsite wastewater system for the dwelling. The onsite wastewater system was submitted to and approved by Council and has since been installed.

Test holes were augered on both lots 2 & 3. The soil profile indicated that the soil within lots was similar in character, a shallow loam topsoil overlying a Cl clay to 1.5m. The soil profile of the test holes is included in Appendix C.

#### 1.4 Environmental Risk

#### 1.4.1 Proximity to waterways

There is an existing dam on 180 Marriott Street, but this would be 340+metres from the roadside property boundary and is separated by the road. are no waterways within proximity to the development.

23-2025 3 lot subdivision – 193 Marriott Street, Westbury 22.9.2025

Document Set ID: 2239277

#### 1.4.2 Proximity to Wells and/or Bores

There are no wells or bores within the proposed development. While there are bores in the area, the nearest bore is over 400 metres north/northwest of the proposed development.

#### 1.4.3 Existing wastewater system

There is an onsite wastewater system connected to the existing dwelling. The system consists of a standard septic tank and two absorption beds. The system was designed in 2021 and isn't showing any sign of failure or sub-standard operation such as odour, pooling or leakage.

The developed properties around this area are all individually serviced by onsite wastewater systems of different types and brands. Some are primary treatment systems, while others are secondary treatment systems

#### 2 Development Proposal – Wastewater

The following proposal is based on the construction of residential dwelling.

Given the soil is predominantly Cl clay, lots 2 and 3 may be suitable for a conventional wastewater system such as a septic tank and absorption trenches but will be dependent on the location and the number of bedrooms (occupancy) of the dwelling.

While a dwelling constructed towards the western boundary of lot 2 could have a gravity onsite wastewater system, lot 3 would require the wastewater to be pumped from the outlet of the septic tank to the absorption beds.

The above may not be the best type of system for lots 2 & 3 given the shallow layer of topsoil to clay. These lots may require a Secondary Treatment System (STS) with the secondary wastewater being discharged by either surface spray or subsurface drip irrigation to a designated land application area. The actual type of wastewater system will need to be determined and submitted to council for approval as part of the building/plumbing application.

Please note that to meet the regulatory requirements for surface irrigation of secondary treated wastewater the wastewater will need to be chlorinated as the E.coli count should not exceed 10cfu/100ml of sample.

The area of land required for the disposal of secondary will vary depending on the size (No of bedrooms) and occupancy of the dwelling. As guide, a 3-bedroom dwelling on rainwater tanks using a primary treatment system would require 120-150sq metres for the disposal of wastewater. Where a secondary treatment system was installed and the wastewater was discharged either by surface spray or inground drip irrigation, the area required would be  $200\text{m}^2$ .

An area of similar size will be required to be set aside as a Reserve Area for future.

#### 3 Conclusion

It is my opinion that the land is suitable for the proposed development.

Lot 2 is are suitable for the construction of a residence with onsite wastewater treatment and disposal. The land application area will need to meet the requirements of Clause 3 – (Standards for Wastewater Land Application Areas) of the Director's Guidelines for On-site Wastewater Management Systems v2.0 dated20 November 2017 or Appendix R of AS/NZS1547:2012.

Lot 3 will be an addition to the existing property at 251 Marriott Street and at this time there is no intention of developing it.

23-2025 3 lot subdivision – 193 Marriott Street, Westbury 22.9.2025

Document Set ID: 2239277

As stated previously, the existing wastewater system on lot 1 is working satisfactorily and does not require upgrading or replacing at this time

#### 4 Recommendations

Johnty

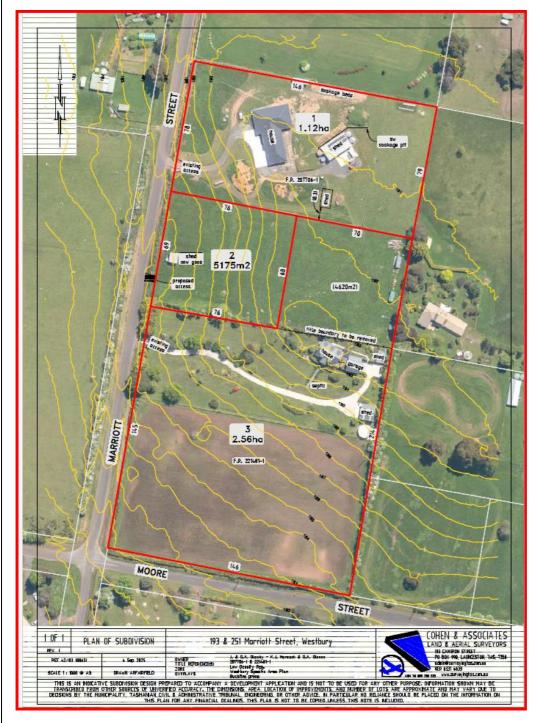
It is recommended that,

- 1. The application for the proposed 3 lot subdivision is approved for onsite wastewater disposal with site specific requirements applied where applicable.
- 2. The final determination on the type of treatment system (Septic tank, STS or other (including brand name) and the wastewater disposal layout will need to be provided to the Council at building/plumbing permit stage.

James Doherty JD Consulting Date: 22.9.2025

## Appendices

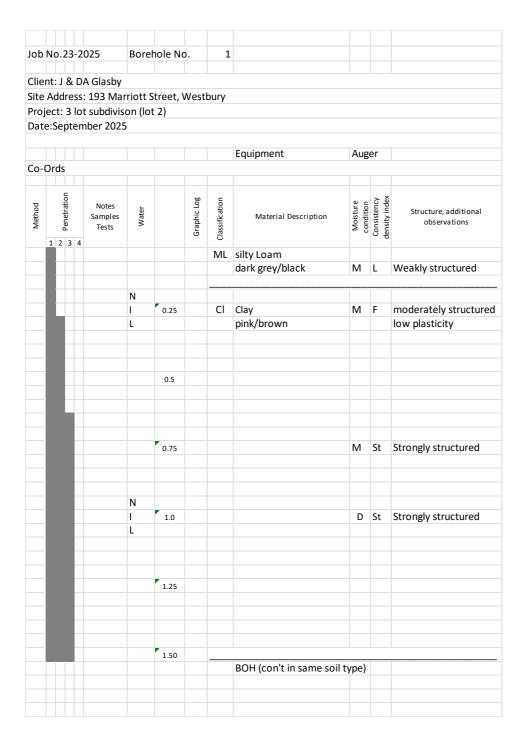
APPENDIX A – Plan of Subdivision

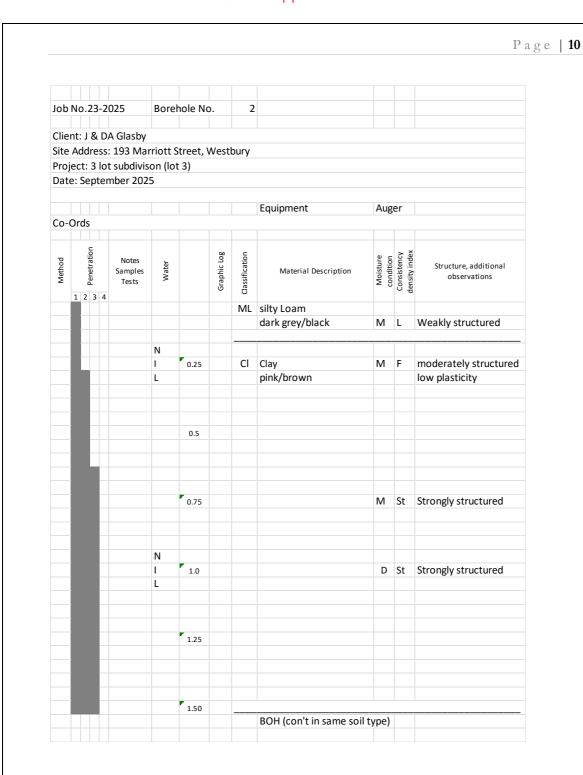


## APPENDIX B – Test Hole Locations



#### APPENDIX C – Test Hole Profiles





## APPENDIX D – Site photos 19 September 2025



photo 1 Test hole lot 2 facing north



photo 2 Test hole lot 2 facing east



photo 3 Test hole lot 2 facing south



photo 4 Test hole lot 2 facing west



photo 5 Soil from test hole on lot 2



photo 6 Lot 3 facing north



photo 7 Lot 3 facing east



photo 8 Lot 3 facing south



photo 9 Lot 3 facing west



ADRIAN R. FAIRFIELD, DIRECTOR

103 Cameron Street PO Box 990 Launceston TAS 7250

> Office: (03) 6331 4633 admin@surveyingtas.com.au www.surveyingtas.com.au

Our ref: 42-83 (8865)

29 September 2025

Meander Valley Council P O Box 102 WESTBURY TAS 7303

Via Email

To whom it may concern,

Re: Development Application – 3 Lot Subdivision 193 and 251 Marriott Street, Westbury

We are pleased to submit this Development Application for the proposed subdivision at the above address.

#### We enclose:

- PDF copy of the proposed Plan of Subdivision
- · Copy of the relevant titles
- Bushfire Hazard Assessment and Management Plan prepared by Justin Cashion
- Planning Scheme Supportive letter prepared by Rebecca Green & Associates
- Onsite Waste Water Disposal Assessment and Report prepared by JD Consulting
- Application for Planning Approval

Please forward the invoice for the planning application to admin@surveyingtas.com.au.

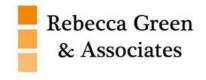
We seek Council's approval for the subdivision and will be pleased to supply additional information as required.

Yours faithfully,

Adrian Fairfield of

Cohen & Associates Pty. Ltd.

Encl.



Planning Department Meander Valley Council PO Box 102 WESTBURY TAS 7303

28 September 2025

Dear Sir/madam,

#### RE: Planning Application, Subdivision – 193 and 251 Marriott Street, Westbury

This letter is prepared in support of a proposal for Cohen & Associates Pty Ltd on behalf of J. & D.A. Glasby and K.J Hancock & D.A. Dienes for a three-lot subdivision, boundary adjustment at land identified in F.R. 207706/1 and F.R. 221481/1. An existing single dwelling and outbuildings are located on proposed Lot 1 as well as Lot 3.

Two lots currently exist; the subdivision will create one additional lot. An area of 4620m² is to be transferred to 251 Marriott Street (Lot 3), and the balance subdivided into two lots (Lots 1 and 2). Lot 1 will maintain existing access to Marriott Street and Lot 3 will maintain existing access to Marriott Street. One new access is proposed to proposed Lot 2; no additional works are proposed.

Lot number	Area	Frontage
1	1.12ha	Min. 78m to Marriott Street
2	5175m <sup>2</sup>	Min. 69m to Marriott Street
3	2.56ha	Min. 145m to Marriott Street
		Min. 146m to Moore Street

The subject land is zoned Low Density Residential within the Tasmanian Planning Scheme - Meander Valley Local Provisions Schedule, effective 19<sup>th</sup> April 2021, the subject land is also within the MEA-S11.0 Westbury Specific Area Plan and subject to the Bushfire-Prone Areas Code.

MEA-S11.0 Westbury Specific Area Plan

MEA-S11.8 Development Standards for Subdivision

MEA-S11.8.1 Lot Design



**A1** – Lot 3 complies with A1 (a), whereby the area of Lot 3 will be greater than 1ha (2.56ha), and able to contain a 70m diameter circle with a gradient not steeper than 1 in 5 and existing buildings are consistent with the setback required in clause MEA-S11.7.1 A1 and A2.

**P1** – The proposal complies with the performance criteria for proposed Lot 1 and Lot 2. The existing shed on proposed Lot 1 will be less than 15m to the proposed boundary, whilst being greater than 1ha. Lot 2 will be 5175m<sup>2</sup>.

- (a) The existing two titles comprise a total area of 4.1975ha, which allows for up to 3 lots for each 2ha, three lots proposed;
- (b) Proposed Lot 1 and proposed Lot 3 will each have an area of at least 1ha (1.12ha and 2.56ha respectively);
- (c) Each lot proposed in a plan of subdivision is capable of containing a circle of not less than 60m diameter as demonstrated by the Plan of Subdivision and each lot is at least 5000m². All lots have sufficient usable areas and dimensions suitable for the existing residential use. The proposal has had regard to all relevant subclauses a. through to j. The topography is relatively flat land, due to the topography and size of the proposed lots, no additional vegetation screening is proposed. The existing access crossovers available, together with the proposed access crossover for Lot 2 minimises vegetation clearance. The lot sizes proposed are adequate for provision of existing drainage and on-site wastewater disposal. An Onsite Wastewater Assessment, prepared by JD Consulting demonstrates that each lot is capable of continuing to accommodate either existing use and development, or in the case or proposed Lot 2, being suitable for the construction of a dwelling with onsite wastewater treatment and disposal.

#### Low Density Residential Zone 10.6 Development Standards for Subdivision 10.6.1 Lot Design

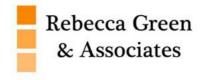
**A1** – Not applicable, in accordance with MEA-S11.8.1 the provision of the specific area plan is in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

**A2** – The proposal complies for Lots 1, 2 and 3; each lot is to be provided with a frontage not less than 20m.

A3 - Each lot is provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority. No new access is proposed to Lot 1 or Lot 3, a condition could be placed upon any approval requiring any upgrades to Council standards, if deemed necessary. One new access is proposed to Lot 2, and will be constructed to Council standards.

#### 10.6.2 Roads

A1 – Proposal complies, the subdivision does not include any new roads.



#### 10.6.3 Services

A1 – Each lot is not capable of being connected to a full or limited water supply service.

A2 – Each lot is not capable of being connected to a reticulated sewerage system.

**P2** – The existing residence on Lot 1 and the existing residence on Lot 3 are provided with an existing on-site wastewater treatment system adequate for the existing use and development of the land. Adequate setbacks to proposed boundaries have been provided from the existing infrastructure. An Onsite Wastewater Assessment, prepared by JD Consulting demonstrates Lot 2 being suitable for the construction of a dwelling with onsite wastewater treatment and disposal.

**A3** – Each lot is not capable of being connected to a public stormwater system.

**P3** – The existing residence on Lot 1 and the existing residence on Lot 3 are provided with an existing onsite stormwater collection (tanks) and disposal on site. This is wholly contained within the boundaries of these new lots. Lot 2 is adequate in size to accommodate a future onsite stormwater system.

#### CODES

#### C2.0 Parking and Sustainable Transport Code

Proposal complies where relevant to C2.5.1, no changes to existing parking arrangements for the Lot 1 and Lot 3 is proposed, at least 2 car parking spaces are existing and provided on site. Lot 2 is of sufficient area to accommodate future car parking provisions at the time of further use and development.

#### C13.0 Bushfire-Prone Areas Code

Attached to this submission is a Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan prepared by Justin Cashion BFP—112, dated: 10 September 2025 demonstrating compliance with the relevant acceptable solutions.

The proposal is considered to be consistent with the Tasmanian Planning Scheme - Meander Valley and should therefore be considered for approval.

Kind Regards,

Rebecca Green

Senior Planning Consultant m – 0409 284422

e-admin@rgassociates.com.au

#### 13.2.8 Agency Consultation - Tasnetworks

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

**Sent:** Wed, 8 Oct 2025 13:53:00 +1100

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

Subject: RE: PA\26\0080 - New Application - 193 and 251 Marriott Street, Westbury -

Subdivision - CN25-234309

Hi.

Thank you for your email on 30/09/2025 referring to the above development.

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

As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot, with a new connection required for the proposed lot 2.

It is recommended that the customer or their electrician submit an application via our website portal found here <a href="https://www.tasnetworks.com.au/Connections/Connections-Hub">https://www.tasnetworks.com.au/Connections/Connections-Hub</a> to establish an electricity supply connection to lot 2.

Best Regards, Shehan.

Shehan Mendis Customer Relationship Specialist Distribution Customer Account Management

P 03 6271 8408 E shehan.mendis@tasnetworks.com.au 1–7 Maria St, Lenah Valley 7008 PO Box 606, Moonah TAS 7009

www.tasnetworks.com.au





**From:** Planning - Meander Valley Council **Sent:** Tuesday, 30 September 2025 3:21 PM

To: Council Referrals

Document Set ID: 2226978 Version: 1, Version Date: 08/10/2025

### 13.2.9 Agency Consultation - Taswater

From: "TasWater Development Mailbox" < Development@taswater.com.au>

**Sent:** Tue, 14 Oct 2025 14:17:43 +1100

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

Subject: SPAN – No Conditions Advice – TWDA 2025/01214-MVC, for council permit

PA\26\0080 | 193 Marriott St, Westbury

Thank you for forwarding this application for development.

TasWater has assessed the application and has determined that the proposed development does not require a submission from TasWater, as the proposed development will not;

- a. Increase the demand for water supplied by TasWater; or
- b. Increase the amount of sewage or toxins that is to be removed by, or discharged into, TasWater sewerage infrastructure; or
- c. Damage or interfere with TasWater works; or
- d. Adversely affect TasWater operations.

This email is not to be considered a Submission to the Planning Authority Notice, pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) and is for information only.

If you have any queries, please contact me.

Regards

### **Shaun Verdouw**

Senior Development Assessment Officer

Please Note: My final day at TasWater will be Wednesday 29<sup>th</sup> October. Any emails sent after this time must be sent to <a href="mailto:development@taswater.com.au">development@taswater.com.au</a>.



**M** 0467 901 425

**E** Shaun.Verdouw@TasWater.com.au

A 36-42 Charles Street, Launceston, TAS 7250

\_

### taswater.com.au



Disclaimer

Document Set ID: 2229347 Version: 1, Version Date: 14/10/2025

## 13.2.9 Agency Consultation - Taswater

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Document Set ID: 2229347 Version: 1, Version Date: 14/10/2025

### 13.2.10 Agency Consultation - Land Titles Office

From: "plansIto" <plansIto@nre.tas.gov.au>
Sent: Wed, 12 Nov 2025 13:39:19 +1100

To: "Planning - Meander Valley Council" <planning@mvc.tas.gov.au>
Cc: "Brenton Josey" <Brenton.Josey@mvc.tas.gov.au>;"Jana Rockliff"

<jana.rockliff@mvc.tas.gov.au>

Subject: RE: Query about historic titles - 251 Marriott Street Westbury (CT: 221481/1)

Attachments: HistoricFolio-2734-77.pdf

### Hi Brenton

I have found nothing in our records that this title was owned by RC & AL Beveridge.

Our records show that the land was transferred from Cooney to Weeding in 1970.

### Kind Regards



Damien Daniels | Senior Technical Officer Plan Services | Land Titles Office Heritage and Land Tasmania

## **Department of Natural Resources and Environment Tasmania** GPO Box 541, Hobart, TAS 7001

T: (03) 6165 4444

E: planslto@nre.tas.gov.au W: www.nre.tas.gov.au



In recognition of the deep history and culture of this island, I acknowledge and pay my respects to all Tasmanian Aboriginal people; the past and present custodians of the land.

From: Titles Enquiries

Sent: Wednesday, 12 November 2025 12:02 PM

To: plansito

Subject: FW: Query about historic titles - 251 Marriott Street Westbury (CT: 221481/1)

Thanks

### Sandra Maxfield

Sandra Maxfield | Examiner Land Titles Office | *Land Tasmania* 

Department of Natural Resources and Environment Tasmania 134 Macquarie Street Hobart TAS 7000

Document Set ID: 2248420 Version: 1, Version Date: 12/11/2025

### 13.2.10 Agency Consultation - Land Titles Office

GPO Box 541 Hobart TAS 7001

www.nre.tas.gov.au | www.nre.tas.gov.au/land-tasmania/land-titles-office

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Sent: Tuesday, 11 November 2025 3:07 PM

To: Titles Enquiries < Titles. Enquiries@nre.tas.gov.au>

Cc: Brenton Josey < Brenton. Josey@mvc.tas.gov.au >; Jana Rockliff

<jana.rockliff@mvc.tas.gov.au>

Subject: Query about historic titles - 251 Marriott Street Westbury (CT: 221481/1)

Good afternoon,

As part of the assessment of an application for subdivision, Council has received a representation disputing the title configuration and ownership of 251 Marriott Street Westbury (CT: 221481/1). Representation attached.

The representation appears to dispute the current title boundaries of CT: 221481/1, appearing to suggest that the title is not one title.

I have had a brief look through historic title documents on the List and I am not finding anything to support the claim.

I note this folio plan has a cancelled stamp on it, not sure if that has any relevance?

Are you able to confirm the attached title documents are the correct document and that there are no outstanding historical matters which might mean the CT: 221481/1 shown on the List and the title documents is incorrect.

Due to Council meeting agenda deadlines, a response before 19 November would be greatly appreciated.

Happy to discuss, Kind regards, Brenton

# Planning - Meander Valley Council

Meander Valley Council

E: planning@mvc.tas.gov.au P: 03 6393 5300



26 Lyall Street Westbury, TAS 7303

Document Set ID: 2248420 Version: 1. Version Date: 12/11/2025

### 13.2.10 Agency Consultation - Land Titles Office



PO Box 102, Westbury Tasmania 7303

### WWW.MEANDER.TAS.GOV.AU

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### ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE-REGISTERED FOR OFFICE CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2734

Cert.of Title Vol.431 Fol.88

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto be any name and affixed my seal.

DESCRIPTION OF LAND

TOWN OF WESTBURY

FIVE ACRES AND TWENTY NINE PERCHES on the Plan hereon

FIRST SCHEDULE (Continued overleaf)

ALBERT JAMES COONEY of Westbury, Farmer

SECOND SCHEDULE (Continued overleaf) NIL.

CANCELLED

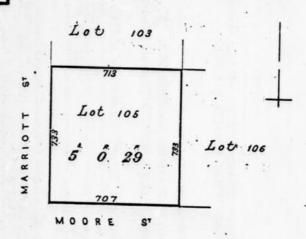
20 JAN 1995

NEW TITLE ISSUED

Lot 1 of this

THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

REGISTERED NUMBER



Lot 105 Sec.A.m. Gtd.to L. McNamara Meas.in Links FIRST Edition. Registered 23 JUL 1970

Transfer A313611 R. R. Bowater Derived from C.T. Vol.431 Fol.88

Document Set ID: 2248420

Version: 1, Version Date: 12/11/2025

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			XX.	W		

	FIRST S	SCHEDULE (continued)			(5.7)
INSTRUMENT	REGISTERED PROPR	HETOR	RECORDED	Signature	e of Recorder Titles
Nature Number APPLICATION B795780	The name of the second registere SHEILA GLADYS WILLIAMS	d proprietor is	22.11.1994(n	oon Min A	
	SECONO	O SCHEDULE (continued)			-
INSTRUMENT	PARTICULARS	RECORDED	Signature of Recorder of Titles	Number	ANCELLATION Signature of Recorder of Titles

## 14. Development and Regulatory Services

14.1. Land Use Planning and Approvals (Development Assessment Panels) Bill 2025 Version 2 2025 Submission

File Reference S13-09-011

**Report Author** Thomas Wagenknecht

Senior Strategic Planner

**Authorised By** Krista Palfreyman

Director Development and Regulatory Services

**Decision Sought** Approval of the submission on the Draft Land Use Planning and

Approvals Amendment (Development Assessment Panels) Bill 2025

as its submission to the State Planning Office.

**Vote** Simple majority

### Recommendation

That Council approves the Meander Valley Council's Submission – Land Use Planning and Approvals (Development Assessment Panels) Bill 2025 Version 2 (Attachment 1) as its submission to the public exhibition of the Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025 Version 2.

### Report

The State Government has released an updated *Land Use Planning and Approvals* (*Development Assessment Panels*) *Bill 2025* Version 2 (DAP Bill 2025 v2) for consultation, from 7 November to 12 December 2025. A copy of the Draft Bill is available at: <a href="https://www.stateplanning.tas.gov.au/have-your-say">https://www.stateplanning.tas.gov.au/have-your-say</a>.

The State Planning Office website notes that it anticipates that the revised Bill will be tabled in Parliament during 2026.

This follows the tabling of a previous version of the Draft Bill in November 2024 that did not pass the Legislative Council. Further consultation, in April 2025, occurred prior to the State election. The Council provided submissions on all previous versions of the Draft Bill.

Previous submissions expressed opposition to the establishment of any form of Development Assessment Panel that would:

- 1. remove Council's current responsibility to act as Planning Authority;
- 2. remove the right of third parties to merits-based appeal; and
- 3. confer powers to the Minister to compel a council to initiate amendments to its respective Local Provisions Schedule.

The Draft DAP Bill 2025 v2 is relatively unchanged, albeit with two notable modifications:

- removal of the ability for the Minister to direct a Planning Authority to prepare a draft amendment to its Local Provisions Schedule (following the Commission requesting the council to reconsider its rejection of a draft amendment).
- removal of the ability for the Minister to have discretion to refer an application to a DAP for determination, including removal of the associated criteria.

Other procedural and technical changes have been made. These changes are more fully listed in Section 4.2 of the background report (see Attachment 2).

These modifications to the Draft Bill 2025 v2 are beneficial and do resolve some of the Council's previously raised concerns, notably the ability for the Minister to compel a council to initiate amendments to its respective Local Provisions Schedule where Council has already determined not to do so.

The Draft Bill 2025 v2 does not, however, resolve concerns about the removal of the right of third parties to merit-based appeals nor the removal of Council's current responsibility to act as Planning Authority. It is also important to note that the exhibited Background Report states that the removed elements may be considered through a separate amendment Bill.

The *Draft Land Use Planning and Approvals Amendment (Development Assessment Panel) Bill 2025* Version 2 was discussed with Councillors at the November Workshop.

A summary of the previously raised concerns and responding comments are provided within the recommended submission (Attachment 1).

The recommended submission notes the beneficial changes made, outlines the Council's continued concerns and represents the continued effort to ensure that ongoing reform to the Resource Management and Planning System occurs though appropriate and reasonable changes to legislation and statutory documents, rather than the implementation of an unnecessary and convoluted Development Assessment Panel model.

### **Attachments**

- 1. Meander Valley Council Submission Draft DAP Bill 2025 v2 [14.1.1 4 pages]
- 2. Background Report Draft DAP Bill 2025 v2 [14.1.2 20 pages]

### Strategy

Supports the objectives of Council's strategic future direction

- 1. Cultivating a diverse, unified and empowered community
- 5. Delivering responsible leadership and governance

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit *https://www.meander.tas.gov.au/plans-reports* to visit.

### **Policy**

Not applicable

### Legislation

Land Use Planning and Approvals Act 1993

### Consultation

The Council would be participating in the consultation process being undertaken by the State Planning Office by making a submission.

### **Budget and Finance**

Not applicable

### **Risk Management**

In making a submission within the timeframes, the Council ensures its views are considered.

### **Alternate Motion**

Council can adopt the Recommendation with amendments.



10 December 2025

State Planning Office Department of State Growth GPO Box 536 Hobart TAS 7001

To whom it may concern,

## SUBMISSION ON THE DRAFT LAND USE PLANNING AND APPROVALS (DEVLOPMENT ASSESSMENT PANELS) BILL 2025

I write to provide the Meander Valley Council's (Council) submission in response to the draft Land Use Planning and Approvals (Development Assessment Panels) Bill 2025 (the draft Bill) currently open for consultation. Council considered this matter at its meeting on 9 December 2025 and resolved to make the following submission.

In principle, Council is on the record that it opposes the proposed legislative reform in its entirely, with the particular reference to:

- (i) the establishment of any form of Development Assessment Panel that would remove Council's current responsibility to act as Planning Authority;
- (ii) Removal of the right of third parties to merits-based appeal; and
- (iii) Conferring powers to the Minister to compel a council to initiate amendments to its respective Local Provisions Schedule.

Council welcomes the removal of the ability for the Minister to direct a Planning Authority to prepare a draft amendment to its Local Provisions Schedule (following the Commission requesting the council to reconsider its rejection of a draft amendment) and the removal of the ability for the Minister to have discretion to refer an application to a DAP for determination. However, Council is concerned that the State Planning Office has inferred that these elements are likely to be proposed again through a separate amendment bill.

Noting that the model continues to remove both Council's current responsibility to act as Planning Authority and the removal of the right of third parties to merits-based appeal, Council's position continues to be that there is no demonstrated need nor sufficient evidence-base to support any purported merits of establishing the proposed DAP process

and the additional resource burden that such a regulatory process would require of the State and local governments.

### **Response to Previous Engagement**

Upon review of the Report on Consultation – DAP Framework Position Paper, it is clear that many submissions raise similar issues to those being raised by Council. The primary concerns raised by the Council in previous submissions, and responding comments in relation to the draft DAPs Bill 2025 v2, is provided below:

**Table 1: Summary of Previously Raised Concerns and Responding Comments** 

Previously Raised Concerns	Comments
The Draft Bill is a gross overreaction to isolated incidents and would unduly curtail local decision-making that is already subject to a merits-based appeal.	Unresolved.  Simpler avenues to managing the role of Councillors as a planning authority, particularly in circumstances of perceived or actual conflicts of interest, should be explored instead.
Decisions will not be representative of local ratepayers and will lack a fine grain understanding of the values held by the local community.	Unresolved.  This core concern is not allayed by relying on the precedence of other existing approval mechanisms such as Major Projects and the Tasmanian Planning Commission.
Absence of merit-based appeal process for third parties.	Unresolved.
Decision makers will not be held accountable for their decision to the community and Councils will be left to bear the regulatory burden and costs of these decisions regardless of Council itself opposed the proposal.	Unresolved.
The role of Councillors, to act as both representatives of their community and as Planning Authority, is a type of conflict that is already actively managed by Councillors.	No change.

Referral triggers are too broad and ambiguous.	Resolved.  The relevant 'broad and ambiguous' triggers have been removed.
Can Council make representation to the applications or recommend refusal?	Unresolved.  A Council, as a reviewing entity, must still suggest terms and conditions that should be imposed on a permit if it is granted, even if the Council is of the opinion that the application should be refused. The assertion that the DAPs process would enable Councils to better represent their communities through advocacy – by removing them from their role as the planning authority - is contradicted by the role it must play in the assessment process.
That the process should align with current discretionary planning assessment processes, rather than combined permit and amendment processes.	No change.
Minister intervention only serves to increase the politicisation of planning approval processes.	Sufficiently resolved.  Removal of the involvement of the Minister in determining DAP referrals, and the corresponding referral triggers, is welcomed.
Timeframes remain extremely tight and unlikely to be met without additional resourcing with local government and the Tasmanian Planning Commission.	Partially resolved.  Additional clauses have been introduced that provide for additional time for the Commission to determine the application and to validate any application decision made outside of the statutory timeframes. The new timeframe is in the order of 112 days to progress through the DAPs process, exclusive of stop clock days. The Background Report outlines that a cost recovery model will be adopted for a DAP assessment, including Council involvement.

Financial costs to Council, and their	Partially resolved.
ability to recoup costs, are unclear.	While they remain broadly unclear, it is noted that fee structures for Council's involvement in
	the DAP process are intended to be subject to separate consultation if the legislation is
	passed by Parliament.

### **Conclusion**

The Resource Management and Planning System does not need an additional process to address a few rare circumstances, it needs its core strategic statutory documents to be operational and in good working order. The time, effort and resources of the Minister and the State Planning Office would be far better served by facilitating the review of the Regional Land Use Strategies and completing the review of the Tasmanian Planning Scheme.

Council looks forward to seeing the elements of the Resource Management and Planning System that require immediate improvement, such as the elements mentioned above, to be prioritised in the near future.

Regards

Wayne Johnston

Mayor

## 14.1.2 Background Report Draft DAP Bill 2025 V2



# Revised Land Use Planning and Approvals (Development Assessment Panel) Bill 2025

**Background Report for Consultation** 

October 2025





We acknowledge and pay our respects to all Aboriginal people in Tasmania; their identity and culture.

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## **Table of Contents**

1.0	Introduction	4
2.0	Glossary	4
3.0	Background	5
4.0	Issues raised during consultation	6
4.1	General issues	6
4.2	Modifications in response to issues	9
5.0 S	Summary of revised DAP Bill 2025	11
5.1	DAP framework	11
to it	Removal of Ministerial Direction to a planning authority to prepare a draft amendr	12
6.0 N	lext Steps	12
ATT	ACHMENT 1	13
ATT	ACHMENT 2	14
ATT	CHMENT 3 – DAP Flow Diagram	19

### 1.0 Introduction

In July 2023, the Premier of Tasmania, the Honourable Jeremy Rockliff MP, announced the preparation of new legislation to introduce independent Development Assessment Panels (DAPs) to provide an alternative planning pathway for certain development applications.

The draft Bill proposes to amend the *Land Use Planning and Approvals Act 1993* (the Act) by providing a process for development applications to be determined by a DAP established by the Tasmanian Planning Commission (TPC). The TPC already establish panels to, among other matters, assess Major Projects, Projects of State Significance and determine planning scheme amendments.

The stated intent for introducing DAPs was 'to take the politics out of planning' by providing an alternate approval pathway for more complex or contentious development applications. The draft Bill also responds to the potentially conflicted roles of Councillors who are required to act as a planning authority, applying the planning scheme and determining development applications, while also representing the interests of their constituents.

The alternate pathway is optional and allows an independent assessment to be undertaken against the existing planning scheme requirements.

The process still involves councils as a referral entity, ensuring the interests of councils are taken into consideration in the assessment. Community consultation is also central to the process with similar provisions for public notification and exhibition however those making submissions are invited to attend public hearings to discuss the matters raised.

## 2.0 Glossary

Act – Land Use Planning and Approvals Act 1993

DAP - Development Assessment Panel

EMPCA – Environmental Management and Pollution Control Act 1994

EPA - Environmental Protection Authority

SPO - State Planning Office

TasCAT – Tasmanian Civil and Administrative Tribunal

TPC - Tasmanian Planning Commission

## 3.0 Background

The State Planning Office (SPO) prepared a <u>Development Assessment Panel (DAP)</u> <u>Framework Position Paper</u> (the Position Paper) to explore the introduction of an alternative assessment pathway. The Position Paper included a draft DAP framework, based on statements made in the Premier's announcement and initial consultation with key stakeholders. Submissions were invited on matters raised in the Position Paper and on the draft framework. There were 542 submissions received during the consultation period on the Position Paper which are published on the <u>Planning in Tasmania website.</u>

A <u>Report on Consultation - DAP Framework Position Paper</u> (Report on Consultation) was published in October 2024. The Report on Consultation summarised the issues raised in the submissions, provided a response to those issues and outlined a revised DAP framework and model for the Minister to direct a planning authority to prepare a draft amendment to its LPS.

The findings from the Report on Consultation were used to inform the drafting of the <u>draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2024</u> (DAP Bill 2024) which was open for a 5 week public consultation period, closing on 12 November 2024. A total of 461 submissions were received which are also available for viewing on the <u>Planning in Tasmania website</u>. The draft DAP Bill 2024 underwent some modifications following consultation feedback prior to being tabled in Parliament on 19 November 2024.

A copy of the tabled DAP Bill 2024, related documents and results of debate in the House of Assembly and the Legislative Council, including access to Hansard records, can be found on the Parliament website.

While the DAP Bill 2024 passed the Lower House, it was rejected in the Upper House. The DAP Bill was revised based on issues raised during debate in the Upper House and was made available for an eight-week public consultation period from 26 February to Thursday 24 April 2025. A copy of the <u>draft Land Use Planning and Approvals Amendment</u> (<u>Development Assessment Panels</u>) <u>Bill 2025</u> (draft DAP Bill 2025) and the accompanying <u>Background Report for Consultation</u> is available on the Planning in Tasmania website.

The new Minister has reviewed the submissions with further changes made to the revised draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025 (revised draft DAP Bill 2025) (**Attachment 1**). The revised draft DAP Bill 2025 is now available for a further 5 week public consultation period.

The purpose of this report is to provide feedback on the issues raised during the last round of consultation, identify the modifications made to the draft Bill and provide an overview of the proposed revised framework to facilitate further consultation on the revised draft DAP Bill 2025 (**Attachment 1**).

## 4.0 Issues raised during consultation

### 4.1 General issues

A total of 426 submissions (not including late submissions) were received on the draft DAP Bill 2025. The majority of submissions did not support the draft Bill. The following provides an overview of the main general issues raised and a response to those issues. For further detail on submissions refer to **Attachment 2**.

 General opposition to taking decision making functions away from local government.

### Response

It is noted that there are views that fundamentally oppose the concept of DAPs however, the Government has committed to developing a framework to provide for an alternate decision pathway.

While it is acknowledged that council does not make the decision, it still informs the process and is a party to the proceedings.

Some councils have submitted that there are situations that warrant an alternate decision maker for the assessment of a development application.

No demonstrated need for the introduction of DAPs.

### Response

The need for providing the alternative pathway has been demonstrated at length in past reports. The principal justification is that the contested role of Councillors as a planning authority responsible for determining development applications against the provisions of the planning scheme can be at odds with their political role in representing the interests of their constituents.

• Objection to the removal of planning merit appeals.

### Response

The purpose of appealing a planning authority's decision to the Tasmanian Civil and Administrative Tribunal (TasCAT) is to provide an independent review of the process, in a public forum and without political interference. The actual process becomes one where TasCAT assumes the role of the planning authority and assesses the application afresh (*de novo*).

The DAP framework already provides for all those elements within the initial assessment process by being considered by planning experts, open to the public, giving parties the opportunity to test the evidence of others and appeal directly to the decision maker.

The proposed process involves the exhibition of a draft assessment of the development application including, where the application is supported, a draft permit and conditions of

approval. This allows all the parties to be aware of the decision makers' initial thinking and to challenge elements of that thinking. The publication of all representations following the exhibition period provides parties with the opportunity to scrutinise each other's submissions and test them in a public hearing and before the decision makers.

Allowing a right of appeal when the framework already has the safeguards in place to provide a legally sound process that obeys the rules of natural justice in the initial decision, introduces unnecessary time delays and costs to the community.

It is also considered inappropriate for the State's peak planning body to be subject to a merit appeal on planning grounds. Any decision of a DAP will be subject to judicial review.

 With the exception of the TPC acting as the planning authority under the Major Infrastructure Development Approvals Act 1999, no other decisions made by it are subject to a merit appeal. Concerns regarding the qualitative nature of the referral process;

### Response

The draft DAP Bill 2025 provided an option where the applicant, or the planning authority with the consent of the applicant, could request to the Minister that the application be determined by a DAP subject to the Minister being satisfied that the application met one or more of the following criteria:

- the application relates to development that may be considered significant or important to the local area or State;
- there are concerns about the planning authority's technical expertise to assess the application;
- the application relates to development that is, or is likely to be controversial; or
- where the planning authority has, or is likely to have, a conflict of interest or there is a perceived bias on the part of the planning authority.

The submissions raised valid concerns regarding the clarity of these criteria. A statutory decision-making framework needs to have a high degree of certainty. On review, the proposed provisions are considered too subjective and introduce a level of ambiguity which cause subsequent complications for the implementation of the framework.

The submissions that raised this matter are supported and as a consequence, section 60AD in clause 9 of the draft DAP Bill 2025 has been deleted from the revised draft DAP Bill 2025.

• Lack of support for increased ministerial powers to determine what applications enter the DAP process.

The draft DAP Bill 2025 only provided a role for the Minister to decide on whether an application should be referred to a DAP for determination. As discussed above, the exercise of that discretion relied on the Minister applying qualitative criteria which, on review, does not provide the necessary certainty required for statutory processes. The

Ministerial role to determine the eligibility of certain development applications to be assessed by a DAP has been removed from the DAP framework.

• Cost and resource implications for councils.

### Response

The fees for council's involvement in the assessment of applications referred to DAP for determination will be prescribed through regulations. Those regulations are yet to be drafted. It is anticipated that the fee structure will be based on a full cost recovery model.

The draft regulations containing the fee structure will be subject to separate consultation if the legislation is passed by Parliament.

• Concern that DAPs will not be independent and will be pro-development.

### Response

Planning decisions are either made by council acting as a planning authority, with an opportunity to appeal to an expert panel established by TasCAT, or by a similarly constituted expert panel established by the TPC.

Past reports on the DAP process have explained that DAPs would be established by the TPC, which is an independent statutory body at arm's length from government. The TPC already performs a number of independent assessment and advisory functions within the Resource Management and Planning System. The TPC continues to be well regarded and respected for their independence and expertise in determining complex planning matters.

The TPC is established under the *Tasmanian Planning Commission Act 1997*. The TPC and it delegates uphold a high degree of integrity in the functions it performs. While the *Tasmanian Planning Commission Act 1997* gives some latitude on the TPC's procedures, the principle of natural justice must be followed at all times. Commissioners and delegates must not have any conflict of interest, or are required to register any perceived conflict of interest, and must bring an open an unprejudiced mind to all matters. Any decision made by the TPC is subject to judicial review which would reveal any bias or perception of bias.

The proposed process increases complexity in an already complex system.

### Response

The draft DAP Bill 2025 provides flexibility by introducing an optional additional approval pathway into the system. The Bill is required to be quite detailed because it steps through the eligibility, referral and assessment processes, providing certainty and accountability for the operators of the process and those that operate within it.

While the Bill includes an addition approval pathway which may be perceived as adding complexity to the system, the need for the additional approval pathway is justified.

The removal of the Ministerial role in determining eligibility of certain applications to enter the DAP process removes some of the complexities previously raised.

## 4.2 Modifications in response to issues

The following table sets out specific issues that have resulted in modifications being made to the draft DAP Bill 2025.

Issue	Modification
Lack of support for the Minster to have the discretion to refer an application to a DAP for determination and the ambiguous criteria used to make that determination.	Supported as discussed above. Section 60AD in clause 9 of the draft Bill has been deleted.  Remove subsequent references to section 60AD
Because section 60AD is removed, there is no need for the TPC to issue Section 8A guidelines to help the Minister make a decision to refer an application	Clause 6 of the draft Bill has been deleted.
Section 60AF (3)(a)(i) and (ii) refers to a 'place or area' - need to clarify that they are a "registered place" or "heritage area" as defined under the Historic Cultural Heritage Act 1995?	Supported. Reference to 'place or area' is now referenced as a registered place or heritage area as defined by that Act.  See s60AE(3)(a)(i-ii) of the revised draft DAP Bill 2025.
Section 60AH(5) and (6) relate to modifications to an exhibited hearing date and should be their own sections.	Supported. Provisions inserted as an additional section.  See s60AH of the revised draft DAP Bill 2025.
Section 60AH(6) (b) requires that all the application documentations are reexhibited for the purpose of notification of a change of hearing date.  Concern that this will invite further representations to be received outside the exhibition period.	Supported. Section 60AH(6) (b) has been deleted.
TPC have requested the assessment clock stops if it has to seek advice from the Environmental Protection Authority (EPA) under s60AC(4) as it cannot control when that advice will be	Supported. Modification made to the draft Bill to address concern.  See s60AC(4)(b) of the revised draft DAP Bill 2025.

Issue	Modification
provided which can impact it meeting its assessment timeframes.	
The 7 day timeframe for the TPC to review further information under s60AG(6) is too short and have requested 14, or "7 days, excluding any days on which the office is closed within normal business hours, or as otherwise agreed by the Minister"	Supported. The draft Bill has been modified to allow 7 business days or such greater period as determined by the Minister.  See s60AF(6) of the revised draft DAP Bill 2025.
A site notice as part of the exhibition notification should go to owners and occupiers of adjoining land are notified under s60AH, not just owners.	Supported. Modification made to the draft Bill to provide that owners and occupiers of adjacent land are notified.  See s60AG(1)(c) of the revised draft DAP Bill 2025.
Require the DAP to accept a certificate of exemption issued by an accredited person were there is insufficient risks form natural hazards to warrant specific protection measures.	Supported and modification made to the revised draft DAP Bill 2025.  See s60AL(2)(f) of the revised draft DAP Bill 2025.
Concern that if the DAP fails to make a decision within the timeframe that this will make any subsequent approval invalid.	Supported. Modification made to include an additional provision specifying that if a decision is made outside the timeframe allowed, it does not invalidate the approvals.
	See s60AL(5) of the revised draft DAP Bill 2025.

## 5.0 Summary of revised DAP Bill 2025

### 5.1 DAP framework

The draft Bill provides an option to allow discretionary development applications to be referred to a DAP for determination, provided it is not subject to the *Environmental Management and Pollution Control Act 1994*, if it meets specific criteria.

### These criteria include:

- if the application is made by, or on behalf of, Homes Tasmania or a registered community housing provider for social and affordable housing or subdivision to facilitate social and affordable housing;
- where the applicant, or the planning authority with the consent of the applicant, requests DAP determination and the development application satisfies the following value thresholds:
  - over \$10 Million, or such other amount prescribed, if all, or any part of the development, is located in a city; or
  - over \$5 Million, or such other amount prescribed, where the development is located outside a city;
- where the council is both the applicant and the planning authority and the value of the development exceeds \$1 Million;
- any other purpose as prescribed in the Regulations.

Eligible development applications lodged with a DAP for determination follow statutory timeframes for certain assessment tasks. The maximum time taken for determining applications are in the order of 112 days. The current timeframe for determining discretionary permits is 42 days. The additional time taken through the DAP process is to provide sufficient time for affording natural justice through public hearings into the representations.

The Bill provides for a DAP to refer the development application to reviewing entities, including the planning authority, for advice and input into the assessment process. Any additional information required by the reviewing entities is consolidated by the DAP and the statutory clock stops until the applicant has provided the necessary information to the satisfaction of the DAP.

The DAP undertakes a preliminary assessment and prepares a draft assessment report, including a draft permit and conditions if recommended for approval. The draft report, application and any additional information is exhibited for 14 days, consistent with existing public exhibition, and the DAP receives representations. Following the public exhibition period, the representations are published and the DAP holds a hearing to consider the evidence before it and allowing the parties to test each other's evidence. The DAP considers all the relevant information before making a final decision. If the DAP approves the application, it directs the planning authority to issue the permit. Enforcement and any

subsequent minor amendments to the permit remain the responsibility of the council as the planning authority under the Act.

Similar to other decisions made by panels established by the TPC, DAP decisions are final, with no right of appeal based on planning merit, although they are subject to Judicial review.

**Attachment 3** sets out a flow diagram of the proposed DAP process.

5.2 Removal of Ministerial Direction to a planning authority to prepare a draft amendment to its Local Provisions Schedule

The draft DAP Bill 2025 included provisions to allow the Minister to direct a council to prepare a draft amendment to its LPS where the review process under section 40B of the Act had been exhausted. The proposed direction could only occur if the Commission requests the council to reconsider its rejection of a draft amendment. A draft amendment prepared under the proposed Minister's direction only commenced the Commission's assessment process rather than any approval or making of an amendment to the LPS by the Minister.

This process has been removed from the revised draft DAP Bill 2025 on the basis that it is separate to the proposed DAP process. The removed elements may be considered through a separate amendment Bill.

## 6.0 Next Steps

A copy of the revised draft DAP Bill 2025 is available for viewing and download on the SPO's Planning in Tasmania website at: <a href="https://www.stateplanning.tas.gov.au/have-your-say/consultations/lupaa-amendments/draft-lupaa-development-assessment-panel-amendment-bill-2024">https://www.stateplanning.tas.gov.au/have-your-say/consultations/lupaa-amendments/draft-lupaa-development-assessment-panel-amendment-bill-2024</a>

The revised draft Bill will undergo a 5 week consultation period during which time submissions are invited through the SPO's 'Have your say' platform.

## **ATTACHMENT 1**

Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2025 – consultation draft 2 October 2025

## **ATTACHMENT 2**

# Summary of issues raised during February – April 2025 consultation and responses

Issue	Response
No justification for introducing DAP pathway	The proposed process is principally in response to a small number of applications that have been refused on the basis of social prejudice against the location of social and affordable housing.
	With the Government's commitment to delivering 10000 new social and affordable homes, many of which rely on federal funding requiring construction to occur within specified timeframes otherwise funding can be lost, greater certainty within the planning system is needed.
	Councils generally supported the option to refer a council application to a DAP for determination as it removed any element of perceived bias in the determination.
Increased resourcing and costs, inefficient use of resources and duplication of processes	The fee structure for a DAP assessment will be prescribed through Regulations following extensive consultation with the parties involved in the process.
	The Background Report that accompanied the draft Bill for consultation flagged that a cost recovery model will be adopted for a DAP assessment, including council's being able to charge a fee for its advice and participation in the process.
	The specific details of the fee structure are yet to be determined.
	The additional cost of having an application determined by a DAP is

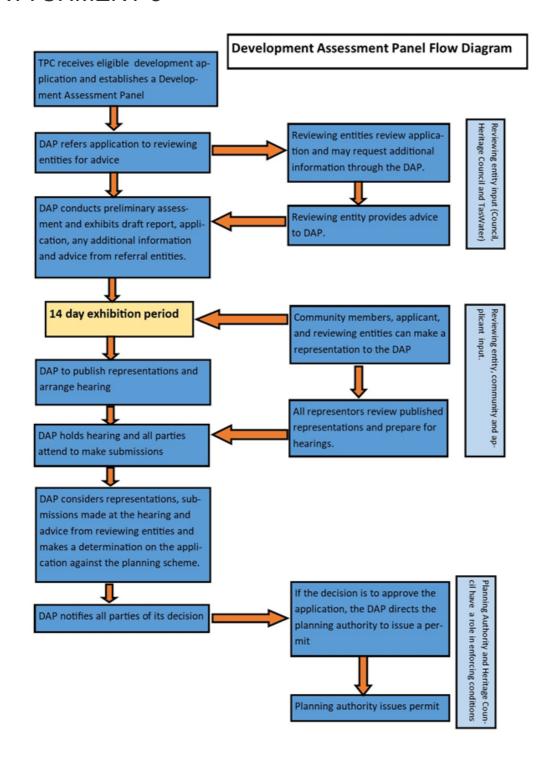
Issue	Response
	borne by the applicant who chooses this process.
Divert resources away from more important strategic planning reforms	Providing an alternate approval pathway for certain problematic development applications to be determined against the existing planning provisions is considered a good use of resources. The process will allow social and affordable housing to be delivered in a timely manner supporting the provision of much needed housing.
Increases complexities in an already complex process	While it might be considered by some to add more complexity, that complexity is borne by the applicant who chooses the DAP process.
Ministerial referral of applications to a DAP is ambiguous and does not provide certainty to councils or applicants as to what developments are eligible for DAP determination	This element of the draft Bill has been removed.  There are no longer any role for the Minister to determine if an application is suitable for DAP referral.
Lack of meaningful engagement and modifications made to the Bill are superficial	The draft Bill underwent an extended 8 week consultation period during which time the SPO held 2 online information sessions to help councils understand the Bill and facilitate their feedback.
	The Bill has been modified post consultation to address many of the concerns raised in submissions, most notably the removal of the Minister to refer applications to a DAP.
	The new Minister has approved another round of consultation in the hope of striking a suitable balance between the issues raised.
Timeframes to undertake certain assessment functions are insufficient and should be extended	The timeframe given for the TPC to review and respond to further information provided by the applicant was increased from 7 days to 7 working

Issue	Response
	days with an option to extend subject to approval by the Minister. This is considered necessary given the scope and complexity of information it may have to review.
	Other parties subject to the same reviewing timeframe were not given the additional time because they have more discrete and limited range of matters to review.
Timeframes should not apply while TPC is seeking advice from EPA confirming that an application is not subject to EMPCA	The time taken for the EPA to respond to confirm that an application is not subject to EMPCA should not contribute to the TPC's assessment time. The Bill has been modified so that the assessment clock doesn't start until this advice is obtained.
The Bill should include that a correction of errors can be made	The Bill already specifies that the Act applies the provisions relating to any minor amendments to a permit and enforcement of the permit. This includes any correction of an error
If a determination is made outside the specified timeframe it should not be considered invalid	The Bill was modified to include a provision that a decision is not invalidated if it is made outside the specified timeframe.
Need for pre-lodgement discussion with Tasmanian Heritage Council.	This currently occurs outside of the statutory process and there is not considered a need to require it through legislation.
Require the DAP to accept a certificate of exemption issued by an accredited person were there is insufficient risks form natural hazards to warrant specific protection measures.	This is supported and the Bill has been modified to include an additional provision under the existing provision requiring the DAP to accept a relevant bushfire hazard management plan or other prescribed management plan relating to environmental hazards.

Issue	Response
Applications subject to EMPCA should be eligible for DAP determination.	Development applications that are subject to the EMPCA are assessed by both the Environmental Protection Authority (EPA) and the planning authority with the planning authority being required to apply any outcomes of the EPA's assessment.
	The reason why they have been excluded from the DAP process is to allow for applications that have complex environmental considerations to be subject to expert consideration of the EPA.
DAPs are not independent and no criteria for the establishment of a DAP	DAPs are to be established by the TPC which is an independent statutory authority at arm's length from government.
	The Tasmanian Planning Commission ACT 1997 has its own set of provisions for holding hearings and delegating functions to panels. The Bill specifies that the TPC Act applies to a DAP as if it were a reference to the TPC (s60AA(2))
DAP process will make it easier to approve large scale development	The DAP is required to undertake an assessment against the same planning provisions and considerations as council.
DAP decisions should be subject to merit appeal	The purpose of appealing a planning authority's decision is to provide an independent review of the process, in a public forum and free from political interference.
	Most decisions made by the TPC are not subject to a merit appeal because the TPC is the peek planning body and is bound by the principles of natural justice requiring giving parties the opportunity to attend public hearings to make submissions and test each other's

Issue	Response
	submissions in the presence of the
	decision maker.
Opposition to increased Ministerial	To avoid confusion with the DAP
powers to direct council to prepare a draft LPS amendment	process, this element of the draft Bill has been removed.
Opposition to removal of local	Planning decisions should not be based
democracy in local decision making	on local democracy or a vote of popularity. When making decisions as a planning authority council is required to apply the provisions of the planning scheme.
Inadequate timeframes for public exhibition and hearing notification	The public exhibition period is 14 days which is consistent with the application of standard provisions.
	Notification of the public hearing is given at the time of exhibition of the application and draft assessment report. The minimum timeframe for a public hearing is 10 days from the close of exhibition. This allows a minimum overall timeframe of 24 days to prepare for a hearing.
	The TPC Act requires the publishing of submissions as soon as practical (refer s12 TPC ACT).
	The minimum timeframes for notification of an existing TPC hearing is 2 weeks.

## **ATTCHMENT 3**



## 14.1.2 Background Report Draft DAP Bill 2025 V2

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## 15. Corporate Services

15.1. Review Policy No. 88: Related Party Disclosures

File Reference S13-11-004

**Report Author** Craig Davies

**Director Corporate Services** 

**Authorised By** Jonathan Harmey

General Manager

**Decision Sought** Approval of Policy No. 88: *Related Party Disclosures*.

**Vote** Simple majority

### Recommendation

That Council approves the continuation of Policy No. 88: *Related Party Disclosures* reviewed as shown below and includes it in the Council's Policy Manual:

Policy No. 88 Related Party Disclosures

**Purpose** The purpose of this Policy is to outline the expectations of

elected members and employees of Council in relation to Australian Accounting Standard AASB 124 *Related Party* 

Disclosures.

DepartmentCorporate ServicesAuthorCraig Davies, Director

Council Meeting Date 9 December 2025

Minute Reference XXX/2025

Next Review Date December 2029

**POLICY** 

#### **Definitions** <u>1.</u>

#### Arm's Length Terms

Terms between parties that are reasonable in the circumstances of the transaction that would result from:

- neither party bearing the other any special duty or obligation, and
- the parties being unrelated and uninfluenced by the b. other, and
- each party having acted in its own interests. C.

### Key Management Personnel (KMP)

Persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly. In the council context this includes the Mayor, Councillors, the General Manager and Directors.

#### Close Family Member

Family members of Key Management Personnel (KMP) who may be expected to influence, or be influenced by, that person in their dealings with the entity. This includes, but is not limited to, that person's spouse or domestic partner; and the children and dependents of that person or that person's spouse or domestic partner.

#### Control of an Entity

You control an entity if you have:

- power over the entity;
- b. exposure, or rights, to variable returns from involvement with the entity; and
- c. the ability to use your power over the entity to affect the amount of your returns.

#### Declaration by KMP

An annual declaration of close family members and entities that the KMP or their close family members control or jointly control, as per Appendix 1, updated during the year as necessary.

#### Entities Controlled by KMP

include companies, trusts, joint ventures, partnerships and non-profit associations such as sporting clubs.

Entities Related to the Council Entities controlled by the Council, jointly controlled by the Council or over which Council has significant influence are related parties of the Council.

Joint Control of an Entity

To jointly control an entity there must be contractually agreed sharing of control of the entity, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

KMP Compensation

All employee benefits. Employee benefits are all forms of consideration paid, payable or provided by the entity, or on behalf of the entity, in exchange for services rendered to the entity. It also includes such consideration paid on behalf of a parent of the entity in respect of the entity. Compensation includes:

- a. short-term employee benefits, such as wages, salaries and social security contributions, paid annual leave, paid sick leave and non-monetary benefits (such as medical care, housing, cars and free or subsidised goods or services) for current employees;
- b. other long-term employee benefits, including longservice leave or other long-service benefits, longterm disability benefits and, if they are not payable wholly within twelve months after the end of the period and deferred compensation; and
- c. termination benefits.

Materiality

Information is material when, if omitted or misstated, could influence decisions that users make on the basis of financial information about a specific reporting entity.

Omissions or misstatements of information are material if they could, individually or collectively, influence the economic decisions that users make on the basis of the financial statements. Materiality depends on the size and nature of the omission or misstatement judged in the surrounding circumstances. The size or nature of the information or a combination of both, could be the determining factor.

Ordinary Citizen
Transactions

Transactions that an ordinary citizen would undertake with the Council are usually not material to related party disclosure requirements. OCTs do not apply if the terms and conditions are different to those offered to the general public. Related Party of the Council People and entities, such as companies, trusts and

associations, can be related parties of the Council. Most commonly these will be entities related to Council, KMP of the Council (including elected members), close family members of KMP and entities that are controlled or jointly

controlled by KMP or their close family members.

Related Party Transactions A transfer of resources, services or obligations between a

reporting entity and a related party, regardless of whether

a price is charged.

#### 2. Objective

The objective of the Standard is to ensure that the Council's financial statements contain the disclosures necessary to draw attention to the possibility that its financial position and profit or loss may have been affected by the existence of related parties and by transactions and outstanding balances, including commitments, with such parties.

#### 3. Scope

This Policy outlines what is expected of elected members and staff of the Council in relation to Australian Accounting Standard AASB 124 Related Party Disclosures (AASB 124). Specifically, the policy outlines the disclosure requirements under AASB 124 of Key Management Personnel (KMP), which includes elected members. It also outlines the procedures the Council will follow to collect, store, manage and report on related party relationships, transactions and commitments. Under the *Local Government Act 1993* and the *Audit Act 2008*, all local governments in Tasmania must produce annual financial statements that comply with Australian Accounting Standards.

#### 4. Policy

- 1. Those persons identified as KMP will complete an annual declaration which outlines the entities, if any, that are controlled or jointly controlled by that KMP or their close family members and which are likely to have transactions with the Council (Appendix 1).
- 2. For the purpose of this Policy, Close Family Members includes, but is not limited to:
  - that person's children and spouse or domestic partner;
  - children of that person's spouse or domestic partner; and
  - dependents of that person or of that person's spouse or domestic partner.

The Council may determine other family members, such as a parent, grandparent, sibling, cousin, etc., who may be expected to influence, or be influenced by, that person in their dealings with the Council or an entity of the Council.

- 3. It is the responsibility of the Director Corporate Services to seek a declaration upon a change of KMP.
- 4. All KMPs will be asked to provide their declarations by 1 July each year covering the forthcoming financial year. In addition, an updated declaration for the previous financial year will also be provided.
- 5. It is the responsibility of all identified KMP to update their declaration should they become aware of a change, error or omission.
- 6. The Council will not capture Ordinary Citizen Transactions (OCTs) with related parties; examples of OCTs are using a public swimming pool after paying the normal fee, paying property rates and dog registrations. If OCTs were to occur on terms and conditions that are different to those offered to the general public, the volume of transactions or other qualitative factors of the transactions may cause the OCTs to be assessed as being material in nature.
- 7. The Council will not disclose non-material transactions. The Director Corporate Services and General Manager will jointly assess the materiality of the related party transactions that have been captured prior to disclosure. In determining materiality, the size and nature of the transaction individually and collectively will be considered.
- 8. Register of Related Party Transactions
  - Maintain a Register

The Director Corporate Services is responsible for maintaining and keeping up to date a register of related party transactions that captures and records the information for each existing or potential related party transaction (including ordinary citizen transactions assessed as being material in nature) during a financial year.

#### Contents of Register

The contents of the register of related party transactions must detail for each related party transaction:

- the description of the related party transaction;
- the name of the related party;
- the nature of the related party's relationship with Council;
- whether the notified related party transaction is existing or potential;
- a description of the transactional documents.

The Director Corporate Services is responsible for ensuring that the information is disclosed in Council's Financial Statements to the extent, and in the manner stipulated by AASB 124.

- 9. The Council will use the declarations of KMP to establish a list of related parties for the purposes of identifying transactions and reporting under AASB 124.
- 10. Updates will be provided to KMP and the Council's staff periodically on changes arising from amendments to Australian Accounting Standards, applicable legislation or policy and procedural requirements.
- 11. In making disclosures in the annual financial statements, the Council will include:
  - total KMP compensation;
  - employee expenses for close family members of KMP;
  - transactions with close family members of KMP including the purchase of materials and services, assets and liabilities such as leases and loans;
  - any other separate disclosure for each category of related party transactions;
  - relationships between a parent and its subsidiaries, irrespective of whether there have been transactions between them; and
  - where related party transactions have occurred, the nature of the related party relationship, information about the transactions, outstanding balances and commitments, including terms and conditions, and whether the transaction were carried out on non-arm's length terms.
- 12. For the purpose of this Policy:

Examples of OCTs

Using a Council's public swimming pool after paying the normal fee.

Attending Council functions that are open to the public.

Paying rates and charges in accordance with normal terms and conditions.

Paying dog registrations in accordance with normal terms and conditions.

Examples of Transactions that are not OCTs

Purchases or sales of land.

Leases.

Loans and settlement of liabilities.

Employee expenses of Close Family Members.

#### 5. Legislation and Related Standards

Australian Accounting Standard AASB 124 (Related Party Disclosures)

Local Government Act 1993 (section 28(e) – Functions of Councillors)

Audit Act 2008

Privacy Act 1988

Personal Information Protection Act 2004

#### 6. Responsibility

Responsibility for the operation of this Policy rests with the Director Corporate Services.

#### Report

Policy No. 88: *Related Party Disclosures* outlines the expectations of elected members and employees of the Council in relation to Australian Accounting Standard AASB 124 *Related Party Disclosures* Australian Accounting Standard AASB 124 Related Party Disclosures remains in place and has had no modifications since the last revision of this Policy in October 2021.

The only proposed update is inclusion of Appendix 2 (Related Party Information Collection Notice) which provides clarity on the collection notice process. This information is provided to Key Management Personnel at the time of their annual declaration.

This Policy was discussed with Councillors at the Workshop held on 25 November 2025.

#### **Attachments**

1. Policy No. 88: *Related Party Disclosures* [**15.1.1** - 10 pages]

#### Strategy

Supports the objectives of Council's strategic future direction

5. Delivering responsible leadership and governance

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit *https://www.meander.tas.gov.au/plans-reports* to visit.

#### **Policy**

Not applicable

## Legislation

Not applicable

## Consultation

Not applicable

## **Budget and Finance**

Not applicable

## **Risk Management**

Not applicable

#### **Alternate Motion**

Not applicable

#### **POLICY MANUAL**

Policy No. 88 **Related Party Disclosures** 

**Purpose** The purpose of this Policy is to outline the

> expectations of elected members and employees of Council in relation to Australian Accounting Standard

AASB 124 Related Party Disclosures.

Department **Corporate Services Author** 

Craig Davies, Director

**Council Meeting Date Minute Reference** 

9 December 2025

xxx/2025

December 2029 **Next Review Date** 

#### **POLICY**

#### **Definitions**

Arm's Length Terms

Terms between parties that are reasonable in the circumstances of the transaction that would result from:

a. neither party bearing the other any special duty or obligation, and

b. the parties being unrelated and uninfluenced by the other, and

c. each party having acted in its own interests.

Key Management Personnel

(KMP)

Persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly. In the council context this includes the Mayor, Councillors, the General Manager and Directors.

Close Family Member

Family members of Key Management Personnel (KMP) who may be expected to influence, or be influenced by, that person in their dealings with the entity. This includes, but is not limited to, that person's spouse or domestic partner; and the children and dependents of that person or that

person's spouse or domestic partner.

Control of an Entity You control an entity if you have:

power over the entity;

#### 15.1.1 Policy No 88 Related Party Disclosures 2025

- b. exposure, or rights, to variable returns from involvement with the entity; and
- c. the ability to use your power over the entity to affect the amount of your returns.

#### Declaration by KMP

An annual declaration of close family members and entities that the KMP or their close family members control or jointly control, as per Appendix 1, updated during the year as necessary.

Entities Controlled by KMP

Entities include companies, trusts, joint ventures, partnerships and non-profit associations such as sporting clubs.

Entities Related to the Council

Entities controlled by the Council, jointly controlled by the Council or over which Council has significant influence are related parties of the Council.

Joint Control of an Entity

To jointly control an entity there must be contractually agreed sharing of control of the entity, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

KMP Compensation

All employee benefits. Employee benefits are all forms of consideration paid, payable or provided by the entity, or on behalf of the entity, in exchange for services rendered to the entity. It also includes such consideration paid on behalf of a parent of the entity in respect of the entity. Compensation includes:

- a. short-term employee benefits, such as wages, salaries and social security contributions, paid annual leave, paid sick leave and non-monetary benefits (such as medical care, housing, cars and free or subsidised goods or services) for current employees;
- other long-term employee benefits, including long-service leave or other long-service benefits, long-term disability benefits and, if they are not payable wholly within twelve months after the end of the period and deferred compensation; and
- c. termination benefits.

Materiality

Information is material when, if omitted or misstated, could influence decisions that users make on the basis

#### 15.1.1 Policy No 88 Related Party Disclosures 2025

of financial information about a specific reporting entity.

Omissions or misstatements of information are material if they could, individually or collectively, influence the economic decisions that users make on the basis of the financial statements. Materiality depends on the size and nature of the omission or misstatement judged in the surrounding circumstances. The size or nature of the information or a combination of both, could be the determining factor.

Ordinary Citizen Transactions Transactions that an ordinary citizen would

undertake with the Council are usually not material to related party disclosure requirements. OCTs do not apply if the terms and conditions are different to

those offered to the general public.

Related Party of the Council People and entities, such as companies, trusts and

associations, can be related parties of the Council. Most commonly these will be entities related to Council, KMP of the Council (including elected members), close family members of KMP and entities that are controlled or jointly controlled by KMP or

their close family members.

Related Party Transactions A transfer of resources, services or obligations

between a reporting entity and a related party,

regardless of whether a price is charged.

#### 2. Objective

The objective of the Standard is to ensure that the Council's financial statements contain the disclosures necessary to draw attention to the possibility that its financial position and profit or loss may have been affected by the existence of related parties and by transactions and outstanding balances, including commitments, with such parties.

#### 3. Scope

This Policy outlines what is expected of elected members and staff of the Council in relation to Australian Accounting Standard AASB 124 Related Party Disclosures (AASB 124). Specifically, the policy outlines the disclosure requirements under AASB 124 of Key Management Personnel (KMP), which includes elected members. It also outlines the procedures the Council will follow to collect, store, manage and report on related party relationships, transactions and commitments. Under the *Local Government Act* 

1993 and the Audit Act 2008, all local governments in Tasmania must produce annual financial statements that comply with Australian Accounting Standards.

#### 4. Policy

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- 2. For the purpose of this Policy, Close Family Members includes, but is not limited to:
  - that person's children and spouse or domestic partner;
  - children of that person's spouse or domestic partner; and
  - dependents of that person or of that person's spouse or domestic partner.

The Council may determine other family members, such as a parent, grandparent, sibling, cousin, etc., who may be expected to influence, or be influenced by, that person in their dealings with the Council or an entity of the Council.

- 3. It is the responsibility of the Director Corporate Services to seek a declaration upon a change of KMP.
- 4. All KMPs will be asked to provide their declarations by 1 July each year covering the forthcoming financial year. In addition, an updated declaration for the previous financial year will also be provided.
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- 6. The Council will not capture Ordinary Citizen Transactions (OCTs) with related parties; examples of OCTs are using a public swimming pool after paying the normal fee, paying property rates and dog registrations. If OCTs were to occur on terms and conditions that are different to those offered to the general public, the volume of transactions or other qualitative factors of the transactions may cause the OCTs to be assessed as being material in nature.
- 7. The Council will not disclose non-material transactions. The Director Corporate Services and General Manager will jointly assess the materiality of the related party transactions that have been captured prior to disclosure. In determining materiality, the size and nature of the transaction individually and collectively will be considered.
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The Director Corporate Services is responsible for maintaining and keeping up to date a register of related party transactions that captures and records the information for each existing or potential related party transaction (including ordinary citizen transactions assessed as being material in nature) during a financial year.

Contents of Register

The contents of the register of related party transactions must detail for each related party transaction:

- the description of the related party transaction;
- the name of the related party;
- the nature of the related party's relationship with Council;
- whether the notified related party transaction is existing or potential;
- a description of the transactional documents.

The Director Corporate Services is responsible for ensuring that the information is disclosed in Council's Financial Statements to the extent, and in the manner stipulated by AASB 124.

- 9. The Council will use the declarations of KMP to establish a list of related parties for the purposes of identifying transactions and reporting under AASB 124.
- 10. Updates will be provided to KMP and the Council's staff periodically on changes arising from amendments to Australian Accounting Standards, applicable legislation or policy and procedural requirements.
- 11. In making disclosures in the annual financial statements, the Council will include:
  - total KMP compensation;
  - employee expenses for close family members of KMP;
  - transactions with close family members of KMP including the purchase of materials and services, assets and liabilities such as leases and loans;
  - any other separate disclosure for each category of related party transactions;
  - relationships between a parent and its subsidiaries, irrespective of whether there have been transactions between them; and
  - where related party transactions have occurred, the nature of the related party relationship, information about the transactions, outstanding balances and commitments, including terms and conditions, and whether the transaction were carried out on non-arm's length terms.
- 12. For the purpose of this Policy:

Examples of OCTs

Using a council's public swimming pool after paying the normal fee.

Attending council functions that are open to the public.

Paying rates and charges in accordance with normal terms and conditions.

Paying dog registrations in accordance with normal terms and conditions.

#### 15.1.1 Policy No 88 Related Party Disclosures 2025

Examples of Transactions that are not OCTs:
Purchases or sales of land.
Leases.
Loans and settlement of liabilities.
Employee expenses of Close Family Members.

#### 5. Legislation and Related Standards

Australian Accounting Standard AASB 124 (Related Party Disclosures)

Local Government Act 1993 (section 28(e) - Functions of Councillors)

Audit Act 2008

Privacy Act 1988

Personal Information Protection Act 2004

#### 6. Responsibility

Responsibility for the operation of this Policy rests with the Director Corporate Services.

#### Appendix 1 – Declaration of Related Party Transactions and Consent Form

## **Private and Confidential Related Party Declaration by Key Management Personnel** For the period \_\_\_\_\_\_ to \_\_\_\_ Name of Key Management Person: Position of Key Management Person: Signature of KMP: There have been no related party transactions during the period. I am reporting the following related party transactions that occurred during the period: **Close Family Member Name** Relationship **Entities over which the** Nature of likely with KMP close family member has transactions with Council sole or joint control or Council entities Name of Entity over which Relationship **Nature of likely transactions with Council or Council** the KMP has control with KMP entities I permit the General Manager to access the register of interests of me and persons related to me and to use the information for the purposes specified in Council's Related Party Disclosures Policy. Declared at \_\_\_\_\_\_ on the \_\_\_\_\_

In accordance with Council's *Privacy Policy*, your information, and the information of others, is protected by law, including the *Privacy Act 1988* and the *Personal Information Protection Act 2004*.

#### Appendix 2 - Related Party Information Collection Notice

#### **Collection Notice**

#### Related party transactions disclosure by Key Management Personnel

Council must disclose related party relationships, transactions and outstanding balances, including commitments, in its annual financial statements, in order to comply with *Australian Accounting Standard AASB 124 Related Party Disclosures*.

#### Purpose of collection, use and disclosure of related party information

The reason for disclosure of related party transactions is to ensure that Council's financial statements contain the information necessary to draw attention to the possibility that its financial position and profit or loss may have been affected by the existence of related parties and by transactions and outstanding balances, including commitments, with such parties.

Council's related parties include the Mayor, Councillors, General Manager, Directors, their close family members and any entities that they control or jointly control. Any transactions between Council and these parties, whether monetary or not, may need to be identified and disclosed.

A related party transaction is a transfer of resources, services or obligations between Council and a related party, regardless of whether a price is charged.

A related party transaction must be disclosed in Council's financial statements if the transaction is material. Information is material when, if omitted or misstated, it could influence decisions that users make on the basis of financial information about a specific reporting entity.

Prior to disclosure, the Director Corporate Services and General Manager will jointly assess the materiality of related party transactions that have been captured, and, if deemed material, will disclose in its financial statements the nature of the related party relationship and information about the transaction. Disclosure in the financial statements may be in aggregate form and/or may be made separately, depending on the nature and materiality of the transaction.

#### **Related Party Transactions Declaration by Key Management Personnel**

Key management personnel (KMP) are the persons who have authority and responsibility for planning, directing and controlling the activities of Council, directly or indirectly and include the Mayor, Councillors, General Manager and Directors. In order to comply with AASB 124, Council has adopted a policy that requires all KMP to declare any existing or potential related party transactions between Council and any of their related parties during a financial year.

Each KMP must provide an annual *Related Party Declaration* in the approved form, by 1 July each year, and update the Declaration should they become aware of any change, error or omission. KMPs must exercise their best judgement in identifying related parties when declaring, or not declaring, entities over which they, or a close member of their family, have control or joint control.

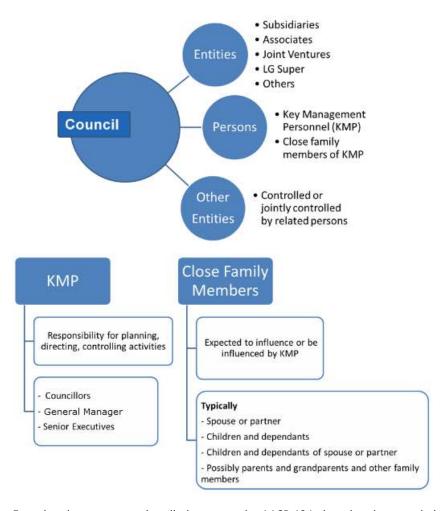
#### How will the information captured in the Declaration be used?

Council will use the declarations of KMPs to establish a list of related parties of Council for the purposes of identifying transactions and reporting under AASB 124. If a KMP or close family member is named individually in disclosure reports, the KMP will be given a copy of the intended disclosure for review and information purposes.

#### Who are related parties?

People and entities, such as companies, trusts and associations, can be related parties of Council.

The following diagram gives an overview of common related parties that a council will have



For related party transaction disclosures under AASB 124, the related party relationship must be disclosed for both the KMP and their close family members, even if the same related party entity is held jointly or in common by them. This is separate and in addition to Council's register of interests which is required under the *Local Government Act 1993*.

#### 15.1.1 Policy No 88 Related Party Disclosures 2025

Under AASB 124, those persons who are prescribed as definitely being close family members of a KMP include:

- that person's children and spouse or domestic partner;
- children of that person's spouse or domestic partner; and
- dependents of that person or that person's spouse or domestic partner.

Council may determine other family members, such as a parent, grandparent, sibling, cousin, etc, who may be expected to influence, or be influenced by, that person in their dealings with Council or a Council entity.

#### What is an entity that I, or my close family members, control or jointly control?

Entities include companies, trusts, joint ventures, partnerships and non-profit associations such as sporting clubs.

You control an entity if you have:

- a) power over the entity;
- b) exposure, or rights, to variable returns from involvement with the entity; and
- c) the ability to use your power over the entity to affect the amount of your returns.

You jointly control an entity if there is a contractually agreed sharing of control of the entity. Joint control exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

In some instances, it may not be easy to determine whether or not you, or your close family members, control or jointly control an entity. If you are unsure and require further clarification, you should contact the Director Corporate Services for a confidential discussion.

## 16. Governance and Community Wellbeing

16.1. Westbury Office Administration and Governance Changes

File Reference S13-09-025

**Report Author** Jonathan Harmey

General Manager

**Decision Sought** Approval of the preferred Option to achieve additional area for

administration and governance arrangements.

**Vote** Simple majority

#### Recommendation

That Council approves Option 1 (repurposing the Council Chambers, renovation of the Westbury Supper Room and Westbury Town Hall) as the preferred project to achieve additional area for the Council's administration and governance arrangements, noting the following reasons:

- a. expected lower cost of the project, when compared with Option 2;
- b. expected increased use and functionality of the Westbury Town Hall; and
- c. considerably shorter timeframes and impact on availability of the facilities to achieve additional area, when compared with Option 2.

#### Report

The Council's current office layout is not sufficient to meet the current needs of its employees. This issue has been reviewed since 2018, with some building changes implemented in early 2020. The Council's services to the community, and the resources required to undertake these functions, has increased over time. As employee numbers have increased, single occupancy offices have been reassigned to double or triple occupancy. The amount of floor area available for use as meeting space has decreased. A greater use of desk sharing and work from home arrangements have been adopted in recent years. Some identified issues are that every desk space is currently used by at least one employee, this inhibits the organisation's ability for future growth and its ability to progress necessary IT upgrades. The current office space is not sufficient to meet operational needs. A report commissioned in 2023 observed that the public facilities of the Westbury Supper Room and Westbury Town Hall occupy a large area relative to utilisation.

During 2025 the Council has considered many options to address this need, which has included:

- potential purchase of additional property for a new building.
- extension of buildings at the Westbury Depot.
- extension of buildings at the Westbury Offices.
- refurbishment of the Westbury Supper Room.
- refurbishment of the Westbury Town Hall.

After much consideration, two alternative Options were identified for more detailed enquiry and presentation to the community, in order to receive feedback. The two Options are as follows:

#### Option 1 (Recommended)

This Option involves use of the Westbury Town Hall as the organisation's Council Chambers for monthly Council Meetings and Workshops. The current Council Chambers area would be repurposed as office space for use by employees. The storage shed area at the back of the Council offices would be unchanged if this Option were selected. The Westbury Supper Room would be upgraded and would continue to be used by the Council and external bookings. The expected construction and closure time is estimated to be around six months. The cost of this Option is expected to be around \$500,000, subject to final design. Proposed work in the Town Hall for this Option is likely to include:

- carpet treatment of the floor.
- dividing curtain, or equivalent treatment, to separate off the stage area.
- acoustic paneling replacement.
- heating configuration changes as required.
- lighting upgrades.
- wiring and power points in floor.
- internet WiFi router installation.
- repainting.
- replacement curtains or blinds.
- movable table equipment.
- new seating for public gallery.
- meeting technology implemented (movable screens, cameras and microphones).

#### Option 2 (Alternative)

This Option involves replacing a storage shed area at the back of the current Westbury Offices, with a new building to be used as office space for employees. The Westbury Town Hall would be unchanged if this Option was selected. The Westbury Supper Room would be upgraded and would continue to be used by the Council and external bookings. The expected construction and closure time would be around 18 months. The cost of this Option is expected to be around \$1,100,000. Proposed work under this Option is likely to include:

- demolition of the existing storage shed.
- new building constructed in this area.
- purchase of new workstations and equipment.
- covered walkway constructed between buildings, with ability able to be driven under for vehicle movement.

The proposed work to be completed in the Westbury Supper Room under both Options is likely to include:

- replacement of carpet.
- refacing of the wall at the back of the room.
- new air conditioners.
- replacement lighting.
- acoustic panels on walls.
- wiring and power points in floor.
- internet WiFi router.
- replacement of blinds.
- repainting.



Figure 1: Indication of the location of Option 1 and Option 2

The Council undertook community consultation from 6 to 21 November 2025 and requested feedback regarding the two Options. A survey was available via the Council's website, Facebook page and the survey was advertised in the newspaper. Councillors and Council Management were provided with all community survey responses.

Following the adoption of the preferred Option, the Council's Officers will prepare a detailed design and cost estimate, this is proposed to include consultation with the Westbury and Districts Historical Society and Heritage Tasmania (if Option 1 is selected).

If neither Option 1 or Option 2 is approved for the project, it is likely that the Westbury Supper Room will be required to be used for Council's administration arrangements, with no external bookings of this facility being available until a preferred option is delivered.

The project was discussed at the May, August, September, October and November 2025 Council Workshops.

#### **Attachments**

Nil

#### Strategy

Supports the objectives of Council's strategic future direction

5. Delivering responsible leadership and governance

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit *https://www.meander.tas.gov.au/plans-reports* to visit.

#### **Policy**

Not applicable

#### Legislation

Local Government Act 1993

#### Consultation

Council sought feedback on Option 1 and Option 2 via an open community survey which closed on 21 November 2025.

#### **Budget and Finance**

The Council currently has a Capital Works Budget of \$170,000 for the building project and \$85,000 for audio visual upgrades to the Council Chambers. Option 1 has an estimated cost of \$500,000 and Option 2 has an estimated cost of \$1,100,000. A cost estimate will be produced when designs are completed and the expected funding shortfall will be brought to Council for approval before any work commences.

#### **Risk Management**

Both Option 1 and Option 2 will improve workplace environment conditions and, therefore, reduce the Health and Safety risks for Councillors and employees.

#### **Alternate Motion**

That Council approves Option 2 (replacing a storage shed area and renovation of the Westbury Supper Room) as the preferred project to achieve additional area for the Council's administration and governance arrangements, resulting in no change to the current operating status of the Westbury Town Hall.

#### 16.2. Council Meeting Schedule 2026

File Reference S13-07-005

**Report Author** Anthony Kempnich

Manager Governance and Legal

**Authorised By** Jonathan Harmey

General Manager

**Decision Sought** Approval of the schedule for monthly Ordinary Council Meetings

of Council for 2026.

**Vote** Simple majority

#### Recommendation

That Council, as per the Local Government (Meeting Procedures) Regulations 2025:

1. approves the schedule of Ordinary Council Meetings for 2026 as provided below, to be convened by the Mayor at the Council Chambers, 26 Lyall Street, Westbury on the nominated dates:

Date	Meeting		
JA	NUARY		
Tuesday, 20 January 2026	Council		
FEE	BRUARY		
Tuesday, 10 February 2026	Council		
M	IARCH		
Tuesday, 10 March 2026	Council		
Friday, 3 April – Tuesday, 7 Apr	il 2025 – PUBLIC HOLIDAYS - Easter		
,	APRIL		
Tuesday, 14 April 2026	Council		
MAY			
Tuesday, 12 May 2026	Council		
JUNE			
Tuesday, 9 June 2026	Council		
JULY			
Tuesday, 14 July 2026	Council		
AUGUST			
Tuesday, 11 August 2026	Council		
SEPTEMBER			
Tuesday, 8 September 2026	Council		

Date	Meeting	
OCTOBER		
Tuesday, 13 October 2026	Council	
NOVEMBER		
Tuesday, 10 November 2026	Council	
DECEMBER		
Tuesday, 8 December 2026	Council and Annual General Meeting	

- 2. approves the commencement time of Council Meetings of 5.00pm on the nominated dates as per Recommendation 1.
- 3. notes that, in accordance with the *Local Government (Meeting Procedures)* Regulations 2025, a notice of the time and dates of the Meetings will be placed in *The Examiner* Newspaper and on the Council's website.

#### Report

The Local Government (Meeting Procedures) Regulations 2025 requires that a Mayor (and in certain circumstances the General Manager), convenes Council Meetings. There is also a requirement to provide public notice of scheduled Meetings at least once each year.

Council has discretion to set the date and time of Meetings but must hold at least one Meeting in each calendar month. Any decision to hold Council Meetings before 5.00pm must be determined by Council by absolute majority.

Over the years, Meander Valley Council Meetings have been held at varying start times, from 1.30pm (1993-2018) to 4.00pm (2019-2021). Since 2021, Meetings have commenced at 3.00pm. This Agenda Item proposes that Council Meetings commence at 5.00pm in order to improve accessibility to attend Council Meetings.

To accommodate the Christmas and New Year period, the first Meeting of the year is scheduled to occur on 20 January 2026 (on the third Tuesday of the month), rather than the regular second Tuesday (13 January 2026).

The schedule of Ordinary Council Meeting dates and times were discussed with Councillors at the 25 November 2025 Workshop.

#### **Attachments**

Nil

#### Strategy

Supports the objectives of Council's strategic future direction:

5. delivering responsible leadership and governance.

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit https://www.meander.tas.gov.au/plans-reports to view.

### **Policy**

Not applicable

#### Legislation

Local Government (Meeting Procedures) Regulations 2025

#### Consultation

Not applicable

#### **Budget and Finance**

Not applicable

#### **Risk Management**

Not applicable

#### **Alternate Motion**

Councillors can adopt the Recommendation with amendments.

#### 16.3. Councillor Representation on Committees and External Organisations

File Reference S32-01-013

**Report Author** Anthony Kempnich

Manager Governance and Legal

**Authorised By** Jonathan Harmey

General Manager

**Decision Sought** Approval of nominated Councillors to Council Committees and

External Organisations.

**Vote** Simple majority

#### Recommendation

That Council nominates and appoints representatives to Council Committees and External Organisations as shown below:

#### Audit Panel convened under section 85 of the Local Government Act 1993

Legislated Committees	Nominated Appointees	Frequency
and Bodies		
Meander Valley Council Audit	Councillor Ben Dudman	Quarterly
Panel	Councillor Christine Cronshaw	
(2 or 3 elected members)		

# Special Council Committee convened under section 20(a) of the *Emergency Management Act 2006*

Legislated Committees and Bodies	Nominated Appointees	Frequency
Meander Valley Council	Mayor Wayne Johnston	Every six
Emergency Management and	Deputy Stephanie Mayor Cameron	months
Social Recovery Committee	(Proxy)	(May and
	Councillor Rodney Synfield	November)

#### Council Committees convened under section 23 of the Local Government Act 1993

Internal Committees	Nominated Appointees	Frequency
Australia Day Awards Committee	Deputy Mayor Stephanie Cameron	Annual
	Councillor Kevin House	
	Councillor Christine Cronshaw	
Community Grants Committee	Councillor Kevin House	Quarterly
	Councillor Anne-Marie Loader	
	Councillor Daniel Smedley	
	Councillor John Temple	

Internal Committees	Nominated Appointees	Frequency
Development Assessment Group	All Councillors	Weekly
General Manager's Performance	Mayor Wayne Johnston	Quarterly
Review Committee	Deputy Mayor Stephanie Cameron	
	Councillor Ben Dudman	
	Councillor Anne-Marie Loader	

#### Other Committees

External Committees and	Nominated Appointees	Frequency
Organisations		of Meetings
TasWater	Mayor Wayne Johnston	Bi-annual
(1 elected member as shareholder,	Deputy Mayor Stephanie Cameron	(as required)
with proxy appointees as required)	(Proxy)	
	General Manager (Proxy)	
Meander Valley Business and	Councillor Ben Dudman	Monthly,
Tourism Association	Councillor Anne-Marie Loader	except
	Councillor Christine Cronshaw	December
		and January
Northern Tasmanian	Mayor Wayne Johnston	Quarterly
Development Corporation	Deputy Mayor Stephanie Cameron	or as
(Automatic nomination of mayor	(Proxy)	required
as shareholder and Council	General Manager (Proxy)	
representative)		
Local Government Association of	Mayor Wayne Johnston	Quarterly
Tasmania	Deputy Mayor Stephanie Cameron	
(1 elected member as shareholder,	(Proxy)	
with proxy appointees as required	General Manager (Proxy)	

#### Report

A strong, functioning and truly representative Council demands an engaged team of elected members and executives who contribute strongly on matters of community interest and regional significance.

Each year, Council reviews the elected representatives and other key stakeholders who represent the community's interests on various internal Committees and in external groups and Organisations.

The attached table sets out each entity requiring Meander Valley Council representation. The Council's officials who represent the Council on Committees and Organisations are expected to become familiar with the requirements set out in the Council's Policy No. 23: Responsibilities of Council Representatives, including:

- 1. staying abreast of upcoming dates relevant to their role, including Meeting and event dates and providing responses of acceptance directly to the Meeting's Chairperson;
- 2. attending Meetings and responding to any out-of-session correspondence in a timely and consistent fashion, including the investment of time needed to review Agenda materials and any relevant Minutes;
- 3. reporting all representative attendances to the Office of the General Manager each month, for publication in the Council's Meeting Agendas and Minutes;
- 4. advising the General Manager of any business requiring attention or broader distribution; and
- 5. advising the General Manager of any inability to attend or report on Meetings, or other circumstances which may necessitate review of the appointment.

Appointments to the Northern Tasmanian Development Corporation (NTDC) and Local Government Association of Tasmania (LGAT) are allocated to the Mayor by convention.

Council also has Special Committees under section 24 of the *Local Government Act 1993*. Membership of these Committees will be considered at the Council's December Ordinary Meeting (Agenda Item 16.4).

Councillor representation on Committees and Organisations was discussed at the Workshop held on 25 November 2025.

#### **Attachments**

Nil

#### **Strategy**

Supports the objectives of Council's strategic future direction:

5. delivering responsible leadership and governance

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit https://www.meander.tas.gov.au/plans-reports to view.

#### **Policy**

Council Policy No. 23: Responsibilities of Council Representatives

#### Legislation

Local Government Act 1993: sections 23 and 24

#### Consultation

Not applicable

#### **Budget and Finance**

Not applicable

## **Risk Management**

Not applicable

#### **Alternate Motion**

Councillors can adopt the Recommendation with amendments.

#### 16.4. Appointment of Members to Special Committees

File Reference S04-04-060

**Authorised By** Jonathan Harmey

General Manager

**Decision Sought** Approval of appointments to Special Committees of Council.

**Vote** Simple majority

#### Recommendation

That Council, pursuant to section 24(2) of the *Local Government Act 1993*, appoints Special Committee membership as listed in Recommended Appointees to Special Committees of Council as shown below:

Special Committee		Members Appointed at Special Committee's
		Annual General Meetings
1.	Birralee Memorial Hall	A Baker, K Blackberry, L Blackberry, M Burgess,
	Committee	M Dewsberry, R Franklin, D Hall, N Hall,
		R Rumble
2.	Bracknell Public Hall and	A Cousens, S Cousens, C Jones, N Jones,
	Recreation Ground Committee	Sharmane Jones, Stephen Jones, E Leonard,
		R Leonard, I Mackenzie, T Preece, B Shelton,
		Merrilyn Shelton, O Shelton, C Spencer
3.	Carrick Community Committee	P Blackburn, C Blackwell, J Cunningham,
		D Keygan, W McGlashan, R Newton, D Preece,
		L Presnell, D Williams, P Williams
4.	Caveside Recreation	C Capper, G Capper, Ann Crowden, Andrew
	Committee	Crowden, M Crowden, Z Crowden, C Doyle,
		N Doyle, L Ertler, Katy Haberle, Kevin Haberle,
		B Harris, B Hedger, P Hickman, K Howe,
		M Howe, S Jones, R Linger, M Manners,
		S Manners, J Philpott, S Philpott, G Robertson,
		J Robertson, D Rollins, M Rollins, A Scott,
		D Scott, J Scott, R Stafford

Spe	cial Committee	Members Appointed at Special Committee's
		Annual General Meetings
5.	Chudleigh Memorial Hall	A Cameron, M Cameron, S Cameron, N Clarke,
	Committee	D Crowden, S Crowden, B Daw, L Ertler,
		L Flannagan, L Haberle, B James, L Middleton,
		L Motton, P Philpott, T Picket, N Ritchie,
		S Snow, B Sturzaker, M Taylor
6.	Dairy Plains Memorial Hall	A Atkins, G Atkins, K Atkins, P Atkins, R Atkins,
	Committee	C Lee, S McCreath
7.	Deloraine Community Car	K Hall, S Keegan, K Reid, L Wadley, M Young
	Committee	
8.	Meander Hall and Recreation	A Berne, K Bird, T Buttery, A Costello,
	Ground Committee	C Chilcott, D Chilcott, S Jones, M Johnston,
		S Johnston, B McGowan, P Mallon,
		L Willoughby, B Willoughby
9.	Mole Creek Memorial Hall	K Faulkner, R Jorgensen, B Kippling, J Lloyd,
	Committee	M Martin, S Meure, D Stewart
10.	Rosevale Memorial Hall and	K Best, L Blackwell, G Cuthbertson,
	Recreation Ground Committee	T Cuthbertson, W Cuthbertson, C Davson-Galle,
		R Garwood, C Hendley, T Hendley, R Millwood,
		T Reed, G Smith, B Tatnell, J Tatnell,
		H Scheibler, R Scheibler
11.	Selbourne Memorial Hall	A Batterham, M Brown, D Eyles, J Eyles,
	Committee	M Heazelwood, M Hills, T Hills, A Reed, N Reed
12.	Weegena Hall Committee	J Buck, R Buck, C Gard, A Harvey, S Harvey,
		J Hawley, A Lindsay, M Lindsay, C Norton,
		L Norton, F Robinson, R Robinson
13.	Westbury Community Car	E Blackley, C Blazeley, L Bricknell, D Dienes,
	Committee	W Hays, K Hewlett, D Pitman, D Pyke, R Travis,
		W Travis, M Talbot
14.	Westbury and Districts	C Bennett, M Cameron, J Daniel, B Green,
	Historical Society	V Greenhill, J Robinson, A Taylor, K Treloggan,
		M Ward, S West, A Witherden
15.	Whitemore Recreation Ground	Committee not currently active
	Committee	

#### Report

The Council has a number of special hall and recreation ground Committees together with the Deloraine and Westbury Community Car Committees. Each year it is necessary to formalise the appointment of members of all Special Committees as member representation changes.

The purpose of this Agenda Item is for Council to consider the attached membership details and formally appoint each person under the *Local Government Act 1993*: section 24(2) to the nominated Special Committee.

The Special Committees and their volunteer members deliver a range of services to the Meander Valley community.

The Meander Valley Council has the following established Special Committees:

- 1. Birralee Memorial Hall Committee;
- 2. Bracknell Public Hall and Recreation Ground Committee:
- 3. Carrick Community Committee;
- 4. Caveside Recreation Committee;
- 5. Chudleigh Memorial Hall Committee;
- 6. Dairy Plains Memorial Hall Committee;
- 7. Deloraine Community Car Committee;
- 8. Meander Hall and Recreation Ground Committee;
- 9. Mole Creek Memorial Hall Committee:
- 10. Rosevale Memorial Hall and Recreation Ground Committee;
- 11. Selbourne Memorial Hall Committee;
- 12. Weegena Hall Committee;
- 13. Westbury Community Car Committee;
- 14. Westbury and Districts Historical Society; and
- 15. Whitemore Recreation Ground Committee.

The membership composition of each Special Committee is decided at each individual Committee's Annual General Meeting. Following those Meetings, a list of names for each Special Committee is then provided to the Council.

#### **Attachments**

Nil

#### Strategy

Supports the objectives of Council's strategic future direction:

5. delivering responsible leadership and governance

See Meander Valley Community Strategic Plan 2024-34. *Click here* or visit https://www.meander.tas.gov.au/plans-reports to view.

#### **Policy**

Not applicable

#### Legislation

Local Government Act 1993: section 24

#### Consultation

Special Committees seek to appoint members through discussions conducted at their respective Annual General Meetings, which are locally advertised in line with legislative requirements.

Any member of the community who is interested in becoming involved with any of the work undertaken by a Special Committee has the ability to attend the Annual General Meeting and either contribute to discussions about membership or seek membership and/or nomination for a role as office-bearer.

#### **Budget and Finance**

Not applicable

#### **Risk Management**

Special Committees operate under a Memorandum of Understanding with the Council, outlining the ongoing arrangements for the effective management of the respective asset owned by the Council.

Each individual member of a Special Committee provides member information details to the Council for insurance purposes.

#### **Alternate Motion**

Councillors can adopt the Recommendation with amendments.

## 17. Motion to Close Meeting

Refer to Local Government (Meeting Procedures) Regulations 2025: Regulations 16 and 17

#### Recommendation

That Council, by absolute majority, pursuant to the *Local Government (Meeting Procedures) Regulations 2025*, closes the Meeting to the public for discussion of the Agenda Items listed below:

#### 17.1 Confirmation of Closed Minutes

Refer to Local Government (Meeting Procedures) Regulations 2025: Regulation 40(6)

#### 17.2 Leave of Absence Applications

Refer to Local Government (Meeting Procedures) Regulations 2025: Regulation 17(2)(i) requests by Councillors for leave of absence

#### 17.3 Leave of Absence Applications

Refer to Local Government (Meeting Procedures) Regulations 2025: Regulation 17(2)(j) notifications by Councillors of leave of absence for parental leave

#### 17.4 Contract No. 280-2025-26 – Deloraine Waste Depot Transfer Station

Refer to Local Government (Meeting Procedures) Regulations 2025: Regulation 17(2)(3) regarding contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

#### 17.5 2026 Meander Valley Volunteer Awards

Refer to Local Government (Meeting Procedures) Regulations 2025: Regulation 17(2)(h) regarding information that is - (i) of a personal and confidential nature; or (ii) provided to the council on the condition it be kept confidential.

#### 17.6 End of Closed Session and Release of Public Information

Refer to Local Government (Meeting Procedures) Regulations 2025: Regulation 17(8)

To be determined in Closed Council.

## 18. Close of Meeting